

Businesses that operate from a residential structure are subject to the Home Based Business Standards in Section 12-2-404 of the Land Development Code (LDC). Such businesses must be incidental and accessory to the use of the structure as a residence by the person engaged in the home based business. It is the policy of the City of Centennial that home based businesses may not negatively affect the character and quality of life in the City's neighborhoods. Standards that apply to all home based businesses are listed below:

1. **Prohibited Home-Based Businesses** (Except for a home office associated with a prohibited home based business, so long as the actual business operations are conducted off-site from the home):

- Butchers;
- Car wash, other vehicle wash, or detailing;
- Dry cleaners;
- Funeral homes and mortuaries;
- Heavy industry (includes auto salvage);
- Kennels;
- Landscape or contracting businesses (With outside storage or outside staging of, or repair to, major equipment; or more than one employee reporting to the home);
- Large appliance repair;
- Light automobile service / gas station (including manufacture and sales of biofuels);
- Medical or dental offices (except counseling);
- Overnight accommodations;
- Personal services that are provided to more than one client at a time;
- Recycling and disposal facilities;
- Restaurants;
- On-premise retail sales (except if the retail sales are incidental to the provision of personal or professional services; or do not involve customer visits to the premises; or occur at invitation-only events held indoors, not more than one time per month);
- Vehicle sales, rental, and service where vehicles are stored or serviced on-site;
- Sexually-oriented businesses;
- Veterinary clinics; and
- Wholesale business, storage or warehousing.

2. **Physical features and building character.** The following are not allowed:

- The posting or installation of signs to advertise the business.
- Modifications to the principal building that alter its residential character.
- Construction of accessory structures that alter the residential character of the lot.
- New, separate entrances to the building that provide access only to the area used for the business.
- Outdoor storage, except where it is completely contained within an accessory structure that adheres to the standards of Section 12-2-404 of the LDC and Section 12-3-603, *Accessory Buildings and Structures*.
- Outdoor displays.

3. **Business Operations.** The following are not allowed:

- Pick-up or delivery of products or machinery by commercial vehicles or heavy trucks other than parcel pick-up and delivery services.
- Storage of hazardous materials in amounts that are greater than typically stored for home use.
- Storage of motor fuels in amounts that are greater than typically stored for home use. Storage of more than five gallons of gasoline or diesel fuel on site, or storage of more than 15 gallons of biodiesel on site, shall be presumed to be in violation of this requirement if related to a home-based business.
- Odors that are perceptible from outside of the building in which the home-based business is conducted.
- Parking of commercial vehicles or trailers.
- More than one employee at the home who does not reside in the home.
- Parking for more than one employee who does not reside in the home.
- Professional services, instruction, or counseling to more than four people at one time.

4. **Covenants, Conditions, and Restrictions.** These standards do not override covenants, conditions, and restrictions that may prohibit the business use of the home. However, the City will not research or enforce private covenants. See Section 12-1-303, *Effect on Private Restrictions*.