

1. **Home Occupations:** A home occupation is an accessory use by the occupant(s) of a dwelling unit in which goods are produced or traded, or services are rendered, as an economic enterprise. Such use shall be clearly incidental or subordinate to the residential use of a dwelling. A home occupation shall be considered an accessory use, subject to the following standards:
  - a. **Intent:** These home occupation standards are intended to permit the establishment of certain incidental and accessory home occupation uses in residential neighborhoods under conditions that will ensure their compatibility with the residential character of the neighborhood. They are intended to permit residents to engage in home occupations that are compatible with residential land uses and to ensure that home occupations do not adversely affect the integrity of residential areas. Use of a dwelling as a “Hotel or Motel” as defined in [Section 4-3-C-3](#) of this Code shall not be allowed as a home occupation. The standards of this section shall not apply to a “Day Care” as defined in [Section 4-3-C-2](#) of this Code.
  - b. **Employees:** No more than 1 other person in addition to members of the family residing on the premises shall be engaged in the home occupation at the place of residence.
  - c. **Size:** A home occupation shall be clearly incidental and subordinate to the residential use of the dwelling unit, and no more than 25 percent of the total floor area of the dwelling including garage and basement space, shall be used for the home occupation. If more than 1 home occupation is operated in the residence, the combined total square footage devoted to the home occupations shall not exceed 25 percent of the total floor area of the dwelling including garage and basement space.
  - d. **Appearance:** There shall be no change in the exterior appearance of the dwelling unit or other visible evidence of the conduct of the home occupation.\*  
\*See [Section 4-1-E-4-V](#) (Home Occupation Signs) of this Chapter.\*
  - e. **Landlord Consent:** Any person applying for a business license for a home occupation that will take place within a rental property shall submit written consent signed by the owner of the rental property.
  - f. **Hours Of Operation:** A home occupation may attract business-related vehicular and pedestrian visits only between the hours of 6:00 A.M. and 9:00 P.M.
  - g. **Traffic:** A home occupation shall not generate more than 6 round-trip vehicular trips per day.
  - h. **Parking:** No parking in the public right of way shall occur as a result of the home occupation except for occasional business gatherings as permitted in this subsection.
  - i. **Entrance:** No separate street-side entrance for the exclusive use of the home occupation shall be permitted.

- j. **Nuisances:** A home occupation shall not create noise, dust, heat, smoke, odor, vibration, electrical interference, glare, light or radio or television transmission interference that exceeds levels normally associated with single-family dwellings. The production, dumping or storage of combustible, toxic or other hazardous substances shall be expressly prohibited on the site of the home occupation, unless approved by the City in writing.
- k. **Business Gatherings:** The standards of this subsection shall not be interpreted to prohibit occasional group gatherings, such as recitals or demonstrations; provided, that such gatherings occur during the hours of operation specified in this subsection F8, and provided that they do not occur more than twelve times per year.
- l. **Business License:** A business license shall be required for the operation of a home occupation. The Community Development Director shall have the right to place stipulations and restrictions on the approval of the business licenses for home occupations to ensure the home occupation operates in a manner consistent with the intent of this section as set forth in subsection (a) above.
- m. **Violations.** Any person found to be in violation of the provisions of this Section relating to home occupations shall be notified in writing by the Community Standards Officer, or his or her designee, by regular U.S. mail, personal service, or publication and posting, in accordance with [Section 3-5-H-7](#). In addition, the enforcement process for home occupation violations shall be executed in accordance with the property use and maintenance code enforcement process set forth in Title 3, Chapter 5-H; provided, however that the City's remedy for a third violation of these home occupation regulations within a twenty-four (24) month period shall be the revocation of permits and licenses in accordance with Section 4-1-B-24-F-8n.
- n. **Enforcement Process; Multiple Violations; Revocation.** Penalties for violations of this Section shall escalate in severity for each successive violation within the immediately preceding two (2) year period, as follows:
  - 1. **First And Second Violations:** Enforcement actions for the first two (2) violations of this Section period shall be executed in accordance with the property use and maintenance code enforcement process set forth in Title 3, Chapter 5-H.
  - 2. **Third Violation:** Enforcement actions for the third violation of this Section within a twenty-four (24) month period shall implement the notice and hearing components set forth in Title 3, Chapter 5-H. In addition, the business license issued for the home occupation may be revoked and, if revoked, shall not be reissued for a period of at least two (2) years from the date of revocation.