

SECTION 511 - HOME OCCUPATION

511.01 - Home Occupation Purpose - The purpose of the home occupation provisions is to allow limited, non-residential activities in residential structures and approved accessory structures that are compatible with the neighborhoods in which they are located. The standards in this section and the conditional use approval procedures of the Board of Zoning Appeals are intended to insure compatibility of home occupations or home occupation conditional uses with other permitted uses and with the residential character of the neighborhood.

511.02 - Permitted Home Occupation Requirements - A home occupation shall be defined as an occupation carried on within a dwelling unit by individuals residing in the residential dwelling and provided:

- 1) The appearance of the structure shall not be altered or the occupation within the residence shall not 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, or signs. A home occupation shall be clearly incidental and secondary to the use of the unit for dwelling purposes.
- 2) The home occupation shall be contained solely within the existing dwelling unit and shall not occupy more than twenty percent (20%) of the gross floor area of the dwelling unit. No permitted home occupation shall be located within an accessory structure.
- 3) There is not more than one (1) non-resident employee.
- 4) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to normal senses off the lot, if the occupation is conducted in a single-family residence, or outside of the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- 5) There shall be no outside storage of any kind related to a home occupation included in Section 511.02.
- 6) Specialized instruction or tutoring shall be limited to not more than three (3) individuals at a time.
- 7) Vehicular traffic and/or delivery traffic engendered from a permitted home occupation shall be limited to that observed as if no home occupation existed.
- 8) Signs or other on-site announcement of such home occupation shall be prohibited.