



Planning & Zoning Division
8000 South Redwood Road
West Jordan, UT 84088

THE CITY OF WEST JORDAN
ZONING REQUIREMENTS ACKNOWLEDGEMENT

The purpose of this form is to outline allowed home occupations and all applicable requirements that are regulated by the Planning and Zoning Department and Title 13 of the West Jordan City Code. Please be aware that these guidelines only cover Planning and Zoning requirements, and do not include State code requirements or other specific City and/or State department requirements. All home occupation regulations are found in Section 13-11 and 13-5B-2 of the City Code.

Signing this document acknowledges that the home occupation complies with all of the following requirements:

Permitted Uses

**Home Occupations that require only a Business License.
No Administrative Conditional Use Permit is required.**

- Home Office
- Accounting Services
- Consulting Service
- Bookkeeping
- Internet or Mail Order Sales
- Computer-Based Businesses
- Professional Services (i.e. architectural, interior design, etc.)
- Insurance Sales or Broker
- Janitorial Service
- Construction Office (no storage or use of heavy equipment)
- Landscaping Contractor (no storage or use of heavy equipment)
- Real Estate Sales or Broker
- Sales Representative
- Direct Sales Distribution
- Artists and/or Authors
- Home Crafts and Arts
- Sewing or Embossing of Clothing or Fabrics
- Barber Shops, Beauty Shops or Nail Salons
- Daycare for up to 4 children per day. If the Daycare is licensed or certified, State code shall apply.
- Preschool, dance studio, aerobic exercise, music lessons, tutoring, general educational instruction, and other related uses, provided the number of clients is limited less than twelve (12) total per day.
- Massage Therapy
- Garden Produce

Administrative Conditional Uses

Home Occupations requiring a Business License and an Administrative Conditional Use Permit.

- Preschool, dance studio, aerobic exercise, music lessons, tutoring, general educational instruction, and other related uses, provided the number of clients is more than twelve (12) total per day, but less than twelve (12) clients per session.

Note: Any uses providing educational or daycare facilities for children are subject to annual inspections by the West Jordan Fire Department.

Basic Planning and Zoning Requirements

The following list covers all requirements for a home occupation. A more detailed list of requirements can be found in the Zoning Ordinance, Title 13, Chapter 11 and is located on the West Jordan City website at www.wjordan.com.

