

41 – HOME OCCUPATIONS

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41.1 Definitions.

HOME OCCUPATION; Any use customarily conducted entirely within a **dwelling** or an **accessory building** to a **dwelling** which use is clearly incidental and secondary to the use of the **dwelling** for dwelling purposes and carried on by the residents of the premises employing not more than one person on the premises who is not a resident thereof. **Home occupations** may include, but need not be limited to: accountant, architect, artist, author, consultant, dressmaker, lawyer, professional office, or teacher, but does not include animal hospital, auto-repair, barber, beautician, massage therapist or masseuse, musician, restaurant, tavern, tearoom, or veterinarian.

41.2 Use Controls.

Home occupations are permitted as shown in **Table 39.1 Summary of Uses in Residential Districts** and **Table 39.2 Summary Table of Uses in Commercial, Mixed Use, Industrial and Other Districts**, subject to all the applicable **General Standards** of the district in which the **use** is located and the additional requirements below.

41.3 **Conditions of Approval** shall be limited within the following guidelines:

1. The applicant shall furnish annually an affidavit on a form furnished by the Planning and Development Department that the approved **use** has been maintained and is in accordance with all conditions of approval imposed by the **Board**.
2. **Use** for a **home occupation** may continue following sale, but within thirty (30) days of the sale the new owner must furnish an affidavit on a form furnished by the Planning and Development Department that the use has been maintained and is in accordance with conditions of approval imposed by the **Board**.
3. No construction or alteration of the **building** shall be permitted that alters the normal residential character of the **building**.
4. No **illuminated signs** shall be permitted, and the area of any **business sign(s)** on the premises shall not be greater than four (4) square feet.
5. No outside storage of materials or display of stock-in-trade.
6. Floor area exclusively for such **use** shall be equal to or less than 25 percent of the floor area of the dwelling unit.
7. A Special Use Exception shall be permitted only when a property has an **average lot width** of at least fifty (50) feet.
8. Unobstructed interior access between the residential the non-residential **uses** of the premises must be fully maintained, and no change in the design or character of the **structure**, including the free access to and from all parts of the **dwelling**, shall be permitted.
9. The use must not create nuisance, odor, noise, glare, vibration, or safety hazard noticeable off the premises.
10. A sale of articles on premises is allowed (i.e., sample are allowed, but no stock shall be maintained).
11. The use shall not generate pedestrian or automobile traffic other than that normally generated by a residence.
12. Nothing herein shall prevent the **Board** from establishing additional conditions or requirements stricter than these minimum standards.