

## CHAPTER 302 HOME OCCUPATIONS

302.01 Purpose  
302.02 Permitted Use

302.03 Conditional Use

### CROSS REFERENCES

Ch. 305 Off-Street Parking and Loading  
Ch. 306 Signage

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### 302.01 PURPOSE

The purpose of these provisions is to allow where appropriate limited, non-residential activities in residential structures that are compatible with the neighborhoods in which such structures and related home occupation activities are located. The standards provided for herein are intended to ensure compatibility of home occupations with other permitted uses and with the residential character of the neighborhood.

### 302.02 PERMITTED USE

A home occupation use shall be permitted within a dwelling unit provided the occupation does not occupy more than twenty percent (20%) of the gross floor area or two-hundred (200) square feet of the dwelling unit, whichever is larger, and provided the following criteria are met.

- A. **Requirements.** The following requirements shall apply to permitted home occupation uses.
1. The home occupation shall only be conducted within a principal structure and shall not be conducted within an accessory structure.
  2. The external appearance of the principal structure shall not be altered and the home occupation within the residence shall not be conducted in a manner which would cause the premises to differ in any way.
  3. No more than one (1) non-resident employee shall be engaged in such home occupation.
  4. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

5. Sales are only of commodities or services produced on the premises.
6. There shall be no external indication of such home occupation other than one (1) sign, controlled by the sign regulations in this Zoning Resolution under Ch. 306.
7. There shall be no outside storage of any kind related to such home occupation.
8. Specialized tutoring or instruction shall be limited to one (1) individual in the principal structure during said tutoring or instruction.
9. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood.

### **302.03      CONDITIONAL USE**

It is recognized that there may exist certain home occupations that fail to meet the criteria of Sec. 302.02, but which may be appropriate for a residential area provided the following standards can be met, subject to approval in accordance with Ch. 107.

**A.      Requirements.** Home occupation conditional uses must meet the following standards and/or any other conditions as determined by the Board of Zoning Appeals in order to protect the residential character of the subject area.

1. There shall be no more than three (3) non-resident employees.
2. The conduct of the home occupation may be approved within a structure accessory to the principal structure.
3. Sales of commodities not produced on the premises may be permitted provided such commodities are specified and approved as a part of the application for a Conditional Use, provided the Board of Zoning Appeals determines that such sales will not become a detriment to the existing residential character of the lot or neighborhood through a resulting increase in traffic, noise, vibration, glare, fumes, odors or electrical interference or any other factor resulting in an adverse impact.
4. Organized instruction may be permitted provided the class size does not exceed six (6) pupils during any one period of instruction, provided the Board of Zoning Appeals determines that such organized instruction will not become a detriment to the existing residential character of the lot or neighborhood through a resulting increase in traffic, on-street parking, or any other factor resulting in an adverse impact.
5. No outside storage of any kind associated with a home occupation conditional use shall be permitted unless it is located to the rear of the principle structure and is completely screened from the adjacent residential lots by a six-foot 100 percent (100%) opaque wood privacy fence and shall not be visible from a public right-of-way or adjoining lots.
6. The off-street parking requirements of Ch. 305 shall apply and such off-street parking area shall not be located in front of the building line and shall meet all requirements of Ch. 305.
7. No more than one (1) truck having dual tires on one or more axles or having more than two (2) axles designed for the transportation of cargo and including tractor trucks, trailers, and semi-trailers, may be permitted on a residential lot in association with a home occupation and subject to approval in accordance with Ch. 107.

**B.      Validity.** For the purposes of this Resolution, a Home Occupation Conditional Use ceases to be valid once the premises used for the home occupation is no longer occupied by the holder of the Certificate of Zoning Compliance or upon the conduct of a home occupation in a manner not approved by the Board of Zoning Appeals.