

# Home Occupation Standards (HB)

## 5.24 HB-01: Home Occupation Standards

These Home Occupation Standards (HB) apply to the following zoning districts:



A home occupation shall be permitted as accessory to any dwelling unit consistent with the *Accessory Use and Structure Standards* in *Article 5: Development Standards*. A variance shall be required for any proposed home occupations that do not comply with the following requirements.

- A. **Business Activities:** The face-to-face wholesale/retail sale of stocked inventories is not permitted, except for incidental sales that do not exceed twenty-five percent (25%) of the total home occupation sales. Manufacturing activities are not permitted. Mail-order/telephone/internet sales, as well as distribution of sold merchandise is permitted.
- B. **Equipment:** The equipment used for the home occupation shall not alter the exterior appearance of the home.
- C. **Effects of Operation:** There shall be no equipment or process used in the home occupation that creates noise, vibration, glare, smoke, fumes, odors, or electrical interference that is detectable off the premises, as determined by the Zoning Administrator. There shall be no electrical or mechanical equipment utilized in the home occupation that will create any visual or audible interference with radio or television reception.
- D. **Owner/Operator:** At least one (1) person age eighteen (18) or older, residing within the dwelling shall be the primary operator of the home occupation.
- E. **Employees:** The home occupation may not involve the on-site employment of any person other than those residing at the location of the home occupation.
- F. **Outdoor Storage/Display:** The property shall not contain any exterior storage of products, equipment, or materials that are related to the home occupation.
- G. **Business Area:** The business or service provided shall be located within the dwelling and/or an accessory building, and shall not exceed more than twenty-five percent (25%) of the total combined floor area of the primary structure and accessory structure or a total of 500 square feet of the combined floor area of the structures involved, whichever is less.
- H. **Structural Alterations:** The home occupation shall not require any structural or aesthetic alterations to the structure that change its residential character.
  1. **Appearance:** The dwelling shall not be altered in its appearance, and the home occupation shall not be conducted in such a manner as to differentiate the dwelling from the residential character of the area by the use of colors, materials, construction, or lighting.
  2. **Entrances:** The home occupation shall not require any additional entrances to the structure.
  3. **Utility Services:** The home occupation shall not require increasing or enhancing the size, capacity, or flow of the water, gas, septic, sewer, or electrical systems beyond what is standard for a residence.
  4. **Interior:** There shall be no alterations to the interior of the dwelling to accommodate the home occupation that would render the structure undesirable for residential use.
- I. **Customers/Parking:** No additional parking spaces shall be installed to accommodate the home occupation, other than those spaces required for the dwelling itself.
- J. **Deliveries:** The home occupation shall not require the regular use of commercial vehicles for pickup and deliveries other than the U.S. Postal Service or other small package carriers.
- K. **Signs:** Home occupation signs are regulated in Sign Standards, *Sections 5.58 through Section 5.68*.