

5.5.0. Home occupations.

5.5.1. The standards for home occupations are intended to ensure compatibility with other permitted uses and with the residential character of the neighborhood.

5.5.2. No home occupation shall be permitted that might interfere with the general welfare of the surrounding area due to potential noise, increased pedestrian or vehicular traffic*, or any other condition which would constitute an objectionable, incompatible use of residential property. Home occupations shall be allowed in any land use district that permits residential dwellings as a principal permitted use.

5.5.3. Home occupations are to be conducted entirely within the dwelling unit and are subject to all of the following regulations and limitations:

- A. A member of the immediate family occupying the dwelling shall conduct the home occupation. A maximum of one additional person, outside the immediate family, may be engaged in the home occupation.
- B. No home occupation shall occupy more than 25 percent of the first floor area of the residence, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached porch or garage which has been converted into living quarters, shall be considered as floor area for the purpose of this definition until two years after the date of completion thereof, as shown by the records of the city building division. By accepting a home occupation license, consent is granted for the city to enter the premises upon demand to verify the percentage of square footage being utilized.
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, including outside storage or accessory buildings, or signage, including signs on mailboxes.
- D. There shall be no increase in pedestrian or motor vehicle traffic to the premises over what would be considered normal visitor traffic* to the premises where no home occupation is being carried on. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.

* In accordance with the Institute of Transportation Engineers, Trip Generation Manual, 6th Edition, Single-family Detached Housing (Code 210) 10 Average Daily Trips (ADT).

- E. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference

detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence.

- F. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers outside the dwelling unit or causes fluctuations in the voltage outside the dwelling unit.
- G. To the extent that there is any sale of any item related to a home occupation by the permittee as a seller, no delivery of that item shall occur on or adjacent to the premises other than by delivery by the U.S. Postal Service, United Parcel Service or similar carrier. No trucks with over six wheels shall pick up or deliver materials or products.
- H. The following shall not be considered home occupations; beauty shops, barbershops, group band instrument or dance instruction, group swimming instruction, a studio for any type of group instructions, public dining facility or tearoom, antique or gift shop, photographic studio, fortune telling or similar activity, outdoor repair, food processing, on premises retail sales, day care/nursery providing care for more than five children, kindergarten, the giving of group instruction of any type, providing personal services on the premises such as massage therapy, personal fitness or providing daycare, boarding, grooming or breeding of animals.
- I. A home occupation may include the giving of individual instructions to one person at a time such as an art or piano teacher, provided that no more than five individual lessons per day are given.
- J. Fabrication of articles such as are commonly classified under the terms arts and handicrafts may be deemed a home occupation, subject to the other terms and conditions of the home occupation regulations and providing no on premises retail sales of the product are made.

Cross References: Businesses, ch. 22.