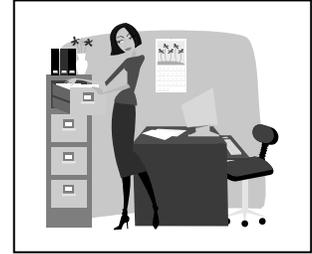


# Home Occupations



## **Class I Accessory Home Occupations**

Home occupations are allowed as either accessory uses or conditional uses depending on the characteristics of the operation.

All home occupations shall comply with the following conditions:

1. It shall not result in traffic, parking, noise, light, fumes, and odors to such an extent that it is noticeable that the property is being used for non-residential purposes.
2. It shall be conducted entirely within the dwelling.
3. There is no exterior evidence of the home occupation.
4. It does not require any special entrances to the dwelling.

Daycare facilities for over ten (10) persons shall be considered as accessory uses for house of worship and schools within all residential districts if located in the principal building.

Home occupations will be permitted as accessory uses if they meet the conditions stipulated in the home occupation definition and the following conditions:

1. The business is engaged only by the occupants of the premises;
2. The business activity does not occupy more than twenty-five (25%) of the gross floor area of the dwelling;
3. There will be no patrons visiting the premises;
4. It requires no delivery of products other than those delivered by private passenger vehicle.

Applicants for Class I Accessory Home Occupations shall be required to obtain a Class I Accessory Home Occupation Permit from the City prior to engaging in the activity. Review by the Planning Commission and City Council is not required. Application forms shall be accompanied by the following information:

1. A photograph of the residence;
2. A floor plan indicating the floor area to be used by the home occupation along with a tabulation of the total floor area and the floor area to be used for the home occupation;
3. A statement describing the home occupation and the compliance with the required conditions.
4. A copy of the state or county license or permit if such a license or permit is required by the state or county for the proposed home occupation.

## **Class II Accessory Home Occupations**

Home occupations shall be defined as Class II Accessory Home Occupations and may be allowed by Conditional Use Permit as regulated in the section below if they meet the conditions stipulated above for all Home Occupations and the following conditions:

1. The primary business activity shall be conducted by an occupant of the resident;
2. One person not residing in the residence may be employed to assist in the business activity;
3. It does not occupy more than thirty-three (33 percent) of the floor area of the dwelling;
4. It has a limited number of patrons visiting the premises;
5. Off-street parking for no more than two (2) additional vehicles other than those required by the occupants shall be permitted; on-street parking shall not be used to satisfy required parking;
6. It requires delivery of products to the premises no more than once per day.

Applications of Class II Accessory Home Occupations shall follow the procedures prescribed in the Conditional Use Permit section of Appendix A, Procedure Manual. The application shall be accompanied by the information required for Class I Home Occupations in VI, B, 3 a, (described above) and a site plan showing any additional parking or other modifications to the site required to accommodate the home occupation. A copy of any required state or county license or permit as discussed in Class I Home Occupations B.3.b (2)(d) shall be submitted prior to the issuance of a Conditional Use Permit, however, evidence that the proposed Home Occupation meets all the requirements for state or county licenses or permits shall be submitted with the Conditional Use Permit application.

In reviewing applications for Class II Conditional Accessory Use Permits for Home Occupations the city shall consider which affect the appropriateness of a particular use in the location proposed, as discussed in Sec. VIII, D, 3, b.

To apply for a Conditional Use Permit for a Class II Accessory Home Occupation please contact the City at 651-792-7800.