- A. Business License Required: A home occupation shall obtain a business license pursuant to title 4, chapter 2, article D of the West Jordan City Code.
- B. Location: A home occupation shall be located only in the following zones: A, R, PRD, P-C, CC, VLSFR, LSFR, MFR, HFR
- C. Subordinate Use: A home occupation shall be a subordinate use which is secondary and incidental to the primary use of the dwelling unit for residential purposes.
- D. Within Principal Residence: A home occupation shall be carried on within the principal residence building.
- E. Residence Required; Employees: The business licensee shall reside in the residence where the home occupation is conducted. Two (2) employees other than residents of the dwelling unit shall be allowed for a home occupation.
- F. Exterior Alteration Prohibited: A home occupation shall not alter the exterior residential character of the dwelling or premises. No exterior architectural modification shall be made expressly to accommodate the home occupation. Interior alterations for the purpose of accommodating the home occupation are prohibited if such alteration eliminates either the kitchen, dining area, bathrooms, living room, or a majority of the bedrooms.
- G. Use Outside Residence: A home occupation shall not involve the use of any yard space or activity outside of the residence, unless: 1) the use or activity is customarily found in the residential neighborhood; and 2) the use or activity does not adversely impact the residential nature of the neighborhood.
- H. Floor Area Used: Except where a daycare service is approved as a home occupation, not more than twenty five percent (25%) of the area of any floor shall be devoted to the home occupation up to a maximum of five hundred (500) square feet.
- I. Inventory and Supplies: Inventory and supplies for the home occupation shall not occupy more than fifty percent (50%) of the permitted area.
- J. Signage: Advertising signs shall be limited to one unanimated, nonilluminated wall sign for each dwelling. The sign shall be placed either in a window or on the exterior wall on the front of the dwelling and shall not have an area greater than two (2) square feet. Minimal mailbox identification is permitted.
- K. Traffic, Parking Requirements: Home occupations shall meet the following traffic and parking requirements:
 - 1. Only one (1) vehicle and one (1) trailer may be used in association with a home occupation. They shall be stored entirely on private property and not within the front yard or street side yard of a corner lot. Off street parking for residents must be preserved in addition to that which is required for the commercial vehicle. The vehicle used for the home occupation shall be limited to a maximum gross vehicle weight rating of twelve thousand (12,000) pounds or six (6) tons. Off street parking for the resident's vehicles and the commercial vehicle must be maintained at all times.
 - 2. Up to six (6) customers or patrons per hour may come to the home, provided adequate off street parking is provided and the use does not adversely affect the neighborhood. This subsection excludes daycare, certified residential childcare facilities, dance studio, aerobic exercise, music lessons, preschools, tutoring, general educational instruction, and other related uses where this code expressly allows for a larger number of clients.
 - 3. A home occupation shall not generate vehicular traffic (both type and volume) which is not commonly associated with the zone in which the home occupation is located (i.e., heavy trucks, delivery or service vehicles, significantly increased traffic, etc.).
- L. Interference, Nuisance Prohibited: The home occupation shall not be discernible beyond the premises or unreasonably disturb the peace and quiet of the neighborhood by causing interference with radio, television or other electronic reception, or by reason of design, materials, construction, lighting, glare, color, spray, odor, smoke, dust, heat, noxious fumes, sound noise, vibration, vehicles, parking, general operation of the business, or other nuisance.
- M. Hazardous Materials: Toxic, explosive or combustible materials shall not be allowed in conjunction with a home occupation. No process or material shall be used which is hazardous to public health, safety, morals, or welfare.
- N. Promotional Meetings: Promotional meetings for the purpose of selling merchandise or taking orders shall not be held more than once per month.

- O. Hours of Deliveries, Visits: Deliveries and customer/client visits to the home occupation site are prohibited between the hours of ten o'clock (10:00) P.M. to seven o'clock (7:00) A.M.
- P. Demand for Services: A home occupation shall not create a demand for municipal, community or utility services that are substantially in excess of those usually and customarily provided for residential uses.
- Q. Excessive Voltage Use: A home occupation shall not involve the installation in the dwelling of special equipment and/or fixtures which require more than normal voltage used for residential purposes or which use is incompatible with the use of the premises as a residential dwelling.
- R. Code Conformity; Inspections: There shall be complete conformity with health, fire, building, plumbing, electrical, and all other city, county, state and federal codes, including business license regulations. Periodic inspections will be made as required by these codes and the type of home occupation.
- S. Additional Conditions May Be Imposed: The city planner may require additional conditions in order to alleviate any impacts a home occupation may have on adjacent neighbors and the public.
- T. Food Regulations: The preparation, storage, manufacture or sale of foods from a private home is limited to those substances and activities allowed by the state department of health.
- U. Sales Restricted: Sales must be by appointment or other personal arrangement and not offered to the general public as a commercial retail outlet.
- V. Daycare, Preschools: In addition to the other requirements of this section, daycare and preschools shall meet the following requirements:
 - 1. The minimum amount of square feet per child required for preschool and daycare services shall be subject to state licensing requirements.
 - 2. The number of students/children permitted in association with a home occupation shall include the licensee's children, except those children over twelve (12) years of age. In the case of a licensed or certified residential childcare facility, state code shall apply.
 - 3. Daycare services shall be allowed employees as required by the state department of health.

Building Permit Requirements

A building permit is required for:

- 1. Any upgrade or addition to any electrical, plumbing, or mechanical system.
- 2. Any addition to, or removal of, any framing (load bearing or not)
- 3. Window and door removal or additions
- 4. New entries including basement walk outs
- 5. Installation of new furnace, air conditioner, or water heater

Call the West Jordan Building and Safety division if you have any questions: 801-569-5050

If you have any questions about your business, please contact the West Jordan Planning and Zoning department at 801-569-5060 or visit the City website at www.wjordan.com.