
88-305-04 HOME OCCUPATION

88-305-04-A. GENERAL

Home occupations are accessory uses to uses in the household living category. The regulations of this section are primarily intended to ensure that home occupations in R zoning districts will not be a detriment to the ~~character and livability~~character, livability, and safety of the surrounding residential neighborhood. The regulations are also intended to ensure that the home occupation remains subordinate to the residential use, and that the residential viability of the dwelling is maintained. The regulations also recognize that many types of work can be done in a home with little or no effect on the surrounding neighborhood.

88-305-04-B. APPLICABILITY

Home occupations are allowed in R districts only if they comply with all ~~of~~ the standards of this section.

88-305-04-C. EXEMPTIONS

1. HOME-BASED DAY CARE

Home-based day care facilities are not regulated as home occupations and are exempt from the regulations of this section.

2. BED AND BREAKFAST

Bed and breakfast uses are not regulated as home occupations and are exempt from the regulations of this section.

88-305-04-D. STANDARDS

A dwelling unit or accessory building may be used for one or more home occupations subject to compliance with all of the following minimum standards:

1. The home occupation must be accessory and secondary to the use of a dwelling unit for residential purposes, and the home occupation must not change the residential character of the residential building or adversely affect the character of the surrounding neighborhood.
- ~~2. All employees must reside in the dwelling unit in which the home occupation is located.~~
- ~~3. No more than two clients shall be present at any time and must be present by appointment only.~~
- ~~4. No separate entrance from the outside of the building may be added to the residential building for the sole use of the home occupation.~~
- ~~52. There may be no internal or external structural alterations or construction, nor the installation of any equipment that would change the residential character of the property upon which the home occupation is located. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, and the addition of commercial-like exterior lighting.~~
- ~~63. The home occupation and all related activities, including storage, must be conducted completely within the dwelling unit.~~The home occupation and all related activities shall be permitted within any dwelling unit and accessory building on the site as well as any yard not visible from the street.
- ~~74.~~ No home occupation may produce or emit any noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, or any other effect that unreasonably interferes with any person's enjoyment of their residence.
- ~~85.~~ Hazardous substances are prohibited, except that consumer quantities are allowed. Consumer quantities of hazardous substances are packaged and distributed in a form intended or suitable

for sale through retail sales outlets for consumption by individuals for purposes of personal care and household use.

~~96.~~ One non-illuminated wall sign, not exceeding 80 square inches in area may be displayed.

~~10.~~ The following uses are expressly prohibited as or in conjunction with home occupations:

- ~~(a) any type of repair or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws, and other small engines), large appliances (such as washing machines, dryers, and refrigerators), or any other work related to automobiles and their parts;~~
- ~~(b) dispatch centers or other businesses where employees come to the site and are dispatched to other locations;~~
- ~~(c) animal grooming, care, or boarding;~~
- ~~(d) retail sales.~~

(Ord. No. 130441, § 1, 7-11-2013)