

**ARTICLE 4
HOME OCCUPATIONS**

11-401. MINOR AND MAJOR HOME OCCUPATIONS

General Home Occupation Regulations:

1. That such uses are located in a primary dwelling which shall clearly be the dwelling used by a person as his or her private residence.
2. That no more than one person other than members of the family household is employed
3. Any additional traffic and/or parking shall not adversely affect the residential character of the neighborhood, unduly impede surrounding traffic flows, or create hazardous or unsafe conditions in the neighborhood.
4. All home occupations must comply with sign regulations contained in Article 11.

11-402. MINOR HOME OCCUPATIONS:

Uses classified as "minor home occupations" shall be permitted in all zoning districts which allow single family residences. No permit is required. The following regulations shall apply to all "minor" home occupations:

- a. Such use shall be conducted entirely within a dwelling or an accessory building and carried on by the inhabitants thereof and no others.
- b. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emissions of sounds, odors, or vibrations which carry beyond the premises.
- c. No more than 25% of the total floor area of the dwelling may be used for home occupation.
- d. No storage or display of goods shall be visible from outside the structure.
- e. No explosive or combustible material shall be used or stored on the premise in violation of the fire codes or other applicable regulations. No activity shall be allowed which would interfere with radio or television transmission in the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line.
- f. "Parties" for the purpose of selling merchandise or taking orders shall not be held more than four (4) times each month.
- g. Authorized minor home occupations include, but are not necessarily limited to the following: Artists and sculptors; authors and composers; home crafts for off-site sale; office facility for minister, rabbi, or priest; office facility of a salesman, sales representative, or manufacturer's representative; professional office facilities; individual tutoring; preserving and home cooking for sale off-site; individual musical instrumental instruction, provided that no instrument may be amplified in such a way as to disturb the peace and quiet of the neighborhood; telephone solicitation work; family day-care home not involving more than three children (not including the children who reside at the residence).

11-403. MAJOR HOME OCCUPATIONS:

Major home occupations shall be encouraged in neighborhoods in transition from one land use to another and high density neighborhoods such as R-3 residential. Single-family residential neighborhoods should, in general, be protected from major home occupations, unless it can be specifically demonstrated that such a use will have no short or long term negative impact on said neighborhood. Major home occupations may be conducted only after issuance of a permit by the zoning administrator. Permits must be reviewed annually on the last Monday in September of each year by the zoning administrator. The following regulations shall apply to major home occupations:

- a. Such use shall be conducted entirely within a dwelling or an accessory building and carried on by the inhabitants thereof. More than one person who is not a resident of the dwelling can participate in the business.

- b. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use or colors, materials, construction, lighting, signs, or the emission of sounds, noises, or vibrations.
- c. No more than 50 percent of the total floor area of the dwelling may be used for home occupation.
- d. There shall be no exterior storage on the premise of materials used in the home occupation, nor of any explosive or combustible material in violation of fire codes or other applicable codes. No activity shall be allowed which would interfere with radio or television transmission in the area; nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line.
- e. A major home occupation that employs one outside person shall provide an additional off-street parking area reasonably adequate to accommodate needs created by the home occupation. If the applicant can demonstrate that adequate parking space exists on the street and that this will not cause an inconvenience to the neighborhood or create a traffic or pedestrian hazard, then an on-site parking area will not be required.
- f. Parties for the purpose of selling merchandise or taking orders shall not be held more often than four (4) times each month.