

Home Occupations Regulations

Definitions

Home Occupation: An accessory use of a dwelling unit or accessory building for gainful employment by the resident(s) thereof, involving the provision of hand crafted goods and/or professional services.

Home Occupation, Major: An accessory use of a dwelling unit or accessory building for gainful employment by the resident(s) thereof, involving the provision of hand crafted goods and/or professional services and which is readily apparent to neighboring residents by virtue of activities on site, signage, outdoor storage or modifications to structures or grounds.

Sign, Home Occupation: A sign containing only the name and occupation used for the purpose of advertising services in conjunction with a lawful home occupation

SECTION 4.11 HOME OCCUPATIONS

These standards are intended to insure compatibility with the other permitted uses and the residential character of the neighborhood, plus a clearly secondary or incidental status in relation to the residential use of the principal building as the criteria for determining whether a proposed accessory use qualifies as a home occupation. A home occupation, when meeting these standards, shall be so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence other than for the allowed nameplate.

1. Such occupation shall be conducted solely by the resident(s) of the dwelling, and entirely within the dwelling unit or an accessory building. The portion of the principal building devoted to the home occupation shall not exceed twenty-five percent (25%) of total floor area.
2. The use shall in no way alter the external appearance of the dwelling so as to cause the premises to differ from its residential construction, lighting, signs, or the emission of sounds, noises, fumes, or odors, or electrical interference beyond what normally occurs in this zoning district.
3. There shall be no outdoor storage or display of any kind related to the home occupation, excepting one nameplate, as addressed in item 6 below.
4. No traffic shall be generated by such home occupation in greater volumes than what normally occurs within the residential neighborhoods located in this zoning district.
5. Parking generated by the conduct of the home occupation shall be provided off the street and other than in a required front yard setback.
6. One non-illuminated home occupation sign advertising the home occupation may be allowed, not to exceed four (4) square feet in area, and mounted flush to a wall. *See also Section 21.7.*
7. A Home Occupation which may not meet the requirements of this **Section 4.11**, may be permitted as a conditional land use subject to **Section 19.28**