

# Info Sheet

## Home-Based Business



Certain small-scale businesses can operate from home. In the planning scheme, these are either exempt home occupations or home-based businesses requiring approval.

### EXEMPT HOME OCCUPATION

One opportunity is for a home occupation which is exempt from planning approval provided that you comply with all of the following limitations:

- (a) no more than 40m<sup>2</sup> of gross floor area is used for non-residential purposes;*
- (b) the dwelling is your, and any employees, principal place of residence;*
- (c) there is no hazardous material or electrical interference;*
- (d) use of electricity, water and sewer is not more than for a typical residence;*
- (e) goods for sale are not visible from any road or open space;*
- (f) signage is no more than 0.2m<sup>2</sup> in area;*
- (g) there is no refuelling, servicing or repair of vehicles not owned by a resident;*
- (h) no more than one commercial vehicles at any one time, all of which must be parked onsite, and no commercial vehicle exceeding two tonnes.*

While you do not need a planning permit for a home occupation, we ask that you write to Council with details of the business so that we can confirm that the above limitations will be met.

### HOME-BASED BUSINESS

A second opportunity is for a home-based business. A home-based business requires a permit and is subject to the same limitations as a home occupation except:

- there is no limitation on floor area
- two non-resident employees are allowed, and
- two commercial vehicles are allowed.

### OTHER BUSINESSES IN RESIDENTIAL ZONES

The residential zones in the planning scheme also provide discretion for other types of business activities including food services, a local shop and healthcare. Please check the use table and use standards for the relevant zone and discuss with Council planners.

### OTHER CONSIDERATIONS

Whether you need a permit or not, please first check with Council before setting up a business. This provides an opportunity to discuss potential issues and any other approvals you required.

Council's often receive complaints from neighbours and others about activities which cause a nuisance (noise, smoke, fumes, dust, traffic investigation, activities outside of normal working hours).

For further information please contact  
Council on 6269 0000 or  
[sorell.council@sorell.tas.gov.au](mailto:sorell.council@sorell.tas.gov.au)