

What is a home occupation?

The City of Omaha zoning ordinance defines a “home occupation” as an accessory occupational use conducted entirely within a dwelling unit by its inhabitants, which is clearly incidental to the residential use and does not change the residential character of the site.

Who can have a home occupation?

Home occupations are allowed in any residence. This provides an opportunity for the residents of any house or apartment to operate a business from their home if they meet the conditions for a home occupation.

Can I have a business in my garage?

No. The ordinance limits home occupations to be entirely within the dwelling unit. An attached garage may only be used if it is converted to habitable space.

Can I have employees?

No. Home occupations are limited to residents of the home.

Can I sell a product?

Home occupations are limited to service businesses only and specifically

exclude any on-premises display, purchase, sale or storage of commodities. Delivery or service by commercial vehicles is also not allowed. If you want to sell or distribute a product, that activity must take place away from your home at a location zoned to allow commercial uses.

How much parking must I provide?

Most residences are required to have a minimum of two parking spaces. You may need more for your business. All the parking for your business must be paved and located on the lot. You must also comply with the zoning standards for the residential district. This will limit the amount of paving you can have on your lot. If your business requires a large amount of parking and it overflows into the street, you will have changed the residential character of the home and should be looking for a commercial location.

Can I keep a pick-up truck or van at my home?

If the vehicle is licensed and used regularly by a resident, it can be parked at the home just like any other personal vehicle.

What kind of advertising can I use?

You may have up to a two (2) square foot sign attached to the wall of your residence. No yard signs are permitted.

Do I need any permits or licenses?

The City of Omaha does not require a license for home occupations. If you make any structural changes, replumb or rewire your home for the business use, you must take out appropriate construction permits and be inspected by the Permits and Inspection Division.

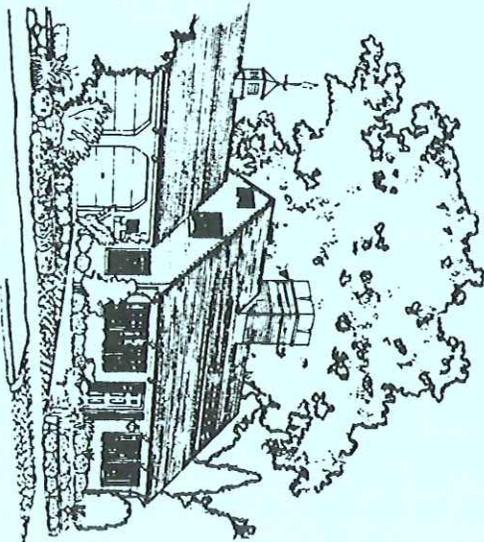
Who else should I contact?

The Nebraska Department of Revenue will want to know about your business, and personal service businesses may have to be inspected by the Douglas County Health Department. Your business name should also be recorded with the Douglas County Clerk. The safest approach is to hire an attorney to assist you in meeting all the legal requirements for a small business.

For more information, please call:
Planning Service Desk
Omaha City Planning Dept.
(402) 444-3426



City of Omaha
Planning Department
Current Planning Division
Omaha/Douglas Civic Center
1819 Farnam Street
Omaha, Nebraska 68183-0114



HOME OCCUPATIONS INFORMATION