

Chapter 15 Home Occupations

11-15-1 Home Occupations:

(A) Purpose and Application:

1. Protect residential areas from adverse impact of activities associated with home occupations.
2. Permit residents of the community a broad choice in the use of their homes as a place of livelihood and the production or supplementing of personal and family income.
3. Establish criteria and development standards for home occupations conducted in dwelling units and accessory structures in residential zones.

(B) In all residential and agricultural zones, home occupations in compliance with the following regulations are permitted as accessory uses, and no special use permit shall be required in order to establish and maintain such uses:

1. A permitted home occupation shall be conducted within a dwelling and shall be clearly incidental to the use of the structure as a dwelling.
2. There shall be no storage of equipment, vehicles or supplies associated with the home occupation outside the dwelling.
3. There shall be no display of products visible in any manner from the outside of the dwelling.
4. There shall be no change in the outside appearance of the dwelling wherein there is the conduct of a home occupation.
5. No advertising display signs shall be permitted.
6. No one other than the residents of the dwelling shall be employed in the conduct of a home occupation.
7. The use shall not generate additional pedestrian or vehicular traffic. The number of customers of a home occupation who must travel to the site of the home occupation shall not exceed (4) persons per day.
8. The use shall not require additional off-street parking spaces for clients or customers of the home occupation.
9. No home occupation shall cause an increase in the use of any one ore more public utilities (water, sewer, electricity and a garbage collection) so that the combined total use for the dwelling and home occupation purpose exceeds the average for residences in the neighborhood.

10. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than one vehicle not to exceed one ton, owned or operated by the resident of the dwelling, which shall be parked in an adequate off-street parking area.
11. No motor power other than electrically operated motors shall be used in connection with a home occupation. Home occupations shall not involve the use of electric motors of more than one and five-tenths (1.5) h.p.
12. No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes or odor detectable to the normal senses off the property.
13. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises or causes fluctuations in line voltage of the premises.
14. A business licenses shall be obtained.
15. No commercial telephone directory listing, newspaper, radio or television service shall be used to advertise the location and/or address of a home occupation to the general public.

Certain uses have a demonstrated tendency to impair the uses and value of residential district, due to their tendency to expand beyond the limits permitted for home occupations. Therefore, the following uses, regardless of their meeting the standard in this Section, shall not be permitted: animal hospitals or kennels, equipment rental, funeral chapel or home, medical or dental clinics, massage parlors, fortunetellers, beauty shops and barber shops, repair or painting of autos, trailers, boats and other vehicles, restaurants, welding or machine shops.

Home occupation permits terminate at the time the applicant no longer occupies the premises.

I understand and agree to comply with the above stated provisions. I also understand that failure to comply with these provisions will mean revocation of my business license and home occupation permit.

Applicant's signature

Date

PROPERTY OWNER PERMISSION FOR HOME OCCUPATION

I, _____, am the owner of the property located at _____, and I give permission to _____, to use the property in the manner of a home occupation.

Property owner's signature

Date