

## **CHAPTER 02-13 HOME OCCUPATION**

Section 02-13-001 Purpose

Section 02-13-002 Home Occupation Standards

### **02-13-001 PURPOSE**

To encourage the majority of business activities to be conducted in appropriate commercial zones. Business activities may be conducted within a residence on a conditional use basis if such activities comply with the standards of this section. All home occupations shall be secondary and incidental to the residential use. The use should be conducted so that neighbors, under normal conditions, would not be aware of its existence. Home occupations are a conditional use and can be revoked if disruption of the residential neighborhood occurs.

### **02-13-002 HOME OCCUPATION STANDARDS**

A home occupation shall not be allowed as a conditional use unless it meets the following standards:

1. A home occupation shall not be permitted that changes the outside residential appearance of the dwelling.
2. The home occupation may include the sale of commodities.
3. The area of the home devoted to the home occupation and/or storage of stock in trade shall not occupy more than 25 percent of the total area of house and attached garage.
4. The home occupation shall not involve the use of any yard space or activity outside of the residence, except where the use or activity is of the type that is customarily found in the residential neighborhood and where said use or activity does not adversely impact the residential nature of the neighborhood.
5. Advertising signs shall conform to the Sign Ordinance (02-16-001 Home Occupation Signs)
6. Only one company owned vehicle may be used in association with the home occupation and shall be garaged or stored entirely on private property and not within the front yard of the dwelling. Off street parking for the residents and customers must be preserved in addition to the commercial vehicle.
7. The home occupation shall not allow more than two employees coming to the home other than those living in the dwelling. All employee parking shall be off-street.
8. Explosive or combustible materials shall not be stored for a home occupation. The home occupation shall not unreasonably disturb the peace and quiet of the

neighborhood including, but not limited to, interference of radio, television or other electronic reception by reason of design, materials, construction, lighting, odor, dust, sounds, noise, vibrations, vehicles, parking and general operation of the business.

9. Promotional meetings for the purpose of selling merchandise or taking orders shall not be held more than once per month.

10. Garage, basement, yard or other similar sales shall not be allowed more than four times each year, and each sale shall not last more than 72 hours.

11. All home occupation business shall be conducted only between the hours of 6:00 a.m. and 10:00 p.m.

12. There shall be complete conformity with all City and State codes, including business license regulations.

13. Periodic inspections, as required by these codes, will be made as required by the type of home occupation.

14. Home occupation licenses may be reviewed and revoked upon valid unresolved complaint. Inspections by City may occur as necessary to assure conformance with these regulations.

15. Handicap persons can obtain a waiver through the Land Use Administrator to allow such persons to become self sufficient.

Home occupations which meet the above standards shall be defined as home occupations. Permitted home occupations include, but are not necessarily limited to, but similar to<sup>1</sup> the following:

- A. Artist, Authors, Architectural Services
- B. Barber Shops and Beauty Shops (one chair)
- C. Consulting Services
- D. Dance, Aerobic, Musical, Tutoring, or General Educational Instruction
- E. Direct Sales Distribution
- F. Data Processing, Computer Programming
- G. Garden Produce
- H. Home Crafts
- I. Insurance Sales or Broker, Interior Design
- J. Janitorial
- K. Mail Order (not including retail sales from site)
- L. Real Estate Sales or Broker
- M. Sales Representative

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<sup>1</sup> Amended April 27, 2017