

**Attachment 1: § 286-404.12. Home occupations.**

- A. Intent. These provisions recognize that certain small-scaled commercial activities may be appropriate accessory uses within residential dwellings. The character and scale of such commercial activities must be subordinate and incidental to the principal use of the premises for dwelling purposes, and must be consistent with the predominant residential character of the property and/or surrounding neighborhood. In addition, these provisions are intended to limit the size of such home occupations so as to not create an unfair competitive advantage over businesses located in commercially zoned areas.
- B. General standards:
- (1) More than one home occupation shall be permitted provided the total floor area used for all home occupations does not exceed 20% of the principal dwellings gross floor area.
  - (2) No dwelling or structure shall be altered, occupied or used in a manner which would cause the premises to differ from a character consistent with a residential use. The use of colors, materials, construction, lighting, or other means inconsistent with a residential use shall be prohibited.
  - (3) There shall be no outside storage of goods, products, equipment, or other materials associated with the home occupation. No toxic, explosive, flammable, radioactive, or other hazardous materials used in conjunction with the home occupation shall be used, sold, or stored on the site.
  - (4) The type and volume of traffic generated by a home occupation shall be consistent with the traffic generation characteristics of other dwellings in the area. In addition, the lot or property on which the home occupation is conducted shall not have any parking spaces added to it during the time the home occupation is being conducted, nor shall any parking space be used that was not customarily or regularly used prior to that time.
  - (5) Notwithstanding delivery services such as UPS and FEDEX, the home occupation shall not involve the commercial delivery of materials or products to or from the premises.
  - (6) The home occupation shall not increase demand on water, sewer, or garbage collection services to the extent that the combined demand for the dwelling and home occupation is significantly more than is normal to the use of the property for residential purposes.
  - (7) No equipment or process shall be used in a home occupation which can be heard at the property line, or vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the premises or through common walls. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or through common walls.
  - (8) No activity in conjunction with a home occupation shall be conducted before 7:00 a.m. or after 10:00 p.m. that adversely impacts or disturbs adjoining property owners.
  - (9) Home occupations shall be confined to the primary dwelling. To conduct a home occupation in an on-site accessory building, a special exception permit shall be obtained pursuant to § 286-622.
  - (10) No one other than permanent residents of the dwelling shall be engaged or employed in such home occupation, at the residential location.

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- (11) The sale of goods or products produced on the premises, or providing services which involve the consumer coming to the premises shall be limited to no more than 10 customers or clients in any one-week period. Child care for five or less children shall be permitted.
  - (12) Lessons in the applied arts shall be permitted, provided that no more than five students per day shall be provided such lessons.
  - (13) One attached sign, not exceeding one square foot, may be placed on the property advertising the one or more home occupations located on site.
  - (14) No advertising through local media, including telephone books, and flyers shall list the residential address of the home occupation.