



HOME OCCUPATIONS

City Code 48-2

(Home businesses)

The Code of the City of Falls Church defines a Home Occupation as an occupation whose activity is conducted entirely within a private dwelling and which is clearly incidental and secondary to the principal use as a dwelling.

Also, Home Occupations occupy less than 25% of the floor area of the dwelling, do not involve the display or sale of goods on the premises, and do not involve the use of equipment or processes that create noise, vibration, glare, fumes or electrical disturbances that are detectable at the lot line.

Examples of approved Home Occupations include, but are not limited to, the following:

- Sewing, cooking and handicraft making
- Laundering
- Home office or studio

Home Occupations shall not include:

- A clinic, hospital or nursing home
- Barber shop or beauty shop
- Tea room or tourist home
- Kennel or animal hospital

There are other occupations not indicated above that may or may not be approved. The code establishes two classes of Home Occupations: a *Minor Occupation* and a *Major Occupation*.

Minor Occupation: One in which no persons other than members of the family residing on the premises are engaged in the occupation and which has no visible exterior evidence of the conduct of the occupation. Also, a Minor Occupation does not create the need for off-street parking beyond normal dwelling needs and does not generate additional traffic. Minor Occupations also do not require equipment other than what is normally used in household, domestic or general office use. Minor Occupations are generally allowed in all areas zoned for residential use.

Major Occupation: One in which not more than one (1) person other than members of the family residing on the premises is employed on the premises and which has not more than one (1) unilluminated sign not exceeding 1 square foot in area. Major Occupations must also accommodate the off-street parking needs of both the dwelling and the occupation. Major Occupations are generally allowed in all areas zoned for residential use providing a Special Use Permit is applied for and approved, and all conditions of the permit are satisfied. Application for a Special Use Permit can be made with the Zoning Administrator.

Occupations that violate the code or that do not meet the above definitions, for example by virtue of the number of employees and off-street parking on the premises, will be deemed to be a business that is prohibited in an area zoned for residential use. In that case, the business activity must either cease or be relocated to an area zoned for business use.

Note: This is a summary of the Code. Please refer to 48-2 for specifics and additional information. An online version of the Code is available at www.fallschurchva.gov.

