

24.000 HOME OCCUPATION REGULATIONS

24.100 INTENT AND PURPOSE

The purpose of these regulations is to provide peace, quiet and domestic tranquility within all residential neighborhoods within this City, and to guarantee to all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible deleterious effects of commercial uses being conducted in residential areas. The following provisions shall regulate and restrict so called "home occupation" or commercial uses which are allowed in single-family detached dwelling units and multiple-family dwelling units, as well as manufactured homes regardless of the zoning district.

24.200 PERFORMANCE STANDARDS

No home occupation shall be permitted without the prior issuance of a home occupation business license, and all home occupations authorized by license shall conform to the following standard.

24.210 HOME OCCUPATIONS IN SINGLE-FAMILY DETACHED DWELLING UNITS AND MANUFACTURED HOMES

Subsections 24.210(1) through 24.210(14) shall apply only to home occupations which are permitted in single-family detached dwelling units and manufactured homes.

1. Employment shall be limited to members of the resident family only.
2. There shall be no alteration in the residential or agricultural character of the premises in connection with such home occupation.
3. Except for agricultural activities, all such operations shall be carried on within the dwelling or permitted accessory structure, and the area set aside for home occupation use shall not exceed twenty percent (20%) of the total floor area of such residence, and all permitted accessory structures, or three-hundred (300) square feet, whichever is less.
4. Mechanical equipment used in connection with such home occupations shall be limited to that normally found in a dwelling, and under no circumstances shall motors other than electric motors be used. The total horsepower of such motors shall not exceed three (3) horsepower, or one (1) horsepower for any single motor.
5. No exterior storage of business equipment, materials, merchandise, inventory or heavy equipment shall be permitted.
6. Off-street loading and off-street parking requirements of Section 22.000 of the Zoning Ordinance must be provided.
7. Merchandise may be displayed or offered for sale within the residence or enclosed permitted accessory structure only.
8. No exterior freestanding business signs shall be permitted. Signage shall be limited to one name plate containing the name, title and occupation of the home occupant not exceeding two (2) square feet in size (Section 25.000: SIGN CODE). Window areas shall not intentionally or purposely be used to display or offer merchandise for sale to the exterior of the residence or permitted accessory structure.
9. The Performance Standards set forth in Section 20.000: PERFORMANCE STANDARDS of the Zoning Ordinance shall apply to all Home Occupations.

10. No trucks or other vehicles or equipment capable of carrying over one (1) ton payload weight shall be parked on the premises.
11. Delivery trucks shall not continually operate out of the residential premises as a function of a commercial use for which a permit is required. (This provision is not intended to prohibit periodic deliveries in a truck or vehicle owned by the residence family and primarily used as a means of transportation.)
12. Home occupation business licenses shall not be issued if the proposed operation will constitute a fire hazard to neighboring residences; will adversely affect neighboring property values; or, will constitute a nuisance or otherwise be detrimental to neighbors because of excessive traffic, excessive noise, odors, vibrations, electric disturbances or other circumstances.
13. Home occupation office activities for construction related firms shall store of any construction related equipment; vehicles capable of carrying over one (1) ton of payload; supplies or materials off-premises.
14. The storage of flammable liquids in excess of ten (10) gallons, related to the home occupation, shall not be stored in the residence, accessory structure or parked vehicles at the residential site. Similarly, no hazardous materials may be stored as part of a home commercial occupation, in the home, accessory structure or parked vehicles at the residential site (see Uniform Fire Code).

24.220 HOME OCCUPATIONS IN MULTIPLE-FAMILY DWELLING UNITS

Home occupation regulations in multiple-family dwelling units shall be as follows:

1. Employment shall be limited to members of the resident family only.
2. There shall be no alteration of the premises in connection with such home occupation.
3. All such operations shall be carried on within the dwelling and the area set aside for home occupation use shall not exceed twenty percent (20%) of the total floor area of the dwelling unit.
4. Mechanical equipment used in connection with such home occupations shall be limited to that normally found in a dwelling, and under no circumstances shall motors other than electric motors be used. The total horsepower of such motors shall not exceed three (3) horsepower, or one (1) horsepower for any single motor.
5. No exterior storage of business equipment, materials, merchandise, inventory or heavy equipment shall be permitted.
6. Off-street loading and off-street parking requirements of Section 22.000 of the Zoning Ordinance must be provided.
7. No merchandise may be displayed or offered for sale within the dwelling unit.
8. No exterior freestanding business signs, including temporary signs, shall be permitted. Signage shall be limited to one nameplate containing the name, title and occupation of the home occupant not exceeding two (2) square feet in size (Section 25.000: SIGN CODE). Window areas shall not intentionally or purposely be used to display or offer merchandise for sale to the exterior of the dwelling unit.

9. The Performance Standards set forth in Section 20.000: PERFORMANCE STANDARDS of the Zoning Ordinance shall apply to all Home Occupations.
10. No trucks or other vehicles or equipment capable of carrying over one (1) ton payload shall be parked on the premises.
11. Delivery trucks shall not continually operate as a part of the home occupation. This provision is not intended to prohibit periodic deliveries in a truck or vehicle owned by the residence family and primarily used as a means of transportation.
12. Home occupation business licenses shall not be issued if the proposed operation will constitute a fire hazard to neighboring dwelling units; will constitute a nuisance or otherwise be detrimental to neighbors because of excessive traffic, excessive noise, odors, vibrations, electric disturbances or other circumstances.
13. The storage of flammable and hazardous liquids in excess of one (1) gallon, related to the home occupation, shall not be stored in the dwelling unit or parked vehicles at the residential site. Similarly, no hazardous materials may be stored as part of a home commercial occupation, in the home, accessory structure or parked vehicles at the residential site (see the adopted fire code).
14. There shall be no walk-in customer traffic.

24.300 PROHIBITED HOME OCCUPATIONS

1. Motor vehicle repair, painting and servicing of any kind, as a commercial use, when such services are performed at the residential site.
2. Building contractor/construction activities other than office related.