

**55.17 HOME OCCUPATIONS IN RESIDENTIAL DISTRICTS.** Subject to the limitations of this section, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any dwelling unit. Any question of whether a particular use is permitted as a home occupation, as provided herein, shall be determined by the Zoning Administrator pursuant to the provisions of this chapter. A home occupation permit shall be required for all home occupation uses under this section. The Zoning Administrator shall approve, conditionally approve, or deny such request for home occupation. The regulations of this section are designed to protect and maintain the residential character of established neighborhoods while recognizing that certain professional and limited business activities have traditionally been carried on in the home. This section recognizes that, when properly limited and regulated, such activities can take place in a residential structure without changing the character of either the neighborhood or the structure. The following regulations apply to dwellings located in all zoning districts except “A-1”, “C-A” or “A-R” zoning districts which shall comply with Section 55.18.

1. Use Limitations. In addition to all of the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:
  - A. No more than two (2) employees that are not residents on the premises shall be employed.
  - B. No more than 25% or 400 square feet of the floor area of the dwelling unit, whichever is less, shall be devoted to the home occupation.
  - C. No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.
  - D. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted building accessory thereto, and in no event shall such use be apparent from any public way.
  - E. There shall be no outdoor storage of equipment or materials used in the home occupation.
  - F. Not more than one commercial vehicle used in connection with any home occupation shall be parked on the property.
  - G. No more than one vehicle or piece of equipment shall be displayed for sale on the property.
  - H. No mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.
  - I. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
  - J. No sign, other than one unlighted sign not over two (2) square feet in area attached flat against the dwelling and displaying only the occupant’s name and occupation, shall advertise the presence or conduct of the home occupation.
  - K. There shall be no off-premises signs.

2. Home Occupations Permitted. Customary home occupations include, but are not limited to, the following list of occupations; provided, however, that each such home occupation shall be subject to the use limitations set out in subsection 1 above.
  - A. Providing instruction to not more than four students at a time.
  - B. Office facilities for accountants, architects, brokers, doctors, dentists, engineers, lawyers, insurance agents and real estate agents.
  - C. Office facilities for ministers, priests and rabbis.
  - D. Office facilities for salesmen, sales representatives and manufacturer's representatives when no retail or wholesale sales are made or transacted on the premises.
  - E. Studio of an artist, photographer, craftsman, writer or composer.
  - F. Homebound employment of a physically, mentally or emotionally handicapped person who is unable to work away from home by reason of his or her disability.
  - G. Shop of a beautician, barber, hair stylist, dressmaker or tailor.
  - H. Bed and Breakfast establishments limited to not more than three guest rooms.
  - I. Providing day care to not more than seven (7) children at one time.

**55.18 HOME OCCUPATIONS IN AGRICULTURAL DISTRICTS.** Subject to the limitations of this section, any home occupation that is customarily incidental to the principal use of a building as a dwelling or of an accessory building in "A-1", "C-A" and "A-R" Districts shall be permitted in any dwelling unit or accessory building. Any question of whether a particular use is permitted as a home occupation, as provided herein, shall be determined by the Zoning Administrator pursuant to the provisions of this chapter. A home occupation permit shall be required for all home occupation uses under this section. The Zoning Administrator shall approve, conditionally approve, or deny such request for home occupation. The regulations of this section are designed to protect and maintain the agricultural character of the area while recognizing that certain professional and limited business activities have traditionally been carried on in the home or on premises in agricultural areas. This section recognizes that, when properly limited and regulated, such activities can take place in a residential structure without changing the character of either the area or the structure. The following regulations apply to dwellings located in the "A-1", "C-A" or "A-R" zoning districts only. Home occupations in any other zoning district shall comply with Section 55.17.

1. Use Limitations. In addition to all of the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:
  - A. Not more than four (4) persons who are not residents on the premises shall be employed.
  - B. No more than 30% or 600 square feet of the floor area of the dwelling unit, not including the cellar, whichever is less, shall be devoted to the home occupation.
  - C. No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.
  - D. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted building accessory thereto, and in no event shall such use be apparent from any public way.
  - E. Outdoor storage of equipment or materials used in the home occupation shall be enclosed by a fence not to exceed six (6) feet in height.

- F. Not more than two (2) commercial vehicles used in connection with any home occupation shall be parked on the property.
  - G. No more than two vehicles or pieces of equipment shall be displayed for sale on the property.
  - H. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
  - I. No sign, other than one (1) unlighted sign not over six (6) square feet in area attached flat against the dwelling.
2. Home Occupations Permitted. Customary home occupations include, but are not limited to, the following list of occupations; provided, however, each such home occupation shall be subject to the use limitations set out in subsection 1 above.
- A. Home occupations permitted in “R” Districts (Section 55.17).
  - B. Bait shop.
  - C. Repair shops of home appliances such as washers, dryers, clocks, and similar uses.
  - D. Repair of automobiles and trucks provided the repairs are conducted within enclosed accessory structure.
  - E. Display for sale of not more than two (2) vehicles on premises at any one time.