

Home Occupations

Ordinance 2026-25

Michael Henke, Community Development Director



Midway
C.A.R.E.S.

Home Occupation

Designed for home offices that have little to no impact on the surrounding neighborhood. The code defines a Home Occupation as:

- Any occupation conducted within a dwelling which is clearly secondary in importance to the home as a dwelling or place to live and carried on only by persons residing in the dwelling and where customers do not come to the home to conduct business. In other words, the business is conducted over the telephone or Internet and any products are shipped to the customer. The business owner does paperwork within the home and any meetings with or services to clients are rendered away from the home (such as an accountant, decorator or consultant).



Proposed Code

- F. The total number of vehicles and trailers parked or stored on the property at any one time shall not exceed the capacity of the garage plus two (2) additional vehicles or trailers. No more than two (2) of the allowed vehicles or trailers may be parked outside of the garage. All vehicles and trailers parked outside of the garage shall be parked on a hard-surfaced parking area consisting of asphalt, concrete, pavers, or gravel.



Revised Proposed Code

F. Vehicle and Trailer Parking and Storage Limits.

The total number of vehicles and trailers parked or stored on a property at any one time shall not exceed the maximum capacity of the garage plus an additional allowance based on lot acreage.

1. Acreage Allowances: The maximum number of vehicles or trailers permitted outside of an enclosed garage is strictly limited by lot size as follows:
 - Less than 0.5 acres: Maximum of three (3) additional vehicles or trailers.
 - 0.5 acres to 1.0 acre: Maximum of four (4) additional vehicles or trailers.
 - Greater than 1.0 acre: Maximum of five (5) additional vehicles or trailers.
2. Surface Requirements: All vehicles and trailers parked outside of an enclosed garage must be parked entirely on a hard-surfaced parking area consisting of asphalt, concrete, brick pavers, or gravel.



Possible Findings

1. The proposed code text amendment aligns with the goals and policies of the Midway City General Plan. Specifically, it advances the city's mandate to maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods (p. 21) and supports the enforcement of ordinances that prevent the accumulation of excessive vehicles and equipment that degrade residential character (p. 22).
2. While Home Occupations are intended to have zero neighborhood impact, the unrestricted accumulation of business-related vehicles and trailers on residential lots can create visual blight, parking congestion, and a commercial appearance. Capping the allowable number of vehicles and trailers to garage capacity plus two provides a clear, enforceable standard that preserves the residential aesthetic of Midway's neighborhoods.
3. The proposed amendment establishes a balanced framework that protects the right of residents to operate low-impact, home-based businesses while simultaneously protecting neighboring property owners from the negative secondary impacts of expanding commercial operations in non-commercial zones.

