

## ARTICLE XX HOME OCCUPATIONS

### Section 20.01 - Intent.

It is the intent of this Article to recognize that certain commercial activities can be operated within a residential dwelling with no or minimal adverse impact upon surrounding neighbors. Such minor home occupations may be carried out within a principal permitted use in a residential district when specifically listed as an accessory permitted use for the district in which the property is located. Minor home occupations are characterized as computer and telephone-based businesses where there is no or limited customer or client traffic into the home occupation. Examples of minor home occupations include, but are not limited to, real estate agent, insurance sales agents, consultants, financial planners, stockbrokers, etc.

It is also recognized that the conduct of other business operations as home occupations are desirable to selected occupants of dwellings in residential districts, however, such business activities may cause increased traffic, noise, outdoor storage requirements, etc., in the neighborhood but if controlled, may be compatible with residents of the neighborhood. Major home occupations are characterized as those businesses which provide customer or client services on preestablished or published schedule of store or services hours or provide such services on a regular scheduled basis in the home occupation. Example businesses include the sales of any goods or the provision of services and includes, but are not limited, to sales of health products and vitamins, cookware, novelty items (typically made by the resident of the home occupation), barber and beauty shops, massage and physical therapy centers, doctor and dentist offices, offices of lawyers and similar professions, and other similar business. Where allowed as special uses approved by the Planning Commission reasonable conditions may be placed on the business operation to assure compatibility of the business operation with neighborhood residential needs.

### Section 20.02 - Minor Home Occupation Permitted By Right.

A minor home occupation meeting the definition and standards of this ordinance shall be permitted by right only in those districts where stated. The standards are as follows:

1. Minor Home occupations shall be allowed only in principal use single-family dwellings.
2. No person other than members of the family residing on the premises shall be engaged in such occupation.
3. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five (25) percent of the floor area of the dwelling unit shall be used in conducting the home occupation.
4. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conducting of such home occupation other than one (1) sign, not exceeding four (4) square foot in area, non-illuminated, and mounted flat against the wall of the principal building.
5. No traffic shall be generated by such home occupation in greater volumes than would be normally expected in a residential neighborhood, and any need for parking generated by the conducting of such home occupation shall not exceed normal single family parking requirements.
6. 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.

### Section 20.03 - Special Land Use Permit Required for Major Home Occupations.

A major home occupation meeting the definition and standards of this ordinance shall be permitted upon issuance of Special Land Use Permit by the Planning Commission in only those districts where stated. The standards are as follows:

1. No person other than members of the family residing on the premises and one (1) non related person living elsewhere shall be engaged in such occupation.
2. The use of the dwelling unit and/or accessory use building for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and the use of the residence shall not occupy more than twenty-five (25) percent of the floor area of the dwelling unit, and any accessory use shall not be greater than fifty (50) percent of the floor area of the residence.
3. There shall be no change in the outside appearance of the building or accessory use structure or other visible evidence of the conducting of such home occupation other than one (1) sign, not exceeding four (4) square foot in area, non-illuminated, and mounted flat against the wall of the principal or accessory use building.
4. No traffic shall be generated by such home occupation of a volume that would disrupt the residential neighborhood, and any need for parking generated by the conducting of such home occupation shall be met by the provision of off-street parking in an amount prescribed in Article XVII for the commercial business activity to be conducted as the home occupation in the side or rear yard located to the rear of the front building line of the residential building or in accordance with any Special Land Use permit issued by the Planning Commission.
5. 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 that causes a change of transmission voltage off premises.
6. Major home occupations include, but are not limited to:
  - D. Day Care Centers, when operated as a home occupation,
  - E. Bed & Breakfast Operations, when operated as a home occupation,
  - F. Sale, manufacture and assembly of craft goods made on premise,

Automobile repair and other related services are not considered home occupations under the terms of this section of the Ordinance.

**Section 20.04 - Prohibition of Ammunition and Ammunition Materials.**

Use, storage or sale of ammunition or the materials necessary for the manufacture of ammunition is prohibited in a minor or major home occupation.