Home Based Business, Major

3.16 Home Based Businesses

.2 Home Based Business, **Major**

(a) A major home based business shall:

i. Be conducted in accordance with Table 3.6.

Table 3.6 Location and area for major home based businesses.

Parcel Size	Location	Maximum Area	Maximum Outdoor Storage Area
Parcels less than 0.5 ha (1.2 ac)	Within the dwelling unit or within 1 accessory building	A combined maximum of 50 m2 (538.2 ft2), with the exception of a care facility	No outdoor storage is permitted
Parcels equal to or greater than 0.5 ha (1.2 ac)	Within the dwelling unit or within accessory buildings	A combined maximum of 100 m2 (1,076.4 ft2), with the exception of a care facility	50 m2 (538.2 ft2)
Parcels of any size within an Agricultural Zone	Within the dwelling unit or within accessory buildings	A combined maximum of 150 m2 (1,614.6 ft2), with the exception of a care facility	50 m2 (538.2 ft2)

ii. Employ at least 1 person who resides in the dwelling unit, except for a major home based business in an Agricultural Zone.

iii. Limit their retail sales, except for a major home based business in an Agricultural Zone, to:

a) Products incidental to a service being provided;

b) Mail order, telephone sales and direct distributorships where customers do not enter the premises to inspect, purchase or pick-up goods; and

c) Products produced on the premises.

(b) A major home based business shall not:

i. Generate more than 3 client visits at any one time, except for a care facility or a major home based businesses in an Agricultural Zone.

ii. Employ more than 2 persons in the business who do not reside in the dwelling unit, except for a care facility.

iii. Involve the repair or painting of vehicles, trailers, boats, commercial equipment or industrial equipment, welding or machine shops, spray painting or spray coating operations, except for major home based businesses which are located on parcels which are equal to or greater than 0.5 ha (1.2 ac).

iv. Have any exterior indication that a major home based business is in operation on any parcel, except for permitted signage and parking.

(c) Outdoor storage areas as permitted by Table 3.6 shall be enclosed by a solid screen and be located a minimum distance of 15 m (49.2 ft) from any parcel boundary.

(d) A major home based business is permitted to have 1 non-internally illuminated sign as specified in Table 3.7.

Table 3. 7 Permitted signage in major home based businesses

Parcel Size	Maximum Sign Area	Location of Sign
Parcels less than 0.5 ha (1.2ac)	3000 cm^2 (465 in^2)	Either attached to the building in which the home based business is located or located elsewhere on the parcel and a minimum of 1.5m (4.9ft) from any parcel boundary.
Parcels equal to or greater than 0.5 ha (1.2 ac)	1 m^2 (10.8 ft^2)	

(e) Despite the definition of 'dwelling' a food catering or in-home childcare business operating as a major home based business may establish 1 additional kitchen within a single detached dwelling or duplex, provided that:

v. The kitchen installation is required by Interior Health; and

vi. The kitchen is removed if the operation of the home based business ceases.

Note: This document is only an excerpt from the City of West Kelowna Zoning Bylaw No. 0320. Other regulations may apply. The entire Zoning Bylaw may be viewed online at https://www.westkelownacity.ca/en/index.aspx