



Title 10 – Zoning

Chapter XXX – Home Occupations

10-XXX-1 Intent

This Section allows for home-based business activity, not otherwise permitted by Title 10 in residential districts, that is clearly subordinate and compatible with residential land uses, and will not negatively impact the character of the residential area.

10-XXX-2 Operating Standards

A. Accessory Use Only

1. Home occupations shall be clearly incidental and accessory to the use of the residence as a dwelling.
2. Not more than 500 square feet or 25 percent of the dwelling unit floor area, whichever is greater, shall be used to conduct the home occupation.
3. Interior alterations are allowed as long as the alterations do not result in elimination of either the kitchen, dining area, bathrooms, living room, or all of the bedrooms in the unit

B. Prohibited Activities, Equipment, and Materials

The following uses and activities are prohibited as part of any home occupation:

1. Use of equipment or machinery that is not customarily incidental to domestic use (e.g., cement mixers, tractors, and paint booths).
2. Equipment, machinery, or processes that create noise, smoke, glare, fumes, odor or vibration (e.g., assembly requiring power tools, carpentry) offensive to a reasonable person at the property line.
3. Uses that involve activities or use of equipment or materials on more than an intermittent basis so as to change the fire safety or occupancy classification of the premises (e.g., welding).
4. Activities create visual or audible electrical interference in any radio or television off the subject property or cause fluctuation in line voltage off the subject property.
5. Use or storage of chemicals or processes that are not customarily associated with domestic use. This includes any chemicals and pharmaceuticals of a type or in volumes not normally found in a domestic residence without a home occupation.



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6. The home occupation shall not exceed the limitations imposed by the provisions of all applicable building, fire, health, safety, and housing codes and shall conform with all applicable requirements for business and occupational licensing.
7. The electrical service for the home occupation shall not exceed 200 amps
8. Automobile repair or auto body shops. More than 2 vehicles per year which are not registered at the residence and are rebuilt, repaired, or reconstructed shall constitute an automobile repair or auto body shop.
9. Escort services, meaning a person who, for a fee, commission, hire, reward or profit, accompanies other persons to or about social affairs, entertainments or places of amusement or consorts with others about any place of public resort or within any private quarters.
10. Restaurants.
11. Tattoo and body piercing
12. A bed and breakfast does qualify as a home occupation and is only permitted as provided for elsewhere in this chapter.
13. Kennels or any other forms of boarding animals for compensation are prohibited.

C. Exterior Evidence of Use Prohibited

To ensure that dwellings in which a home occupation is occurring remain compatible with surrounding residential use, the following regulations shall apply:

1. The home occupation shall be conducted entirely within the principal dwelling.
2. Incidental storage in a garage or any activities associated with the home occupation shall not displace any required parking in currently usable garage
3. The home shall not require any alteration not customarily associated with residential use.
4. Home occupation activities shall not be visible from the public rights-of-way or neighboring properties.
5. Outdoor storage is prohibited.
6. Signs in connection with the occupation shall be unlighted, shall not exceed two square feet, and shall be attached flat to the building.
7. No home occupation shall produce quantities or types of refuse not customarily associated with a residential use.



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8. There shall be no exterior lighting which would indicate that the dwelling is being utilized in whole or in part of any purpose other than residential.

D. Vehicles, Parking, and Traffic

1. The home occupation shall not generate excessive vehicular traffic or parking in the area of the principal structure. Parking shall be restricted to existing on-street and on-site parking associated with the principal structures.
2. Not more than four (4) vehicles shall be parked at the location at any one time as the result of operating home occupations.
3. The number of round trips per day generated by the operation of home occupations shall be deemed excessive if they exceed ten.
4. The owner of a home occupation shall prohibit pedestrian and vehicular traffic generated by clients or customers of a home occupation on the premises between the hours of 7:00 p.m. and 7:00 a.m.

E. Customers

The owner of a home occupation shall not allow more than five clients or customers in the dwelling unit or on the premises during any period of sixty consecutive minutes nor more than ten in any given twenty-four (24) hour period.

F. Delivery or pick-up of items

Shipment and delivery of products, merchandise or supplies shall be limited to between 7:00 a.m. and 7:00 p.m. and shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.

G. Employees

1. No persons, other than residents of the household shall engage in the home occupation at the home.
2. The home occupation may have other employees who are not working at the residence, but work at other offsite locations.
3. Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.

H. Hours of Operation

No home occupation shall be conducted between the hours of 7:00 PM and 7:00 AM unless said occupation is contained entirely within the principal building and will not require any on-street parking facilities.