**Home Occupation Regulations**

Home Occupation Address: _____

_____

Complete Description of Business Activity (as on Business Tax Certificate):

_____

_____

**(Please read and sign on the other side)**

**17.400.055 – Home Occupations**

This Section provides standards for home occupations, in compliance with Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards). It is the intent of the City to allow a home occupation within a dwelling unit provided the home occupation is deemed incidental to and compatible with surrounding residential uses.

**A.** **Allowed Home Occupations.** The following are deemed appropriate business activities when conducted by the occupants of a dwelling in a manner accessory to and compatible with the residential characteristics of the surrounding neighborhood. Allowable home occupations shall be limited to the following activities:

1. One-on-one are, music and similar fine-art related lessons, and academic tutoring, which do not generate more than 6 additional vehicle trips (i.e. 3 car visits) to the dwelling each day.

2. Office-type uses, including and office for an accountant, architect, attorney, consultant, insurance agent, licensed therapist, musician, planner, technical advisor, or writer, which do not generate more than 6 additional vehicle trips (i.e. 3 car visits) to the dwelling each day.

3. Office/information uses that involve the use of a computer, telephone, and other electronic equipment, which do not generate more than 6 additional vehicle trips (i.e. 3 car visits) to the dwelling each day.

4. Art and craft work (ceramics, painting, photography, sculpture, etc.).

5. Sewing (e.g., dressmaking, millinery) and small handcrafts.

6. Other uses the director deems to be of the same general character as those listed above, and not detrimental to the applicable residential zoning district and surrounding neighborhood.

B.   **Prohibited Home Occupations.** The following list presents examples of commercial uses that are not incidental to or compatible with residential activities, are suitable only in nonresidential zoning districts, and are therefore prohibited:

   1.  Adult business activities or businesses.

   2.  Businesses that involved the breeding, grooming, harboring, raising, or training of dogs, cats, or other animals on the premises.

   3.  Carpentry and cabinet making (does not prohibit a normal wood-working hobby operation).

   4.  Dance club or night club.

   5.  Fortune telling (psychic)

   6.  Hair, nail, facial, and similar personal care.

   7.  Manufacturing and/or assembly.

   8.  Massage therapy.

   9.  Medical and dental offices, clinics, and laboratories.

   10. Personal self-storage (mini-storage).

   11. Plant nursery.

   12. Retail sales (e.g. stock on hand and customers coming to the home are NOT allowed).

   13. Vehicle Repair (body or mechanical), upholstery, automobile detailing (e.g., washing, waxing, etc.) and painting. (This does not prohibit "mobile" minor repair or detailing at the customer's location).

   14. Welding and machining.

   15. Other uses determined by the Director not to be incidental to or compatible with residential activities.

C.   **Operating Standards.** Home occupations are an accessory use to the primary residential use of the property as a residence, and shall not alter the appearance of the dwelling.

   1.  **Accessory Use.** The home occupation shall be clearly secondary to the full-time use of the property as a residence, and shall not alter the appearance of the dwelling.

   2.  **Limitations on clients.** No customer or client visits to the site of a home occupation shall be permitted, except for the activities identified in Subsection 17.400.055.A.1.and Subsection 17.400.055.A.2.  A physically or mentally impaired individual who is prevented, by the nature of the impairment, from independent travel, may invite clientele, customers, or patrons to the premises to conduct business that do not exceed more than 6 additional vehicle trips (i.e. 3 car visits) to the dwelling each day.

3. **Visibility.** The use shall not require any modification not customarily found in a dwelling, nor shall the home occupation activity or storage of materials be visible from the adjoining public right-of-way, or from neighboring residential properties.

4. **Display, sales, or storage.** Outdoor display, indoor or outdoor sales, or outdoor storage of materials shall not be allowed on the premises.

5. **Advertising.** Advertising signs on or off the site shall not be allowed.

6. **Parking.** The use shall not significantly impact the on-street parking in the neighborhood.

7. **Safety, occupancy classification.** Activities conducted and equipment or material uses shall not change the fire safety or occupancy classifications of the premises. The use shall not employ the storage of flammable, explosive, or hazardous materials.

8. **Off-side effects.** No home occupation activity shall create dust, electrical interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration, or other hazards or nuisances, nor any other negative effect that may be felt, heard, or otherwise sensed on adjoining parcels, as determined by the Director.

9. **Employees.** A home occupation shall have no employees working on the site of the home occupation other than the full-time residents of the dwelling.

10. **Deliveries.** The frequency of deliveries shall not exceed that normally and reasonably occurring for a residence, nor shall the types of vehicles.

11. **Motor Vehicles.** There shall be no motor vehicles used or kept on the premises, except residents' passenger vehicles, and one commercially licensed automobile, pickup truck, or van.

12. **Equipment.** The use of power equipment not normally associated with a residence shall not be allowed as part of a home occupation, nor shall any other mechanical equipment.

13. **Utility services modifications.** The home occupation use shall not have utility service modifications, other than those required for normal residential use that would be classes as commercial or industrial in load or design.

**I, _____ have read and understand that receipt of these home**
                                    Print Name
**occupation regulations and any non-compliance may result in revocation of the business tax**

**certificate.**

_____          _____
                    Signature                                              Date