

HOME OCCUPATIONS AND PROFESSIONAL HOME OFFICES

12.09-1 REQUIREMENTS

Customary home occupations and professional home offices may be established in a dwelling or accessory building only in those districts which provide for such home occupations and professions. In such districts, the following requirements shall apply, in addition to all other applicable requirements of this ordinance for the districts in which such uses are located:

- (a) The home occupation or profession shall be clearly incidental to the residential use of the dwelling and parcel and shall not change the essential residential character of the dwelling and parcel so that a typical neighbor would not be aware of such use other than for a permitted sign.
- (b) Use of the dwelling and parcel for this purpose shall be limited to 25 percent (25%) of one floor of either the dwelling or an accessory building.
- (c) No accessory buildings shall be used in connection with the home occupation except as provided in section (b).
- (d) No outside storage shall be used in connection with the home occupation.
- (e) No chemical, mechanical or electrical equipment that is not normally a part of domestic or household equipment shall be used primarily for commercial purposes, with the exception of medical or dental equipment used for professional purposes.
- (f) Machinery that causes noises or other interference in radio or television reception shall be prohibited.
- (g) No internal or external alterations inconsistent with the residential use of the building shall be permitted.
- (h) Residents of the dwelling only may be engaged in the home occupation. In the case of professional offices, no more than one non-resident may be employed on the premises.
- (i) No display of products shall be visible from the street and only articles made on the premises may be sold on the premises.
- (j) Instruction in music, dancing and similar subjects shall be limited to two students at a time.
- (k) No more than three vehicles used primarily as passenger vehicles only shall be permitted in connection with the conduct of the customary home occupation.
- (l) Signs shall be subject to regulations in section 12.14-1 through section 12.14-8, specifically 12.14-4.1 of this Ordinance.
- (m) Subject to the issuance of a Certificate of Compliance as set forth in section 12.05-5 of this ordinance.

12.09-2 PERMITTED AND PROHIBITED HOME OCCUPATIONS

(a) Examples of permitted home occupations include, but are not limited to:

- 1 Artist Studio
- 2 Computer services including desk top publishing and word processing
- 3 Dressmaker or seamstress
- 4 Family day care with eight (8) or fewer children or adults
- 5 Gunsmith for service and repair of firearms licensed by the Bureau of Alcohol, Tobacco and Firearms, provided no discharging; loading of bullets; preparation of ammunition; sale, trade, lease or rental of firearms and/or ammunition takes place within the premises
- 6 Hair dresser, provided that no more than two patrons are on the premises at any one time
- 7 Music or dance instruction
- 8 Office for construction businesses (no equipment or material storage)

- 9 Office for accountant, architect, attorney, broker, engineer, financial advisor, insurance agent, interior designer, land surveyor, marketing analyst, real estate sales, telemarketing or transcriber
- 10 Taxidermy

(b) Examples of prohibited home occupations include, but are not limited to:

- 1 Auto body repair or maintenance
- 2 Auto or small engine repair or maintenance
- 3 Catering and food services
- 4 Construction and contractors' services
- 5 Firearms and/or ammunition sales, trade, lease or rental
- 6 Landscaping and lawn services
- 7 Tattoo and body piercing
- 8 Tree services
- 9 Welding and machining