

Home Occupations

Home occupations (home-based businesses) may be in conflict with recorded deed or plat restrictions. Obtaining a Zoning Permit for operation of the home occupation does not relieve the applicant from possible enforcement of such restrictions.

General Requirements: Home occupations, where permitted, must meet the following requirements:

- (1) The applicant must be the owner of the property on which the home occupation is to be located or must have written approval of the owner of the property if the applicant is a tenant.
- (2) No article shall be sold or offered for sale, nor services rendered, except as made or provided by the immediate family residing at the premises, except as provided for herein.
- (3) No more than two (2) non-resident persons, hired for the performance of off-premises services rendered by the home occupation, may come to or park at the premises at any one time.
- (4) The home occupation shall not generate excessive traffic or parking nor produce obnoxious odors, glare, noise, vibration, electrical disturbance, radio activity or other conditions detrimental to the character of the surrounding area.
- (5) Restriction on home occupations shall not apply to the sale of unprocessed agricultural and husbandry products.
- (6) The home occupation within the main building shall not occupy more than twenty-five (25) percent, or five hundred (500) square feet, whichever is smaller, of the floor area within the main building.
- (7) The home occupation located in an accessory building to the main dwelling shall occupy a space no larger than one-half (1/2) the total interior square footage of the main dwelling.

Expiration: A zoning permit for home occupations shall expire under the following conditions:

- (1) Whenever the applicant ceases to occupy the premises for which the home occupation permit was issued, and no subsequent occupant of such premises shall engage in any home occupation until he shall have been issued a new permit after proper application.
- (2) Whenever the holder of such a permit fails to exercise the same for any period of twelve (12) consecutive months.

Home Occupation Sign: Signs are permitted in accordance with the requirements of Section 22-17.2 of this Chapter.

Special Requirements in an R-SF Residential District:

- (1) All parking for the home occupation shall be off-street and on the subject property. No more than two (2) vehicles associated with the home occupation shall come to or park on the premises at any one time.
- (2) No equipment, materials or supplies used for transaction of the home occupation business will be stored or kept onsite unless inside the residential dwelling or another permitted enclosed structure.

Parking: One (1) on-site parking place will be provided for home occupation use in addition to other required parking, except in R-SF Districts.

Commercial vehicular parking: Routine overnight parking of commercial vehicles in an R-SF or R-MF district shall be prohibited, except that one commercial vehicle with a gross vehicle weight rating of less than 10,000 pounds, or one panel van, panel truck, or step van, each with a cargo area length of less than 14 feet, may be parked overnight on any lot in an R-SF or R-MF district. (§ 22-17.1)