



(Mar 2026)

HOME OCCUPATION

HELPFUL INFORMATION:

- Both the local Zoning Code and the New York State Building Code regulate Home Occupations, however each regulates this use slightly differently. You must adhere to both Codes; the more restrictive code applies if there is a conflict.
- The attached sheet explains the regulations relating to a Home Occupation.
- A Business Permit is not required for a Home Occupation.

MINIMUM SUBMISSION REQUIREMENTS:

- ✓ Completed permit application (attached)
- ✓ Floor Plan drawn to scale (sample attached)
- ✓ Written description of proposed new use
- ✓ Completed Certificate of Occupancy (C of O) application

HOW TO SUBMIT: Your completed permit application package can be submitted via:

- Email: zoning@cityofrochester.gov (online payment instructions will be sent)
- Permit Counter: Monday, Wednesday, Friday 9am - 4pm
- Drop box provided at City Hall A Building lobby
- Mail: The Bureau of Zoning & Permitting
30 Church Street, Room 121B
Rochester, NY 14614

If you have questions, email: zoning@cityofrochester.gov or call (585) 428-7043.
Incomplete applications will not be accepted. Thank you.



New York State Building Code Regulations:

- Home occupation is only permitted within a dwelling unit
- Home occupation cannot exceed 15% of the habitable space of the dwelling unit.

Zoning Code Regulations (Article XVII §120-139):

- A home occupation must be within a legal dwelling unit or an accessory building on the same parcel (see NYS Building Code above for stricter regulations).
- No more than 25% of the floor area of the dwelling unit shall be devoted to the home occupation (see NYS Building Code above for stricter regulations).
- No stock-in-trade shall be displayed or sold on the premises.
- Not more than one person who is not a member of the family residing on the premises can be employed and then only as a clerical assistant.
- No alterations to the principal building which change the residential character can be made.
- No signage shall be allowed in the R-1 District. In all other districts one unlighted sign not exceeding one square foot in area attached flat against the dwelling and displaying only the occupant's name and occupation shall be permitted to advertise the presence or conduct of the home occupation.
- A home occupation should not be apparent from any public right of way.
- There shall be no outdoor storage of commercial vehicles, equipment or materials used in the home occupation.
- Commercial vehicles shall not be permitted in connection with any home occupation.
- No mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.
- No home occupation shall be permitted which is noxious, offensive or hazardous by reason of hours of operation, vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation, or other objectionable emissions.



BUILDING PERMIT APPLICATION and ZONING COMPLIANCE REQUEST

PROPERTY ADDRESS: _____

USE: ☐ RESIDENTIAL (1 or 2 Family) ☐ COMMERCIAL ☐ MIXED USE

APPLICANT INFORMATION:

YOUR NAME: _____ YOUR PHONE NUMBER: _____
(not a company name)

YOUR EMAIL ADDRESS: _____

YOUR MAILING ADDRESS: _____

PROPERTY OWNER:

☐ Check if same as applicant above

Name: _____

Address: _____
(Cannot be a PO Box) (include City or Town)

Zip: _____ Phone: _____

Email: _____

CONTRACTOR: (check if same as:)

☐ Owner ☐ Applicant (check both if applicable)

Name: _____

Address: _____
(Cannot be a PO Box) (include City or Town)

Zip: _____ Phone: _____

Email: _____

ARCHITECT: _____
OR ENGINEER

PERMIT REQUEST:

