

ARTICLE 17

HOME OCCUPATION REGULATIONS

Sections:

- 17-1 Home Occupations
- 17-2 Permitted Home Occupations
- 17-3 Prohibited Home Occupations

SECTION 17-1 HOME OCCUPATIONS

17-101. Home occupations as defined in Article 2 of these regulations shall be permitted in the A District and the R-1, R-2, R-3 and MHS residential districts, subject to the following:

a. **Restrictions and Limitations.**

1. No more than one employee or volunteer shall engage in such home occupation in addition to the a person occupying the dwelling unit as his or her place of residence.
2. There shall be no outdoor storage of materials, including firewood, or equipment used in the home occupation.
3. No exterior alterations or other construction shall be made to the dwelling which changes the character or appearance from its primary residential use.
4. No new accessory buildings shall be constructed for use, in whole or in part, in the home occupation.
5. The repair of items as a home occupation may occur only when the delivery and pickup of the item is conducted off the premises by the proprietor of the home occupation or by an employee (as authorized in item 1 above) of the home occupation. No trips shall be generated to or from the home occupation by customers with items which have been or are to be repaired.
6. No equipment or material shall be used which creates any noise, vibration, smoke or odors perceptible at the boundary lines of the property, which would be in excess of that ordinarily created by a single family residential dwelling.

7. No merchandise shall be displayed or sold on the premises to members of the general public, except crafts or articles made by the person operating the home occupation. In no instance shall there be any outside display of such articles in connection with the home occupation. "Members of the general public" shall not include persons who have prior individualized invitation.
 8. The area exclusively devoted to all home occupations shall be limited to twenty-five percent (25%) of the total floor area or three hundred fifty (350) square feet, whichever is less, if located in the dwelling, or a maximum of four hundred (400) square feet if located in an accessory building. (Amended Ord 1347, Dec 2006)
 9. The giving of lessons of any type shall be limited to no more than five (5) persons at any one time.
 10. No sign shall be permitted, unless required by law, and then such required sign shall be mounted flat against the exterior wall of the dwelling unit.
- b. **Power of Zoning Administrator.** The Zoning Administrator is hereby authorized to exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this Section, including the power to:
1. Investigate any home occupation or alleged home occupation, to determine whether or not such is in compliance with these regulations.
 2. Enter upon premises for the purpose of making examinations: provided that such entries shall be made in such manner as to cause the least possible inconvenience to the persons in possession, and obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.

SECTION 17-2 PERMITTED HOME OCCUPATIONS

17-201. Permitted home occupations are primarily of a service nature similar to, but not limited to, the following:

- a. Artists, sculptors and writers.
- b. Custom dressmaking, tailoring sewing of fabrics for custom apparel.
- c. Giving of lessons such as academic, music and similar types.
- d. Professional offices for architects, engineers, planners, lawyers, accountants, bookkeepers, realtors, insurance agents, brokers, sales representatives, contractors, and similar professional offices.

- e. Fabrication and/or assembly of handicraft or hobby articles.
- f. Photographic studios.
- g. Beauty or barber shops having one chair, stand or station.

SECTION 17-3 PROHIBITED HOME OCCUPATIONS

17-301. Except where allowed as a permitted or conditional use, home occupations shall not in any event include the following:

- a. Animal care of any type.
- b. Funeral homes or services.
- c. Retail sale or rental of any goods or products, other than where the commercial exchange constituting such sales or rental is accomplished by means of catalog orders, whether in written or electronic form
- d. Automotive sales, repair or service of any type.
- e. Appliance repairs (other than for hand-held household appliances).