Home Based Business, Minor

3.16 Home Based Businesses

.1 Home Based Business, **Minor**

(a) A minor home based business shall:

i. Only be conducted within a principal dwelling unit.

ii. Limit their retail sales to:

a) Products incidental to a service being provided; and
b) Online, mail order, telephone sales and direct distributorships where customers do not enter the premises to inspect or pick up goods.

(b) A minor home based business shall not:

i. Occupy more than 25% of the gross floor area of the dwelling unit to a maximum of 20 m^2 (215.3 ft^2), except for a care facility.

ii. Generate more than 1 client visit to the premises at any one time, except for a care facility.

iii. Employ a person who does not reside in the dwindling unit, except for a care facility.

iv. Have more than 1 non-internally illuminated sign to a maximum size of 3000 cm^2 (456 in^2) that is attached to the dwelling and a minimum distance of 1.5 m (4.9 ft) from any parcel boundary.

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

vi. involve the repair or painting of vehicles, trailers, boats, commercial equipment or industrial equipment, welding or machine shops, spray painting or spray coating operations.

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

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

ii. 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. 0265. Other regulations may apply. The entire Zoning Bylaw may be viewed online at www.westkelownacity.ca.