

DRAFT TEXT AMENDMENT

City of Globe

Ordinance No. 894

Home Occupation Draft Zoning Code Language:

(Updates to P&Z Commission 11/12/25 draft text shown in [blue](#))

Home occupations shall be operated in compliance with the following standards:

A. Residential Character Maintained. No dwelling or accessory buildings shall be built, altered, finished, or decorated externally for the purposes of conducting the home occupation in such a manner as to cause the structure to be reasonably recognized as a place where a home occupation is conducted.

B. Permitted Uses. Home occupations require a zoning clearance and are limited to the following uses:

1. Professional offices and remote / online telecommuting services;
2. Offices for personal services, such as janitorial, garden, or offices services;
3. Dressmaking, tailoring, millinery, and other home sewing work;
4. Handicrafts, such as weaving, leatherwork, and other arts and crafts;
5. The daycare of more than four children but less than 10 requires an approved Conditional Use Permit and proof of licensing with the State of Arizona. Child daycare of no more than four (4) children under the age of 12 excluding any dependents of the occupant [does not require zoning clearance. Daycare of more than 10 children excluding dependents of the occupant is not permitted as a home occupation](#);
6. Instructional classes, not exceeding five students at any one time. For home occupations with more than one class per day, the site location shall be no closer than six-hundred feet to another instructional class home occupation structure, group home, or similar home-based use with a separation requirement. In no event shall an instructional class generate more than 24 total daily trips to the residence;
7. Mail order or direct sales; provided, that no direct sales to customers occur from the residence;
8. Uses that entail food handling, processing or packing of specialized minor cooking or baking;

9. Businesses such as plumbers, electricians, contractors, pool service providers, locksmiths, minor electronics and watch repair; [and](#)

10. [Similar-Analogous](#) uses to the above [as determined by the Zoning Administrator](#).

C. Prohibited Uses. The following uses are not permitted as a home occupation:

1. Firearms manufacturing/storage/on-site sales;
2. Medical marijuana dispensaries or commercial cultivation or medical marijuana infusion;
3. The repair, reconditioning, servicing or manufacture of any motor vehicle, including automobiles, trucks, motorcycles, and boats;
4. Drop-off, repair, fix-it, or plumbing shops; and
5. Kennels, storage, caring, or grooming of animals.

[6. Analogous uses to the above as determined by the Zoning Administrator.](#)

D. Maximum Floor Area Allowed. A home occupation shall not occupy more than one-quarter of the total floor area in the principal building and any accessory building on the lot.

E. Signage. No sign visible from a street shall be publicly displayed relating to the home occupation or products thereof.

F. Limitations on On-Site Employees. No more than two persons shall be employed or work on site, excepting occupants of the dwelling who are members of the resident family. However, with approval of a conditional use permit, one additional employee may be allowed if the planning and zoning commission determines that there would be no adverse impacts on the immediately adjoining neighborhood in addition to the other required findings.

G. Merchandise. On-site display of merchandise or goods for the purposes of sale on the premises shall not be permitted. Walk-in customers and on-site sales of the merchandise or goods shall not be permitted.

H. Storage. Storage related to the home occupation must be confined to the interior of the dwelling or accessory building. No hazardous materials storage is allowed.

I. Traffic and Parking. The home occupation shall not generate more than five (5) additional daily trips (unless otherwise specified in this code) related to the business (e.g., deliveries and drop-off), on average over a work-week, nor require additional off-street parking spaces for delivery of materials or supplies to or from the premises. No garage or

accessory building shall be altered or used in such a manner that would reduce the number of parking spaces required in the district in which it is located.

J. Nuisance. No equipment or process shall be used which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises. The home occupation shall not involve the use of power equipment on the premises using motors exceeding one horsepower combined capacity unless otherwise approved by Conditional Use Permit.

K. Licenses. All required city, state and other applicable agency licenses are required to be secured and maintained for the duration of the home occupation.

(Will update or remove current Home Occupation definition)