

800 Home Occupations

A. Statement of Purpose

It is the intent of this Section to eliminate as home occupations all uses except those that conform to the standards set forth in this Section. The standards for home occupations in this Section are intended to insure compatibility with other permitted uses and with the residential character of the neighborhood, plus a clearly secondary or incidental status in relation to the residential use of the main building as the criteria for determining whether a proposed accessory use qualifies as a home occupation.

B. Definition

A home occupation is an accessory use of a dwelling unit, conducted entirely within the dwelling unit.

C. Necessary Conditions

Home occupations are permitted accessory uses in residential zones only so long as all the following conditions are observed:

1. Such occupations shall be conducted solely by resident occupants in their residence.
2. No more than one (1) room or twenty-five (25) percent of the gross area of one (1) floor of said residence, whichever is less, shall be used for such purpose. Use of accessory buildings for these purposes are prohibited.
3. No use shall require internal or external alterations or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure or the fire district in which the structure is located.
4. No home occupation shall cause an increase in the use of any one (1) or more utilities (water, sewer, electricity, telephone, garbage, etc.) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
5. There shall be no outside storage of any kind related to no more than one (1) additional vehicle at a time.
6. The use may increase vehicular traffic flow and parking by no more than one (1) additional vehicle at a time.
7. No use shall create noise, dust, vibration, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question under normal circumstances wherein no home occupation exists.

D. Nameplate Allowed

Only one (1) nameplate shall be allowed. It may display the names of the occupant and/or the name of the home occupation (e.g. John Jones, Realtor). It shall not exceed two (2) square feet in area, shall be non-illuminated, and attached flat to the main structure or visible through a window. The limitations of one (1) nameplate is intended to apply to all lots, including corner lots.

E. Permitted Home Occupations

Home occupations include, but are not necessarily limited to, the following:

1. Artists and sculptors;

2. Authors and composers;
3. Dressmakers, seamstresses, and tailors;
4. Family day care home, limited to not more than three (3) children other than those of the family;
5. Home crafts, such as model making, rug weaving, lapidary work, and cabinet making;
6. Office facility of a minister, rabbi, or priest;
7. Office facility of a salesman, sales representative, or manufacturers representative, provided that no retail or wholesale transactions are made on the premises;
8. Office facility of an architect, artist, broker, dentist, physician, engineer, instruction in arts and crafts, insurance agent, land surveyor, lawyer, musician, or real estate agent;
9. The letting for hire of not more than two (2) rooms for rooming or boarding use for not more than two (2) persons, neither of whom is a transient;
10. All other home occupations as permitted by the Planning Commission.

F. Home Occupations Not Permitted

Permitted home occupations shall not in any event be deemed to include the following:

1. Antique shop, unless specifically allowed as a conditional use;
2. Barber or beauty shop, unless specifically allowed as a special use;
3. Funeral chapel or funeral home;
4. Gift shop;
5. Medical or dental clinic or hospital;
6. Renting of trailers;
7. Animal hospitals;
8. Dancing schools;
9. Nursery schools;
10. Private clubs;
11. Repair shops or service establishments except the repair of electrical appliances, typewriters, cameras, or other similar small items.

G. Conditional Use Permit

The Planning Commission may grant a Conditional Use Permit as set forth in Section 1500-G under the following circumstances:

1. A Conditional Use Permit may be granted if a change in zoning classification would be more detrimental to the area than the proposed use itself. (Example: spot zoning)

2. The Planning Commission may grant other requirements as need to be under each individual proposed use.

3. A change in said ownership of the granted conditional use shall be nullified.