DESCRIPTION: _____

☐ ADDITION/NEW CONSTRUCTION ☐ INTERIOR RENOVATIONS ☐ EXTERIOR RENOVATIONS

☐ CHANGE/ESTABLISH USE ☐ DECK ☐ POOL/HOT TUB ☐ SHED/GARAGE/CARPORT

☐ HVAC/MECHANICAL/ELECTRICAL SYSTEMS ☐ OTHER: _____

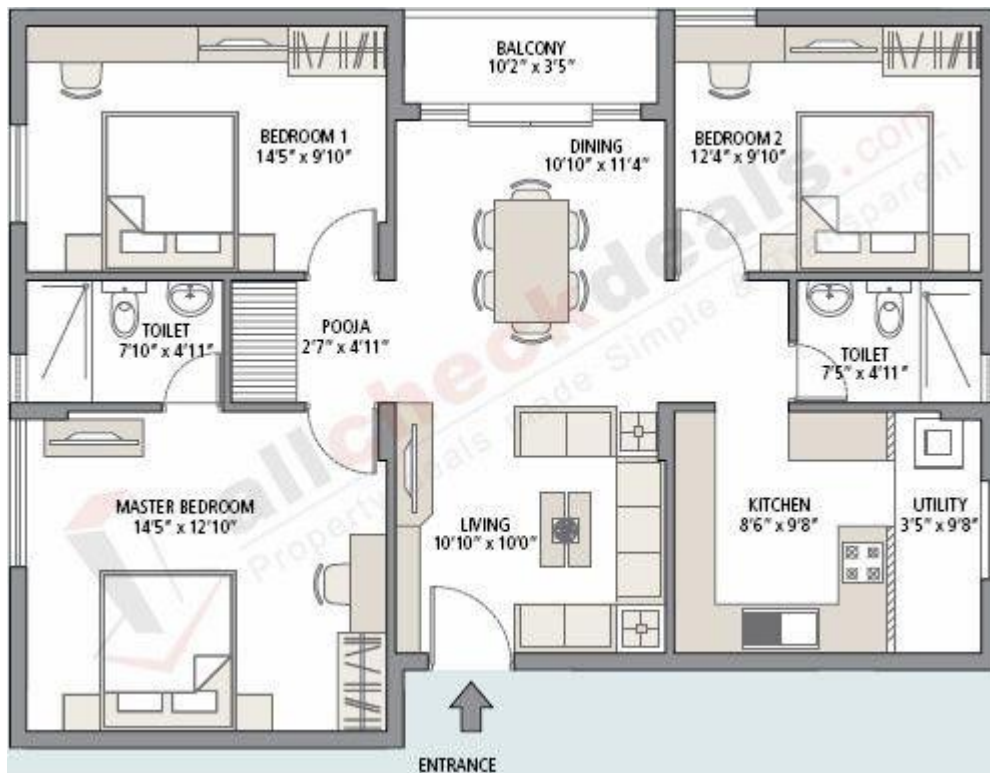
PROJECT COST ESTIMATE: (excluding plumbing & electrical) \$ _____

YOUR SIGNATURE: _____

DATE: _____

SAMPLE RESIDENTIAL FLOOR PLAN

- MUST BE DRAWN TO SCALE
- MUST INCLUDE ALL DIMENSIONS OF: ROOMS, DOORS AND WINDOWS
- MUST LABEL USE OF EACH ROOM





City of Rochester, New York
The Bureau of Buildings & Compliance
Room 028B, 30 Church Street
Rochester, New York 14614
www.cityofrochester.gov

Certificate of Occupancy Application (Office Use Only)

Case No. _____ Legal Use _____
C of O No. _____ Permit No. _____
Inspect Date: _____ CZC No. _____

1. BUILDING INFORMATION:

Address: _____ Garage (# of cars) _____ Attached or Detached (circle)

Is the property vacant: ☐ Yes ☐ No If yes, date vacancy began: _____

2. APPLICANT INFORMATION: ☐ Owner ☐ Tenant ☐ Agent

The applicant acknowledges that the information contained in this application is true to the best of their knowledge:

Applicant name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

3. BUILDING OWNER'S REGISTRY REQUIRED * : (required per §90-20 of the City Code)

a. PROPERTY OWNER:

☐ Check if same as applicant above

Name: _____

Address: _____
(Cannot be a PO Box) (include City or Town)

Zip: _____ Phone: _____

b. PROPERTY MAINTENANCE CONTACT: (check if same as:)

☐ Owner ☐ Applicant (check both if applicable)

Name: _____
(Must be an actual person)

Address: _____
(Cannot be a PO Box) (include City or Town)

Zip: _____ Phone: _____

* Failure to provide the above information will result in a violation per §90-20 of the City Code.

4. INSPECTION CONSENT: (must check one)

☐ I, _____, am the owner/agent of the above referenced property. I have retained legal custody and control over the property to have it inspected. I do agree and consent to allow the City to inspect the property in its entirety as part of the City requirement for a Certificate of Occupancy. Inspection permission includes the initial inspection, any and all necessary reinspection and audit inspections until such time as a Certificate of Occupancy is issued.

☐ I do not consent to have my property inspected by the City of Rochester and I understand that the City of Rochester may make an application for an administrative inspection warrant which may cause a delay in processing the application for a Certificate of Occupancy.

5. APPLICANT SIGNATURE: _____ **DATE:** _____

OFFICE USE ONLY

CAUSE: ☐ New ☐ Alteration ☐ Change Use ☐ Transfer ☐ Reoccupation ☐ Renewal ☐ Partial _____

Posting Occupancy: _____ Construction Type: _____ # of Stories: _____ Sprinkler System: Yes ☐ No ☐

Final C of O shall read: _____

_____ BLDG. CODE APPROVAL: _____

ZONING APPROVAL: _____ Date: _____

List any conditions of zoning approval which shall be stated on the final C of O:

FEE: _____ If Paid By: _____

PENALTY FEE APPLIES AFTER DATE ABOVE