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## ZONING CODE

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(Ord. No. 4056, 12/17/2024)

## SECTION 3. DISTRICT STANDARDS

## s. Home Occupations

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Home Occupations are permitted in all residential districts, provided all of the following conditions are met. Residents must apply for a Home Occupation Permit to utilize their home for their business and must address how each of the following conditions will be met for their particular property in their permit.

1. Such use must be conducted entirely within the permitted dwelling unit or legally complying accessory structure(s) and carried out by the inhabitants living there and no others.
2. Such use must be clearly incidental and secondary to the use of the property for dwelling purposes and must not change the residential character of the property.
3. The total area used for such purposes shall not exceed twenty (20%) percent of the combined gross floor area of a single-family dwelling and legally complying accessory structure(s), or twenty (20%) percent of the gross floor area of the user's dwelling unit in a multiple family dwelling.
4. There shall be no exterior storage on the premises of materials or equipment used as part of the home occupation.
5. There shall be no nuisance noise, vibration, smoke, dust, odors, heat, glare, or electrical interference noticeable at or beyond the property line.
6. A home occupation must provide one (1) additional off-street parking space.
7. A sign, no larger than two (2) square feet in size, identifying the home occupation may be permitted, provided the sign is flush mounted to the residence and does not alter the residential character of the home.
8. Delivery of products to the home for business purposes shall not occur more frequently than two (2) times a week. Delivery by trucks or vehicles not ordinarily utilized for residential deliveries is prohibited.
9. No mechanical equipment other than that ordinarily utilized within a dwelling unit for household or hobby purposes are permitted.
10. The operation of the home occupation must not cause or encourage excess vehicular or pedestrian traffic except under the following conditions.
  - a. Public access to the home occupation shall be by invitation only and there can be no more than one (1) vehicle not owned by the occupant(s) on or adjacent to the property for business purposes except that appointments may overlap for a time period of no more than thirty (30) minutes.
11. If the home occupation is the type in which classes are held or instructions given, there can be no more than four (4) students on the premises at any one time.
12. Any occupation requiring a State or Federal License requires a copy of the license be submitted to the Planning Division prior to obtaining a permit.
13. Changes to the use or function of the Home Occupation requires the applicant resubmit for a Home Occupation Permit.
14. If neighborhood complaints are received regarding the Home Occupation, the business will be investigated and the Home Occupation Permit may be revoked.
15. The following businesses shall not be allowed as home occupations:
  - a. Auto body or mechanical repair, to include any modification, assembly, or painting of motor vehicles and repair of internal combustion engines;
  - b. Massage parlors/technician;

- c. Animal grooming salons and boarding kennels;
- d. Body piercing/body art/tattoo art;
- e. Bitcoin mining;
- f. Commercial ammunition manufacturing.