



9.06.06.*Home occupations--Standards.*

A. *Conditions and limitations.* The standards which shall be applied to the conduct of customary home occupations are more particularly defined by conditions and limitations as follows:

- (1) No person other than a resident of the premises shall be engaged in such occupation. This provision prohibits the use of the premise by any clients, customers, employees, or contractors doing business with the owner or operator of the home occupation.
- (2) The use of the dwelling unit for the home occupation shall be clearly and absolutely incidental and subordinate to its use for residential purposes by its occupants.
- (3) The total square footage of area used for the home occupation, including storage, shall not exceed 25 percent of the habitable floor area of the dwelling unit. Floor area of garages, storage buildings, open decks and porches shall not be included in the calculation of the total habitable area of the dwelling unit.
- (4) There shall be no change in the outside appearance of the principal dwelling unit, other buildings on the premises, or other visible evidence of the conduct of such home occupations. Outside or auxiliary building storage or signs pertaining to the home occupations are prohibited.
- (5) Nothing shall be permitted, the use of which would generate noise, vibration, glare, fumes, odors, electrical or electronic interference beyond that which normally occurs in the applicable zoning district.
- (6) No equipment or process shall be used which creates visual and/or audible interference in any radio or television receiver or causes fluctuations in the line voltage off the premises of the dwelling unit.
- (7) No provision for off-street parking or loading facilities associated with the home occupation other than the requirements of the residential district in which the use is located shall be permitted.
- (8) No part of a required landscape area shall be used for off-street parking or loading purposes, and no additional driveways to serve home occupations shall be permitted.
- (9) No merchandise, commodities or goods of any kind shall be sold or traded on the premises, nor displayed on the premises for sale elsewhere.
- (10) All storage, including equipment, relating to the home occupation shall be contained entirely within a completely enclosed structure. Such storage space shall be included in the total square footage allowed for the conduct of the home occupation as outlined in (3).
- (11) Any home occupation requiring the conduct of business with clients, customers, employees, or contractors shall designate on an affidavit made a part of the Home Occupation License the means (e.g. "phone", "internet", "e-mail", "fax") or location (name and address of a business location at which such activity will be conducted) for the execution of contracts, storage or provision of goods or services, meeting with individuals, and related matters.

B. *Permitted home occupations.* Permitted home occupations are those which meet the standards provided herein, except as specifically prohibited herein. No home occupation permit shall be issued to a person who has not purchased an occupational license.

C. *Prohibited home occupations.* The following uses are specifically prohibited in residential zones and are not, by definition, permitted home occupations:

- (1) Beauty/barber shops.
- (2) Appliance and motor repair.
- (3) Automotive/vehicle repairs/paint and body work.
- (4) Florist.
- (5) Veterinary clinic.
- (6) Radio/television repair.
- (7) Work involving hazardous materials.
- (8) Restaurants, bars, lounges or bottle clubs.
- (9) Fortunetellers or similar occupations.
- (10) Wholesale sales.
- (11) Retail sales.
- (12) Any other occupation which does not meet the standards set forth herein.

D. *Permitting procedures.* The following procedures shall be followed in order for the applicant to obtain a home occupation permit from the City:

- (1) Application for a home occupational license shall be made to the City Planning and Zoning Department for a determination of compliance with standards set forth herein.
- (2) Provide proof of ownership of the premises upon which the home occupation is to be conducted or state what the relationship is to the property owner.
- (3) Review with the planning and zoning staff a copy of the standards provided herein.
- (4) Sign an affidavit:
 - (a) Agreeing to comply with all standards contained in preceding subsection C;
 - (b) Acknowledging that any departure from the conditions authorizing the use shall be grounds for revocation of the applicable occupational license and the right to continue the home occupation;
 - (c) Recognizing the need to renew the requisite occupational license annually or as may be otherwise required;
 - (d) Agreeing to permit reasonable inspection of premises upon which home occupation is conducted to ensure compliance with the conditions thereof; and
 - (e) Acknowledging that if a nuisance complaint is received, an inspection shall be made to ensure compliance and, if noncompliance is determined, the person to whom the occupational license was issued shall be given 30 days in which to comply or cease operation at the permitted site.