

Home Occupation Standards

Section 9.06.06 of the Land Development Code of the City of Destin

Requirement/Limitation	What it means
(1) No person other than a resident of the premises shall be engaged in such occupation.	This means that you shall not have any employees or volunteers on your property at this location.
(2) The use of the dwelling unit for the home occupation shall be clearly and absolutely incidental and subordinate to its use for residential purposes by its occupants.	Your residence shall continue to operate primarily as a residence.
(3) The total square footage of area used for the home occupation, including storage, shall not exceed 25% of the habitable floor area of the dwelling unit. Floor area for garages, storage buildings, open decks and porches shall not be included in the calculation of the total habitable area of the dwelling unit.	The business shall be confined to a small area of the home.
(4) There shall be no change in the outside appearance of the principal dwelling unit, other buildings on the premises, or other visible evidence of the conduct of such home occupation. Outside or auxiliary building storage or signs pertaining to the home occupations are prohibited.	This means that the residence shall continue to look like a residence – NOT a place of business. No business signs are allowed. No sign larger than 2 square feet is allowed.
(5) Nothing shall be permitted, the use of which would generate noise, vibration, glare, fumes, odors, electrical or electronic interference beyond that which normally occurs in the applicable zoning district.	Your home needs to be “neighbor friendly”; it needs to act like a house, not a business; it cannot disturb the neighbors like a business might.
(6) No equipment or process shall be used which creates visual and/or audible interference in any radio or television receiver or causes fluctuations in the line voltage off the premises of the dwelling unit.	Any equipment that causes electrical interference is not allowed.
(7) No provision for off-street parking or loading facilities associated with the home occupation other than the requirements of the residential district in which the use is located shall be permitted.	This is intended to discourage customers from coming on-site.
(8) No part of a required landscape area shall be used for off-street parking or loading purposes, and no additional driveways to serve home occupations shall be permitted.	The outside of the house shall continue to look like a residence, not a parking lot.
(9) No merchandise, commodities or goods of any kind shall be sold or traded on the premises, nor displayed on the premises for sale elsewhere.	Retail sales and display of merchandise is not allowed.
(10) All storage, including equipment, relating to the home occupation shall be contained entirely within a completely enclosed structure. Such storage space shall be included in the total square footage allowed for the conduct of the home occupation as outlined in (3).	All equipment, supplies, and work areas must be contained within the 25% of the house allowed as a home occupation.