

Development Services

Home-Based Business License Criteria

This information specifically governs the conduct of home-based businesses and must be complied with to preserve the validity of the home-based business license. By submitting a home-based business application, the applicant is certifying that they have read, understand, and will comply with the following standards per Reno Municipal Code 18.03.405(k). Please be advised that other rules, regulations, and/or restrictions may apply and be enforced by other jurisdictions, e.g., state, county, homeowner's associations, etc.

The standards below may be modified with a site plan review application submitted to the Development Services Department.

1. **Appearance** The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner, that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.
2. **Accessory to Principal Dwelling** The property proposed to support the home occupation shall contain a minimum of one dwelling unit designed and actually used for residential living.
3. **Employees** Home occupations may have one employee who does not reside in the home when adequate off-street parking is provided. An exception to this provision is that for home occupations operating in accessory buildings, employees who do not reside on site are not allowed.
4. **Sale of Merchandise** There shall be no sale of merchandise which requires customers to go to the property.
5. **Traffic** Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts. No more than one client's car may be on site at any one time.
6. **Commercial Vehicle** The home occupation may involve the use of one commercial vehicle, not to exceed 8,000 pounds gross unladen weight, or a single vehicle limousine service.
7. **Size Limits** Up to 25 percent of the living space or 500 square feet, whichever is less, of the dwelling may be used for the home occupation and any related storage of materials and supplies.
8. **Storage**
 - a. There shall be no outdoor storage of materials or equipment.
 - b. No storage of toxic or hazardous materials, including ammunition and gunpowder, shall be allowed.
 - c. Merchandise shall not be visible from outside the dwelling.
9. **Location** The home occupation shall be confined within the principal residential dwelling as a clearly secondary use of the dwelling, or may be located within an existing and legally established accessory dwelling unit. When conducted in an attached garage, the home occupation shall not permanently eliminate the use of the garage if required for off-street parking space for a car.
10. **Use of Facilities and Utilities** The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
11. **Advertising** There shall be no public advertising that includes the dwelling address or calls attention to the fact that the dwelling is being used for business purposes, except when required by Nevada Revised Statutes. The home address may appear on business cards, letterhead, and invoices only when the home address is also the business address.
12. **Electromagnetic Interference** Electrical or mechanical equipment that creates audible interference in radio receivers or visual or audible interference in televisions receivers, or causes fluctuations in the line voltage outside the dwelling unit, is prohibited.
13. **Fire Safety** Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.
14. **Equipment** There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.
15. **Clients** Businesses that serve young clients (e.g., music or swimming lessons) or other clients that do not drive may have up to six clients on site at any one time. Businesses that serve clients that drive may serve up to two clients on site at any one time as limited by criteria no. 5 (Traffic) above.
16. **Prohibited Home Occupations** The following types of businesses are prohibited as home occupations: auto repair, equipment painting, heavy equipment repair, heavy industrial activities, and similar uses. This provision provides an illustrative list only and shall not be interpreted to exclude other businesses or activities from prohibition as a home occupation according to this section or interpretation by the Administrator.

