





*SECTION 904: HOME OCCUPATION:*

In an "R" District, a home occupation (including home office) carried on within a dwelling unit by a resident thereof as a customary secondary use, shall be authorized, provided:

- a. In connection with an occupation which there is no person employed, no display, no sign other than a name plate, no mechanical equipment used other than normal domestic or household equipment, and no selling of a commodity or non-professional service on the premises
- b. In connection with a home office, not more than one (1) assistant is employed and no colleagues or associates use such office
- c. The use does not occupy more than twenty-five (25%) percent of the total floor area of one (1) floor, and does not require internal or external alterations or involve construction features not customary in dwellings
- d. In addition to automobile parking space required for the dwelling use, parking space shall be required for the home occupation according to the nature of the use and the need as determined by the Board, at the rate of one (1) parking stall for every two hundred (200) square feet of home occupation floor area.
- e. Reasonable safeguards are established against possible detriment to the neighboring properties through emission of smoke, fumes, odors, dust, noise, vibration, or glaring light, as determined by the Board.
- f. Exceptions as may be related to any approved home occupation may be considered, upon petition of the Board of Commissioners. In conjunction with any such petition, it is a recognized interest and concern, and applicable standard, that any exception will be considered solely if the area in question is of sufficient acreage, so as not to allow any form of immediate distraction or nuisance to any adjacent properties.
- g. Only residents of the dwelling may be engaged in the home occupation.
- h. The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the building.
- i. There shall be no display, stock in trade, or commodity sold on the premises, and no mechanical equipment used except such as is commonly used for purely domestic household purposes.

- j. Use of the building for a home occupation shall not exceed thirty percent (30%) of one (1) floor of the principle building (excludes a family day care use).
- k. No alterations inconsistent with the residential use of the building shall be permitted.
- l. The occupation shall not constitute a nuisance in the neighborhood.
- m. No accessory buildings or outside storage shall be used in connection with the occupation.
- n. Instructions in music shall not create sound at an audible level which may be a nuisance to neighboring properties.
- o. Vehicles used primarily as passenger vehicles only shall be permitted in connection with the conduct of the home occupation.
- p. No commercial equipment such as landscaping equipment or machinery associated with construction, grading, or hauling shall be allowed to be stored or parked on the property.
- q. The following and similar uses shall be considered customary home occupations: art instruction, beauty shop (with no more than one stylist), doctor's office, drafting, dressmaking, insurance agency, manufacturing agent, music instruction, notary public, photography, real estate agency, tax consultant, or any other home office consisting of a personal computer, FAX machine, phone, or any other accessory office equipment typically used to establish a home office.
- r. All home occupations must have an occupational tax certificate