

## Home Occupations (Section 3.5)

### 3.5.A. Purpose

The purpose of a **Home Occupation** is to increase flexibility in work and professional occupations, and to provide business opportunities that accommodate work-at-home scenarios influenced by changing technologies, by allowing activities to be conducted within residential **Dwelling Units**. These work activities shall not impact and must be compatible with and preserve the character of the existing neighborhood.

### 3.5.B. Applicability

**Home Occupations** may be permitted in any residential zoning district, subject to the granting of an **Administrative Permit** per **Section 5.1.B**. Home Occupations shall comply with the following Performance Standards.

### 3.5.C. Performance Standards

1. A **Home Occupation** shall be conducted within a **Dwelling Unit** and shall be clearly incidental to the Use of the Structure as a **Dwelling**.
2. In no way shall the appearance of the Structure or the premises be so altered or the conduct of the occupation within the Structure be such that the Structure or premises may be reasonably recognized as serving a non-residential Use (by color, materials, construction, lighting, Signs, sounds or noises, vibrations, display of equipment, etc.).
3. No one other than a resident of the **Dwelling** shall be employed in the conduct of a **Home Occupation**.
4. No motor or mechanical equipment shall be permitted other than normally incidental to the Use.
5. The Use shall not generate pedestrian or vehicular traffic beyond that normal to the district in which it is located.
6. No storage of materials and/or supplies, including vehicles or equipment used in the occupation, indoors or outdoors, shall be permitted that will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
7. No **Building** or space outside of the main Building shall be used for **Home Occupational** purposes except approved Agricultural/horticultural related activities.
8. There shall be no use of utilities or community facilities beyond that normal to the Use of the property for residential purposes.
9. A **Home Occupation** shall not create any radio or television interference or noise audible beyond the boundaries of the site.
10. No smoke, odor, liquid, or solid waste shall be emitted.
11. There shall be no outdoor storage or display of materials or equipment maintained on the premises.
12. The conduct of the **Home Occupation** shall not interfere with the maintenance of the required offstreet **Parking Spaces** on the property.

### 3.5.D. Permits and Administration

1. The application shall be subject to periodic review by the **Community Development Director**. Violation of any criteria listed above shall result in cancellation of the **Home Occupation** permit.
2. A decision of the **Community Development Director** regarding the approval, disapproval, or conditions imposed may be appealed in writing to the Planning and Zoning Commission within 15 days of notice of the decision.