

SECTION 8.14 HOME OCCUPATION

A home occupation is a gainful occupation or profession conducted by members of a family residing on the premises, and operated entirely within the principal dwelling unit and in such a manner that there will be no external manifestation of the operation of the business outside the dwelling unit. In addition, each home occupation shall be subject to the following limitations:

- A. No person shall operate a home-based business without first procuring a permit from the Zoning Administrator.
- B. The home occupation must be clearly incidental and secondary to the use of the dwelling as a residence.
- C. The home occupation must be operated in its entirety by the person or persons residing in the dwelling unit and no person residing outside the dwelling unit shall be employed to work on the premises.
- D. No outdoor display or storage of materials, goods, supplies, or equipment used in the operation of the business shall be permitted outside the dwelling unit. No alteration to any building shall indicate from the exterior that the building is being utilized for any purpose other than a residential unit. One non-illuminated sign having an area of not more than two (2) square feet may be placed flat on a door, wall, or window. No flammable, caustic, or noxious material not commonly found in the home may be stored or kept on the premises.
- E. Adequate off-street parking shall be provided for business invitees. However, no commercial vehicles or equipment may be parked or stored on the premises overnight. This shall not prohibit the parking on premises of company vehicles which are used by an occupant of the dwelling as his or her mode of travel from home to work.
- F. A home occupation use shall not generate nuisances such as traffic, on-street parking, noise, vibration, glare, odors, fumes, electrical interference, or hazards to any greater extent than that what is usually experienced in the residential neighborhood.
- G. Subject to the above limitation, examples of home occupations are: dressmaking, tailoring, sewing, making custom home furnishings, tutoring, baking, teaching music and the fine arts, photography or art studio, direct selling, insurance salesman, beautician or barber, child daycare for no more than five (5) children, professional offices such as attorney, physician or other medical practitioner, architect, planner, engineer, or accountant, and contractors provided no trucks, materials, or construction equipment are kept on the premises.

The denial by the Zoning Administrator of a use for a home occupation may be appealed to the Board of Zoning Adjustment which shall determine whether the proposed use is in compliance with the foregoing limitations and is compatible with the district in which said home-based business is located.