



ZONING PERMIT
MINOR HOME OCCUPATION

HOME OCCUPATIONS STANDARDS (*City Code §110-3.5.5.D.12*)

(a) Prohibited home occupations

The following uses are not permitted as home occupations:

- (1) Vehicle service;
- (2) Vehicle repair;
- (3) Plant nurseries and greenhouses;
- (4) Manufacturing, heavy, which relates to the handling, processing, packing, or serving of food directly or indirectly to the public;
- (5) Medical or dental laboratory;
- (6) Restaurant or food services;
- (7) Bulk storage of flammable liquids;
- (8) Funeral homes; and
- (9) Animal care facilities.

(b) General

All home occupations shall comply with the following requirements:

- (1) The use of the dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character of the structure;
- (2) Any part of a dwelling may be utilized for a home occupation, provided that the total floor area utilized in the conduct of a home occupation shall not exceed 20 percent of the first floor area of the dwelling; accessory structures shall not be used for home occupation purposes;
- (3) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation;
- (4) No business, storage or warehousing of material, supplies or equipment shall be permitted outside of the primary dwelling unit;
- (5) No equipment or vehicles shall be used or regularly parked other than that normally used for domestic, hobby, and household or small office purposes in a single-family detached dwelling;
- (6) No equipment or process shall be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference;
- (7) The storage of hazardous materials shall be prohibited;
- (8) The receipt or delivery of merchandise, goods or supplies for use in a home occupation shall be limited to the United States mail, similar parcel delivery service, or private vehicles with a gross vehicle weight rating of 40,000 pounds or less;
- (9) No display of products shall be visible from the street; and
- (10) No person shall conduct a home occupation without obtaining the appropriate business, service or occupational license required by law. All home occupations shall comply with applicable state, federal, and local regulations. Home occupations shall be subject to all applicable licenses and business taxes.

(c) Minor home occupations

Minor home occupation means the use of an area located within a dwelling unit for business or commercial purposes. Such uses shall comply with the following additional requirements:

- (1) No person other than a member of the family residing on the premises shall be engaged in the home occupation;
- (2) Student instruction, where allowed, shall be limited as follows:
 - (i) Such instruction shall be limited to a total of eight students per day, with no more than 40 total per week or six students present at any one time, between the hours of 8:00am and 9:00pm
 - (ii) Gatherings of students and families for exhibitions and group activities may take place on the premises no more than four times per year. Such gatherings shall be consistent with the residential character of the neighborhood and shall conform to all applicable regulations regarding noise and parking.
- (3) No signage shall be permitted.
- (4) The minor home occupation shall generate no greater volume of traffic than would normally be expected from a single-family detached residence, consistent with the residential character of the neighborhood;
- (5) The street address of a home occupation business shall not be advertised to the general public in newspaper, radio, television, worldwide web, or other advertisements. This provision shall not be construed to prohibit address listing in telephone directories, on business cards, or in communication with customers, suppliers or professional colleagues, nor shall it prohibit referrals to individual consultants from corporate Internet sites by customer inquiry.

PROPERTY OWNER AFFIDAVIT

I hereby affirm as the property owner that the Minor Home Occupation applicant has the authority vested by me to operate at the listed address. The information provided on this application is accurate to the best of my knowledge. I understand that the home occupation must comply with all conditions contained in *City Code Section §3.5.5.D.12*

Property Owner/Agent Signature (**REQUIRED**) _____ Date _____

APPLICANT AFFIDAVIT

I hereby affirm that I have received a copy of the Minor Home Occupation Standards contained in *City Code Section §3.5.5.D.12*. I agree to abide by the limitations, conditions, and the operational standards for a minor home occupation permit as contained therein.

Applicant Signature (**REQUIRED**) _____ Date _____