



HOME BUSINESS 3 REGULATIONS

PLANNING AND DEVELOPMENT DEPARTMENT

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The “City of Prince George Zoning Bylaw 7850, 2007” identifies a number of regulations for home businesses operating within the City of Prince George. Your Home Business has been approved as Home Business 3. Please see the Home Business 3 definition and regulations below:

Home Business 3 is defined as: *the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 3 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services; animal shelter or animal breeding & boarding; on-site repair, washing or painting of vehicles or equipment (unless accessory to the business); on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service.*

REGULATIONS:

Gross Floor Area: On lots 2.0 ha or smaller, a home business 3 shall not occupy more than 25% of the gross floor area of the principal dwelling plus the area of accessory structures, but in no case shall the total area of the home business exceed the gross floor area of the principal dwelling. On lots larger than 2.0 ha, the total gross floor area of a home business 3 shall not exceed 2% of the site area to a maximum of 1,000 m².

Storage/ Outdoor activities: any storage of materials or goods related to the home business must be located within the principal dwelling and/or accessory structures. However, on a site larger than 1.0 ha, outdoor storage may be allowed provided that the storage area shall be completely screened from adjacent lands, meet the minimum setback requirements for principal buildings in the zone, and does not exceed 2,000 m², inclusive of the vehicles stored under Section 5.5.1 e). There shall be no outdoor display or sale of goods on the site except those produced or processed on the same site. There shall be no outdoor manufacture of materials, equipment or vehicles.

Owner/Number of Employees: the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than two non-resident on-site employees.

Traffic: there shall be no more than two home business clients or customers on site during any 60 consecutive minutes. Except for emergency situations, all home business vehicle trips shall be restricted to:

Monday to Saturday between the hours of 6:00 AM and 10:00 PM; and
Sundays and Statutory Holidays between the hours of 10:00 AM to 6:00 PM.

Vehicles: the home business 3 shall have no more than three home business vehicles parked and maintained on sites which are 1.0 ha or less. One of these three home business vehicles may be a heavy vehicle. On sites greater than 1.0 ha, home business vehicles may occupy no more than 2,000 m², inclusive of the materials and goods stored under Section 5.5.1 b). All of the home business vehicles on sites larger than 1.0 ha may be heavy vehicles.

Parking and Loading: A home business shall provide parking in accordance with Section 7 in addition to the required residential parking spaces. There shall also be adequate on-site parking or storage space provided for all home business vehicles. Any related heavy vehicles shall be parked indoors or outdoors in a location that is not generally visible from a highway or adjacent property. Except for on a permitted driveway, no parking shall be permitted in a front yard.

Location: a home business shall not be located in conjunction with a community care facility.

Nuisance: nuisance detectable beyond the property boundary shall not be produced by the home business. At all times, the privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighbourhood maintained.

Number: No more than two home businesses may be located in one principal building.