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# Home Occupation Standards (HO)

## 8.6 Home Occupation Standards (HO)

### HO-01 General Intent and Description:

- A. The intent of the Home Occupation provisions are to allow minimal business practices within certain residentially occupied structures. Further, the intent is to protect the district's character or function.
- B. For the purpose of this section, two types of home occupations (Home Occupation #1 and Home Occupation #2) have been defined based on intensity of use. The specific regulations for each type of each type are listed in HO-02 and HO-03 below.

### HO-02 Home Occupation #1

- A. In order to be classified as Home Occupation #1, the business must meet the following criteria:
  - 1. The home occupation must not involve the employment of any person other than those residing in the primary residential structure on the same lot as the home occupation.
  - 2. The equipment used for the business must be limited to computers, fax machines, telephones, copy machines, and other small equipment.
  - 3. The home occupation must not involve in-person retail sales or manufacturing operations.
  - 4. There may not be any exterior display of merchandise for retail sale.
  - 5. There may not be any exterior storage of equipment or materials used in connection with the home occupation.
  - 6. No more than 25% of the total floor area of the primary structure may be used for the home occupation.
  - 7. There may not be any exterior, structural, or aesthetic alterations to the dwelling unit to accommodate the home occupation.
  - 8. There may not be any room additions, structural, or aesthetic alterations that change the residential character of the dwelling unit.
  - 9. There may not be additional entrances added to the dwelling unit for the purpose of conducting business or to accommodate the business.
  - 10. Accessory structures may be used at the discretion of the Planning Director and with an operation agreement signed by the applicant.
  - 11. The home occupation may not generate any additional traffic.
  - 12. Signage shall be in compliance with the standards of the underlying zoning district.
  - 13. The home occupation may not create electrical interference, odors, noise, vibration, light, smoke, fumes, or any other offensive problems.
  - 14. The home occupation may not demand increasing or enhancing the size, capacity, or flow of the water, gas, septic, sewer, or electrical systems beyond what is standard for a residence.
  - 15. No additional parking may be added to the lot(s) on which the residence is located to accommodate the home occupation.
  - 16. Use of commercial vehicles for pickup and deliveries other than from the U.S. Postal Service, UPS, and other express couriers is not permitted.
- B. Home occupation uses that meet the above described standards are deemed permitted until the Planning Director, Mayor, City Council, or two or more of the adjacent neighbor's petition the BZA with an appeal to determine whether the use is a nuisance and the Commission rules it to be so thereby prohibiting the use.

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## Home Occupation Standards (HO).....(Continued)

HO-03 Home Occupation #2

- A. In order to be classified as Home Occupation #2, the business must meet the following criteria:
1. The home occupation must not involve the employment of any more than one person who is not related and does not reside at the location of the home occupation.
  2. At least one member residing on the premises must be the primary operator of the business and that business must be that person's primary work.
  3. There shall not be any use of mechanical equipment other than what is usual for purely domestic or hobby purposes.
  4. There must not be any exterior storage or display of equipment or materials used in connection with the home occupation.
  5. No more than 25% of the total floor area of any level of the primary structure shall be used for the home occupation.
  6. There shall not be any exterior structural or aesthetic alterations to the dwelling unit to accommodate the home occupation.
  7. There shall not be any room additions or other structural/aesthetic alterations that change the residential character of the dwelling unit.
  8. There shall not be an additional entrance to the dwelling unit for the purpose of conducting business or to accommodate the business.
  9. Business practice in Accessory Structures is not permitted.
  10. Minimal traffic generation due to the business will be permitted.
  11. Signs shall be in accordance with the underlying zoning district.
  12. No business practice, function, equipment, or process shall create electrical interference, odors, noise, vibration, light, smoke, fumes, or anything offensive beyond the property lines for the dwelling unit.
  13. No home occupation that demands increasing or enhancing the size, capacity, or flow of the water, gas, septic, sewer, or electrical system beyond what is standard for a residence will be allowed.
  14. No additional parking may be added to the lot(s) the residence is located on to accommodate the home occupation.
  15. Use of commercial vehicles for pickup and deliveries other than from the U.S. Postal Service, UPS, and other express couriers is not permitted.
  16. Home occupation uses that meet the above described standards are deemed permitted until the Planning Director, Mayor, City Council, or two or more of the adjacent neighbor's petition the BZA with an Appeal to determine whether the use is a nuisance and the Commission rules it to be so thereby prohibiting the use.