

SECTION C: HOME OCCUPATIONS SUPPLEMENTAL FORM

- A.** A home occupation shall be considered a permitted accessory use in all residential zoning districts provided it is operated and maintained to not interfere with the peace, quiet, and dignity of the property owners or neighbors, and if it complies with the following standards and requirements:
1. The use of the dwelling as a home occupation location must be clearly incidental and subordinate to its use for residential purposes. A valid City Business License shall be required for all home occupations.
 2. All home occupation activities shall occur entirely within the residential dwelling, garage, or accessory building unless the Community Development Director or designee determines that the business activity conducted outside the dwelling is similar to noncommercial activities normally associated with single-family residences. Exceptions to this provision shall be made for swimming lessons or in-home day care.
 3. The use shall occupy no more than fifty percent (50%) of the gross floor area of the residence or four hundred square feet (400sf) of a garage or accessory structure.
 4. Employees shall be limited to persons residing in the dwelling unit immediate family members, or up to two (2) individuals who are not residents of the dwelling unit or immediate family members.
 5. A home occupation that is authorized to receive patrons, students or any business-related individuals at the home occupation location may only do so between the hours of 8:00 a.m. and 8:00 p.m., unless further regulated by a Conditional Use Permit.
 6. There shall be no exterior displays, no outdoor storage visible from the street of equipment or goods, including equipment, materials, vehicles, trailers, or open lot storage.
 7. The home occupation shall not produce offensive noise, vibration, smoke, electrical interference or fluctuation in off-site line voltages, dust, odors, heat or other nuisances discernable beyond the property lines or beyond the common walls if the home occupation is conducted within a multiple- family unit.
 8. The home occupation shall not require structural alterations to the principal residence that would change the outside appearance of the principle residence or change the character of the property from that of a residential use.

9. The home occupation shall not involve the use of electrical or mechanical equipment that would change the fire rating of the structure or include storage of flammable, combustible, or explosive materials. The home occupation shall not use or create any hazardous waste.
 10. The home occupation shall not require the installation of equipment or machinery creating utility demand, noise, fumes or other impacts in excess of equipment or machinery that is customarily found in a residential area.
 11. On-site advertising for the home occupation is prohibited, except a Class I Temporary Sign as defined in Chapter 109 of this Ordinance may be displayed during business hours within the property of the residence. Window areas must not purposely, intentionally or unintentionally be used as display areas or to offer merchandise for sale.
 12. No pedestrian or vehicular traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential area.
 13. No home occupation will be permitted which requires:
 - i. receipt of merchandise, goods, or equipment, by a semi-tractor/trailer truck;
 - ii. delivery of merchandise, goods, or equipment, by a semi-tractor/trailer truck;
 - iii. retailing conducted on the premises;
 - iv. iv. wholesaling of stocks, supplies or products conducted on the premises.
 14. No home occupation shall cause an increase in the use of any utilities (water, sewer, garbage, or electric) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
 15. The home occupation shall not be conducted in such a manner or advertised in such a way as to attract consumer traffic or other non-residential traffic. Advertisements that are displayed in any media, including telephone directories, may not give the street address of the home occupation location.
 16. All vehicles of patrons or students of the home occupation must be parked in authorized parking locations either on the lot where the home occupation is located or in the public parking adjacent to the home occupation location.
- B.** In case of any question as to the suitability of a home occupation, the Community Development Director or designee shall determine which uses may be allowed as home occupations. The following are some examples of uses, which would be acceptable as home occupations, provided they comply with the above regulations: (this list is not all inclusive and listed uses do not automatically qualify as a home occupation)
1. Home office uses for service call establishments, mobile vending, professional occupations, and consulting services (accountant, architect, attorney, medical,

dental, therapy, insurance or real estate) without client contact at the home.

2. Art studio that includes but is not limited to painting, sculpting, writing, or composing.

3. Home crafts such as jewelry making, pottery, weaving and rug making, woodworking, metal working, and home cooking and preserving.

4. Off-site sales and/or the use of retail shipping services than would normally be expected in a residential area.

5. Music lessons, swim lessons, and tutoring with no more than four (4) persons at any a time.

6. In-home day care with no more than four (4) children or adults that are not related to the caregiver.

7. Services such as catering, dressmaking, sewing and tailoring services, (non-vehicular) repair services, door-to-door sales, and off-premise party sales without client contact at the home.

8. Telephone answering, message services, word processing and other computer applications.

C. The following uses have a pronounced tendency, once started, to rapidly increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area for residential purposes. Therefore, the following uses shall not be permitted as home occupations: (this list is not all inclusive)

1. Animal clinics, veterinary offices, and kennels or boarding facilities.

2. Dance instruction, gymnastic instruction, and photo studios.

3. Medical, dental, physical therapy, or psychotherapy offices, ambulance services, and mortuary.

4. Motor vehicle repair or paint shops, storage, restoration or conversion, engine repair or similar uses; except on a vehicle personally owned by the resident.

5. Repair shops, machine shop, furniture refinishing and upholstering.

6. Restaurants.

7. Private schools with organized classes

8. Stables or kennels for commercial purposes

9. Personal Services (Businesses offering non-medical services directly to the customer

that may include customary and incidental retail sales, including but not limited to barber shops, beauty shops, nail salons, and tailors.)

10. Contractor yards

11. Banks, credit unions or payday lending

- D.** Complaints by citizens or local residents may be cause for immediate termination of the home occupation use if appropriate measures cannot be undertaken to mitigate the complaint or violations. All complaints or violation of the above conditions shall be registered with, and reviewed by, the Community Development Director.

DECLARATION:

I, _____
First Last

BY SUBMITTING THIS APPLICATION, ACCEPT THE CONDITIONS AND
DECLAIRE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND
CORRECT. I UNDERSTAND MY OBLIGATION TO KEEP CURRENT ALL
INFORMATION RELATING TO MY BUSINESS OPERATIONS. I AGREE TO
SUBMIT A REVISED APPLICATION TO THE CITY SHOULD ANY OF THE
AFOREMENTIONED INFORMATION CHANGE.

Date _____

Signature _____