

4.3.14. Home occupations.

4.3.14.A. Definition: An occupation conducted in a dwelling unit as an accessory use, subject to the provisions and performance standards below.

Notwithstanding the above, the following uses are not considered special exceptions and do not require such review by the Code Enforcement Officer: any business or professional use that is conducted within a dwelling unit by an occupant of the dwelling unit, which does not require clients or service or delivery vehicles to visit the premises regularly, and which has no sign.

4.3.14.B. The purpose of the home occupations provisions is to permit the conduct of only those businesses which are reasonably compatible with the residential district in which they are located. Any home occupation which is accessory to and compatible with a residential use in those districts where permitted as a special exception shall be approved by the code enforcement officer after due notice is given, provided that:

4.3.14.B(1) Not more than two (2) persons including the owner of the home shall be engaged in such occupation.

4.3.14.B(2) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its owner-occupant. Not more than five hundred (500) square feet or twenty-five (25) percent of the floor area of the dwelling unit, whichever is less, shall be used in the conduct of the home occupation. The floor area of garages, common areas, basements, and accessory structures may not be used in calculating total area of the dwelling unit.

4.3.14.B(3) There shall be no change in the outside appearance of the dwelling, no outside storage of materials, and no visible conduct of such home occupation other than one (1) sign, no larger than five (5) by twenty-four (24) inches. The sign must be affixed to the home, not free-standing.

4.3.14.B(4) The sale of goods is permitted only when incidental to the providing of services. No service to animals or automobiles [including, but not limited to, washing, painting, or repairing] is allowed. In addition, no taxicab companies are allowed.

4.3.14.B(5) No traffic shall be generated by such home occupation in greater volumes than normally would be expected in the neighborhood where the home occupation would be located. The code enforcement officer may require the applicant to submit a traffic impact analysis by a professional traffic engineer. The report shall include an estimate of the traffic that would be generated by the home occupation, as well as actual traffic counts on the street where the home occupation would be located.

4.3.14.B(6) Any need for parking generated by the conduct of such occupation shall be met off the street in the side or rear yard, not in the required front yard. The code enforcement officer may deny a home occupation permit if the required parking area would be so large as to render the land use incompatible with the general character of the neighborhood.

4.3.14.B(7) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, or odor.

4.3.14.B(8) The code enforcement officer may not grant a home occupation permit until the proposed business area has been inspected by the fire department. Additionally, home occupations must store an operable fire extinguisher within the business area.

4.3.14.B(9) The code enforcement officer may revoke or suspend the special exception permit of any home occupation found to be in violation of conditions set at the time of approval.