

Home Occupations



Hillsborough County's Land Development Code provides for a conditional use approval for home occupations in residential and agricultural zoning districts. A Home Occupation is defined as "an occupation conducted as an accessory use in a dwelling unit, in a manner clearly incidental and accessory to the residential use."

It is typically meant to describe occupations that have minimal impact on the community and can include domestic crafts such as food preparation where the food product is sold and delivered exclusively by mail order, ironing, private tutoring and instruction (limited to three pupils at any one time), seamstress, sewing, tailoring, washing and weaving.

Q Are there occupations which cannot be permitted as a Home Occupation?

Absolutely, these uses are intended to be incidental to the dwelling itself, and cannot utilize more than 25 percent of the dwelling's floor area. No outside display/storage or use of the land is permitted, and no mechanical equipment, other than equipment typically used for domestic or household purposes, can be used to support the home occupation. Any equipment used cannot create levels of noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses outside the dwelling unit in excess of that normally associated with household use. With those restrictions in mind, uses that cannot be approved as a home occupation include, but are not limited to, auto repair and tune-up, clinics, physicians, dentists and offices of the like, welding shops, animal hospitals, kennels, or food catering services. However, food catering services shall not be interpreted to prohibit a food preparation business where the food product is sold and delivered exclusively by mail order.

Q Is there an approval process for a Home Occupation?

Yes, anyone wishing to utilize a dwelling for a Home Occupation will need to contact a Land Use Counselor at Hillsborough County's Planning and Growth Management Department to file an application for this conditional use approval. This approval is valid for two years and may be renewed. The approving department can be reached by calling 813-272-5920, or you may wish to visit the department's Web site at www.hillsboroughcounty.org/pgm.

Q What do I do if I've received a notice of violation from Code Enforcement?

If you have any questions about how to achieve compliance with Hillsborough County's Code, contact the investigator assigned to your case. The investigator's name is listed at the bottom of the notice you received. The goal of Code Enforcement is to preserve the quality and value of public and private property and maintain a high standard of living by eliminating conditions that threaten the life, health, safety and general welfare of the public. The department recognizes that this goal is most effectively achieved through the education of, and cooperation with, the citizens of Hillsborough County.

Q Can I remain anonymous when registering a complaint?

Yes. Hillsborough County does not require that you provide any personal identifying information when registering your complaint. It should be noted that any information that is provided to the department, including names, phone numbers, or email addresses, are subject to the Public Record Laws of the State of Florida and must be provided to anyone who requests the information. If you wish to remain completely anonymous, do not provide any of this information to the department when registering the complaint.

CODE ENFORCEMENT TIP OF THE MONTH

A monthly e-newsletter by the
Hillsborough County Code Enforcement.
Suggest topics and send comments to Kemly Green at
greenkj@hillsboroughcounty.org
or call (813) 274-6675



Suspected violations can be reported in several ways:

- www.hillsboroughcounty.org/hcce
- 10119 Windhorst Rd. • 410 S.E. 30th St.
Tampa, FL 33619 Ruskin, FL 33570
- (813) 274-6600 during normal business hours.
- (813) 272-5900 7 days a week from 7:30 a.m.- 11:00 p.m.