

Section 9: Home Occupations

(orig. 6-23-81; am. 4-20-10)

A. Intent and Purpose

1. To provide for the operation of commercial activities on lots, parcels or tracts of land used for residential purposes under certain conditions. Such commercial activities shall be defined as "home occupations". (orig. 6-23-81)
2. Contained in this section is a listing of permitted home occupations along with conditions, exclusions, limitations and regulations regarding such home occupations. (orig. 6-23-81)

B. Permitted Home Occupations

The following home occupations are permitted providing the requirements and conditions of paragraph "C" below are met: (orig. 6-23-81; am. 12-17-02)

1. Craft work, such as the making of pottery and jewelry. (orig. 6-23-81)
2. Garment work, such as tailoring, dressmaking, millinery work, ironing and garment repair. (orig. 6-23-81)
3. Office facilities for sales representatives, professional consultants and professional services. (orig. 6-23-81)
4. Repair services for small electronic, electrical and mechanical appliances. (orig. 6-23-81)
5. Tutoring, music lessons, dance lessons and similar specialized tutorial or instructional endeavors provided no more than 1 student is present at a time. (orig. 6-23-81)
6. Artistic endeavors, such as art studios, portrait studios, photography studios, writing and lithography. (orig. 6-23-81)
7. Garage sales, not to exceed 3 sales per calendar year and which shall not be held for more than 4 consecutive days per sale. (orig. 6-23-81)
8. State licensed or certified small day-care home. (orig. 6-14-88; am. 7-12-05; am. 10-25-05)

C. Conditions and Requirements

Home occupations shall be operated subject to the following: (orig. 6-23-81)

1. A miscellaneous Permit must be obtained from Planning and Zoning. (orig. 3-26-13)
2. Such home occupation shall be in conformance with other existing laws and regulations of the County. (orig. 6-23-81; am. 12-17-02)
3. Such home occupation shall be conducted entirely within a lot, parcel or tract of land and carried on by the inhabitants living there. The home occupation is limited to the use of 1 additional employee beyond those living on the subject property. (orig. 6-23-81; am. 7-1-03)
4. Such home occupation shall be clearly secondary to the use of the lot, parcel or tract of land for residential purposes and shall not change the character thereof. (orig. 6-23-81)
5. The total area used for such home occupations shall not exceed 25 percent or no more than 800 square feet of floor area per lot, parcel or tract of land and shall be limited to the main residential structure, except for state licensed or certified day-care homes which may utilize outdoor play areas. (orig. 6-23-81; am. 6-14-88; am. 7-1-03)

6. Signs: Signage for a home occupation is limited to one Wall Sign in accordance with the Sign and Outdoor Advertising Devices Section of the Zoning Resolution. (orig. 6-23-81; am. 12-17-02; am. 7-1-03; am. 9-29-15)
7. All incidental storage of stock, supplies or products shall be contained within the total area used for the home occupation. (orig. 6-23-81; am. 12-17-02)
8. There shall be no exterior storage on the lot, parcel or tract of land of material or equipment used as a part of the home occupation. (orig. 6- 23-81)
9. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable beyond any boundary line of the lot, parcel or tract of land due to the conduct of the home occupation. (6-23-81)
10. The home occupation may increase vehicular traffic flow and customer parking by no more than 2 additional vehicles at a time, except for state licensed or certified day-care homes. (orig. 6-23-81; am. 6-14-88; am. 7-1-03)

D. Specific Exclusions and Limitations

1. Exclusions - In no event shall any of the home occupations listed above be interpreted to include the following commercial activities: (orig. 6-23-81)
 - a. Body or mechanical repair, modification, or painting of motor vehicles and repair of internal combustion engines. (orig. 6-23-81)
 - b. Animal hospital or kennel. (orig. 6-23-81)
 - c. Medical/dental facilities other than office consultation services. (orig. 6-23-81)
 - d. Health care facility providing residential services. (orig. 6-23-81)
 - e. Restaurant. (orig. 6-23-81)
2. Limitations – There shall be no more than 2 home occupations operated on 1 lot, parcel or tract of land. (orig. 6-23-81)

E. Administrative Exception

The following home occupations may be allowed upon approval of an Administrative Exception as set forth in the Enforcement and Administrative Exceptions section of this Zoning Resolution: (orig. 7-1-03)

1. Hair, nail or similar beauty salon or barber shop. (orig. 7-1-03)
2. Mail-order business. (orig. 7-1-03)
3. Large day-care homes. (orig. 10-25-05)

F. Board of Adjustment

Home occupations, except those specifically excluded above, which do not meet the provisions of this section may be allowed upon approval of the Board of Adjustment under conditions set forth in the Board of Adjustment section of this Zoning Resolution. (orig. 6-23-81; am. 12-17-02)