

Additional Resources

Chapter 559.955, Florida Statutes “Home-Based Businesses: Local Government Restrictions”

Local Business Tax Receipt—Please contact the Columbia County Tax Collector’s Office for Local Business Tax Receipts @ (386) 719-7462.

Land Development Regulations—Zoning District Regulations & Parking Requirements. https://library.municode.com/fl/columbia_county/codes/land_development_regulations

Zoning Webportal Map with Land Use & Zoning Information.

Columbia County Guide to Home-Based Businesses



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Facts & Questions Home-Based Businesses



What is a Home-Based Business?

A Home-Based Business is any business that operates, in whole or in part, from a residential property.

Are there additional requirements besides Chapter 559.955, F.S.?

Yes, Section 4.2.31 of the Columbia County Land Development Regulations has one additional regulation that is placed on Home-Based Businesses.

- 1) No signage for any Home-Based Business shall exceed 16 square feet in area, non-illuminated, and mounted flat against the wall of the residence no more than two feet from the main entrance.

Chapter 559.955, Florida Statute, requirements for Home-Based Businesses

- 1) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to two employees who do not reside at the residential dwelling may work at the business. The business may also have remote employees that do not work at the residential dwelling.
- 2) Parking for the Home-Based Business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted.
- 3) The use of the residential property is consistent with the uses of the residential areas that surround the property.
- 4) The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
- 5) The activities of the home-based business are secondary to the property's use as a residential dwelling.
- 6) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
- 7) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.

Frequently Asked Questions

Can I park a Tractor Trailer or other Heavy Machinery on my residential lot? No, Chapter 559.955(3)(b), F.S., allows local governments to govern the parking and storage of certain types of vehicles and machinery. Please refer to the zoning district for specific regulations on parking and storage of certain types of vehicle and machinery.

Tractor Trailers can only be parked or stored on the property if the property is Zoned Agriculture or Rural Residential.

What type of business can I have as a Home-Based Business? Chapter 559.955, F.S., does not prohibit any specific use from being a Home-Based Business; however, those businesses that violate the requirements of Chapter 559.955, F.S., are prohibited and considered a violation.

Can I obtain a separate address for my Home-Based Business? No, the address for the Home-Based Business must match your primary residence.