

What is a home occupation?

According to the Zoning Ordinance of the City of Sioux Falls, a “home occupation” constitutes an accessory occupational use **conducted entirely within a dwelling unit** by its inhabitants, which is clearly incidental to the residential use and does not change the residential character of the site.

Who can have a home occupation?

Home occupations are allowed in any residence. This provides an opportunity for the residents of any house or apartment to operate a business from their home if they meet the conditions for a home occupation.

Can I have a business in my garage?

No. The ordinance limits home occupations to be entirely within the dwelling unit.

Can I have employees?

No. Home occupations are limited to residents of the home. Employees that work at an off-site location and do not come to your home are allowed.

Can I sell a product?

Home occupations are limited to service businesses and specifically exclude any on-premise display,

purchase or sale of commodities. A maximum of four visits per day is allowed for deliveries, etc. If you want to sell or distribute a product, that activity must take place away from your home at a location zoned to allow commercial uses or by mailing or delivering the product to the customer.

How much parking must I provide?

Most residences are required to have a minimum of one off-street parking space. You may need more for your home occupation business. You must comply with the zoning standards for the residential district for parking spaces. The zoning ordinance limits the amount of paving you can have on your lot. If your business requires a large amount of parking and it overflows into the street, you will have changed the residential character of the home and should be looking for a commercial location.

Can I keep a pickup truck or van at my home?

If the vehicle meets the definition of a personal passenger vehicle, it can be parked at the home just like any other personal vehicle. A personal passenger vehicle is any car, pickup truck, or van which has no more than 16 square feet of signage and which is designed and facilitates personal passenger travel and has not been externally altered with features not customary to personal usage.

What kind of advertising can I use?

You may have up to a one (1) square foot, nonilluminated sign attached to the wall of your residence. No yard signs are permitted.

Do I need any permits or licenses?

The City of Sioux Falls requires a zoning permit for home occupations. The permit is effective for as long as the home occupation is at that location and doesn't change in character. If you make any structural changes, replumb or rewire your home for the business use, you must also take out appropriate building permits and be inspected by the Building Services Department.

The South Dakota Department of Revenue will want to know about your home occupation business for a sales tax license, and personal service businesses may have to be inspected by the City Health Department. You may want to hire an attorney to assist you in meeting all the legal requirements for a small business.

For more information, please call:

City Zoning Division.....367-8254

City Health Department367-8760

City Building Services
Division.....367-8670



City of Sioux Falls

Building Services

Ground Floor
224 West Ninth Street
P.O. Box 7402
Sioux Falls, SD 57117-7402
(605) 367-8254
TTY/Hearing Impaired (605) 367-7039
www.siouxfalls.org



Home Occupations Information



Prepared by
City of Sioux Falls
Planning and Building Services

Revised January 2006

