

Sec. 11-1.15.08. Home occupations defined.

Home occupation shall mean any use customarily conducted in a residential area and carried on by the inhabitants thereof, for compensation, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof or does not adversely affect the uses permitted in the district of which it is part.

Sec. 11-1.30.11. Home occupations.

- (A) Home occupations may be conducted in residential zones provided the home occupation is approved in writing by the community development director as valid and conforming with the following criteria and conditions and provided further that the applicant agrees thereto in writing:
- (1) There shall be no more than one (1) employee for the home occupation other than the members of the resident family.
 - (2) Total floor area devoted to the home occupation shall not exceed four hundred (400) square feet. This may be in either the home and/or in an accessory structure.
 - (3) The use shall not generate pedestrian or vehicular traffic appreciably beyond that normal to the district in which it is located.
 - (4) The use shall not generate commercial vehicle traffic for delivery of materials appreciably beyond that normal to the district in which it is located.
 - (5) There shall be no use of material or mechanical equipment not recognized as being part of normal household or hobby uses.
 - (6) There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
 - (7) There shall be no excessive or unsightly outdoor storage of materials or supplies for purposes other than those permitted in the district in which it is located.
 - (8) The home occupation shall not involve the use of signs or structures other than those permitted in the district of which it is a part.
 - (9) In no way shall the appearance of the structure be so altered or the conduct of the occupation within the structure be such that the structure may be reasonably recognized as serving a nonresidential use either by color, materials or construction, lighting, signs, sounds or noises, vibrations, and so forth.
- (B) Should the community development director deny an application for a home occupation use, the applicant may file an appeal in writing within five working days of the denial, to the planning commission.