



*"Village with a Past, City with a Future"*

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## CITY OF KENAI HOME OCCUPATION PERMIT

City of Kenai Municipal Code 14.20.230 - Home Occupations specifies that a permit is required for operating a business out of a home. Home occupations are considered an accessory use and conducted so that the average neighbor, under normal circumstances would not be aware of its existence.

If you feel your business qualifies for a home occupation, complete the application. Applications will be reviewed by Planning and Zoning staff to verify that the proposed business is an allowed use under this section of the Kenai Municipal Code. After verification that the proposed use fits the guidelines of a home occupation, staff will forward a recommendation to the Planning and Zoning Commission that the permit be approved. This process is more fully outlined in KMC 14.20.230. It should be noted that KMC 14.20.320(h) requires inspections of residences that will be used by day care facilities or other occupations as deemed necessary.

**Applications must be completed in their entirety. Provide information on the type of business to be conducted, expected traffic, etc. A site plan must be provided showing square footage of all structures on the lot, including the residence and any accessory structures. The site plan should also show parking areas and traffic patterns. Incomplete applications will not be accepted. If you require assistance with the application process, contact the Planning & Zoning Department.**

Attachments: Home Occupation Permit Application  
KMC 14.20.230 [Home Occupations](#)

**Note: Day care facilities must be inspected by the Fire Marshal prior to the permit being approved. An inspection report must be included in with your application.**





**HOME OCCUPATION STANDARD (KMC 14.20.230)**

Home Occupations specifies that a permit is required for operating a business out of a home. Home Occupations are considered an accessory use and conducted so that the average neighbor, under normal circumstances would not be aware of its existence other than for a sign as permitted in this chapter.

**1. Permitted Use: (describe business)**

**2. Must Meet Development Requirements:**

- a. Not more than one (1) person outside the family shall be employed:
  
  
  
  
  
  
  
  
  
  
- b. No more than thirty percent (30%) of the gross floor area of all building on the lot shall be used for the Home Occupation:
  
  
  
  
  
  
  
  
  
  
- c. The Home Occupation shall be carried on wholly within the principal building, or other buildings which are accessory thereto. Any building used for a Home Occupation shall be wholly enclosed.

**3. Fire Code Inspection**

Day care facilities shall be inspected by the Fire marshal for compliance with the fire code (KMC 8.05) prior to approval of the permit. Thereafter, they shall be inspected every other year by the Fire marshal. Failure to comply with the fire code (KMC 8.05) shall be grounds for the suspension or revocation of the facilities' home occupation permit.

Residences which are the subject of a home occupation permit application (other than day care facilities) may be required to be inspected by the Fire Marshal for compliance with the fire code (KMC 8.05) prior to approval of the permit, if the Fire Marshal determines it is necessary for public safety.

**4. The Following Uses Are Prohibited:**

- Commercial auto and boat repair;
- Commercial kennels or similar uses;
- Convalescent homes for the care of more than two (2) patients;
- Mortuaries;
- Private schools with organized classes ;
- Real estate office;
- Restaurants; and
- Commercial Marijuana Establishments.

**LAND USE**

Describe current use of property covered by this application:

Surrounding property: (Describe how land adjacent to the property is currently being used)

North:

South:

East:

West: