

What Does Hagerstown Permit?

The Zoning Ordinance does not have a specific list of businesses that are permitted to be run from houses. It does have a strict list of performance standards for home employment and business to assure the use is not noticeable to neighbors.



City of Hagerstown, Maryland

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What you need to know
about . . .

Home-Based Employment and Businesses



Telephone: 301.739.8577, Ext. 138

Working from Home

The idea of working from home is an attractive option for many people who would like to have more flexibility in their lives; are thinking of starting a business and want to start small and move to a larger office if the business is successful; want to save on the cost of commuting to a job outside of town; or are a regional representative of a larger business. Working from home is an option in the City of Hagerstown in limited situations. Because most homes are residentially zoned,



businesses are normally not permitted uses in those areas of the city. The City's most important objective

is to protect the quality of life in the surrounding neighborhood and community by shielding neighbors from any adverse impacts that may occur because a business is located in the neighborhood. As a general rule, a home business or employment should not be noticeable by neighbors or passersby.

What is a Home Work Station?

Home work stations are permitted as accessory uses in any legal dwelling unit. A home work station does not involve any customers, clients, non-resident employees, supervisors, partners or co-workers visiting the property. However, the academic or artistic tutoring of individual students shall be permitted, provided that no more than one student is under instruction at any one time.



Meeting the Requirements

- No signs indicating the presence of a business
- No outdoor storage of any kind
- Deliveries shall be limited to those made by the U.S. Postal Service and similar carriers in vehicles of a size that routinely serve residential areas and in a volume and frequency consistent with those deliveries made to a dwelling

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- No external evidence of any sort (other than the commercial appearance of a vehicle used for commuting associated with the business or the arrival and departure of individual students)
- The business operator is a full-time resident of the property
- Family members living in the dwelling may also work for the business
- Types of businesses typically allowed under the home work station include internet sales of products (drop-shipped) and services, web and typing services, small appliance repair, contractors (no storage of equipment on site), and music teachers
- Types of businesses typically not considered appropriate for home work stations include contractors with on-site equipment or materials storage, retail sales (gift shops, clothing shops, etc.), and offices where clients come to the home.
- Applicants are strongly encouraged to obtain a zoning permit from the Planning and Code Administration Department.