

6.20 HOME BASED BUSINESS

- 6.20.1. More than one home based business shall be permitted per dwelling.
- 6.20.1.2 Any person residing within the dwelling unit or secondary suite may be engaged in the home based business, and the business license holder of a home based business shall be a resident of the dwelling unit or secondary suite in which the home based business is originating.
- 6.20.1.3 A maximum of one non-resident home based business employee is permitted to work in the dwelling unit.
- 6.20.1.4 Notwithstanding Subsection 6.20.1.2., where there is a home based business within a secondary suite, no non-resident home based business employee shall be permitted to work on the parcel for that home based business.
- 6.20.2 The home based business shall be wholly contained in either the dwelling or an accessory building, or a combination thereof, subject to the following:
- 6.20.2.1. In a dwelling unit, the home based business shall not occupy more than 100m² of the dwelling unit, or 50% of the dwelling unit, whichever is less.
- 6.20.2.2. Where the home based business is located in an accessory building, the home based business shall not occupy more than 42m².
- 6.20.2.3 Where a home based business is located within a secondary suite, the home based business shall be wholly contained within the secondary suite and shall not occupy more than 42m² or 50% of the secondary suite, whichever is less.
- 6.20.2.4 Notwithstanding Subsections 6.20.1., where a dwelling contains a secondary suite and both the dwelling unit and the secondary suite each contain a home based business, or portion thereof:
- a) the home based business for the secondary suite shall not occupy more than 42m², or 50% of the secondary suite, whichever is less; and
- b) the home based business for the principal dwelling unit shall not occupy more than 60m², or 50% of the dwelling unit, whichever is less.
- 6.20.2.5 Notwithstanding Subsection 6.20.2.1., where a home based business is contained within both the dwelling and the accessory building, the sum total of the Gross Floor Area shall not exceed 100m², or 50% of the dwelling unit, whichever is less.
- 6.20.2.6 Where a home based business involves vehicle or equipment repair or service, all vehicles, machinery and equipment under repair must be wholly contained within the dwelling unit, secondary suite or accessory building, and shall not, at any time, be stored outside of a building.
- 6.20.2.7 All storage related to the home based business must be wholly contained within permanent buildings.

- 6.20.3. The following uses are specifically prohibited as a home based business:
 - 6.20.3.1 Retail stores.
 - 6.20.3.2 Auto body shop, vehicle storage, wrecking or dismantling.
 - 6.20.3.3 Storage, wrecking, dismantling, structural repair, painting or metal plating of vehicles and equipment, including motor vehicles, recreational vehicles, boats and other water vessels, aircraft, all-terrain vehicles and snowmobiles, heavy equipment and machinery.
 - 6.20.3.4 Pet day care, boarding kennel, animal training and commercial dog breeder.
 - 6.20.3.5 Commercial sawmill.
- 6.20.4 The home based business shall not discharge or emit odorous, toxic, or noxious matters or vapours, heat, glare, noise, vibration, smoke, dust, effluent or other emission hazard, electrical interference or radiation across any lot line.
- 6.20.5. Home based businesses shall not generate significantly more traffic than the dwelling would.
 - 6.20.5.1. Notwithstanding the foregoing, no more than 10 vehicle trips to or away from the dwelling unit or accessory building generated by the home based business or businesses shall be permitted per day between the hours of 7am and 9pm. No vehicle trips generated by the home based business or businesses shall be permitted between 9pm and 7am.
- 6.20.6. Home based businesses must have a valid City of Nanaimo business license.
 - 6.20.6.1. The City reserves the right to confirm compliance with the above regulations on an annual basis. Renewal of business licenses will be granted on this basis and shall not be automatic.
- 6.20.7. A home based business shall be permitted in any dwelling unit regardless of zoning classification provided it meets all other applicable requirements of this section.
- 6.20.8. In addition to the foregoing, the following regulations apply to home based businesses within recreational vehicles.
 - 6.20.8.1. Notwithstanding Subsection 6.20.8., a home based business shall not be permitted to operate from a recreational vehicle; unless a home based business is located within the R11 Zone, in which case not more than one home based business shall be permitted per recreational vehicle.
 - 6.20.8.2. Notwithstanding Subsection 6.20.9.1., the home based business must be wholly contained within the recreational vehicle or an accessory enclosed deck or patio.
 - 6.20.8.3. Only those persons who reside within the recreational vehicle may be engaged within the home based business.
 - 6.20.8.4. Notwithstanding Subsection 6.20.6., no commercial vehicles ancillary to the home based business shall be stored or parked on the lot.