

Sec. 8.2. - Home occupations.

A home occupation may be permitted as accessory to any principal dwelling unit in all residential districts, subject to the following standards:

- A. *Location.* The home-based business shall be conducted in the house by a resident of the primary dwelling.
- B. *Size and area.* The business or service located within the dwelling shall not exceed twenty-five (25) percent of the floor area of the house. Activities are limited to the living portion of a house or its attached garage. Accessory buildings or detached structures cannot be used in conjunction with a home-based business.
- C. *Employees and residency.* The principal person(s) providing the business or service shall reside in the dwelling on the premises. Only one (1) additional employee, other than the resident(s) of the primary dwelling unit, is permitted at the home-based business at any one (1) time.
- D. *Neighborhood compatibility.*
 - 1. The home-based business shall cause no change in the external appearance of the existing buildings and structures on the property.
 - 2. All vehicles used in connection with the home-based business shall be of a size, and located on the premises in such a manner, so that a casual observer or a person of normal sensibilities will not be able to detect any sign of the premises being used as a home occupation. No vehicle larger than one (1) ton shall be kept on the premises.
 - 3. Parking of vehicles to accommodate off-site employees or permitted customers shall be limited to the driveway of such premises or along the curb immediately adjacent to such premises.
 - 4. There shall be no advertising devices on the property or other signs of the home-based business that are visible from off the premises.
 - 5. The property shall contain no outdoor display of goods or services that are associated with the home occupation. Outside storage is prohibited. For the purpose of this section, the parking of one (1) trailer in a driveway or along the street curb is not considered outside storage.
 - 6. Wholesale or retail sales of goods shall not occur on the premises.
 - 7. The home-based business shall not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises, including visual or audible interference with radio or television reception.
- E. *Prohibited home-based businesses.* The following uses, because of their effects on the

surrounding residential area, shall not be permitted as home-based businesses: auto repair or motorized implement repair; dance, music or other types of tutoring instruction where more than four (4) students are being instructed at one (1) time; dental offices; medical offices; the painting of vehicles, trailers or boats; private schools with organized classes; motor vehicle towing operation; barber or beauty shops having more than one (1) chair; welding shops; nursing homes; bed and breakfast and other such transient lodging; or any other home-based business that will have negative effects on the neighborhood. If a determination is made by the code compliance officer or city manager that the home-based business is having a negative impact or effect on the neighborhood, the city manager may place this on the first meeting of the city council, after notifying the property owner in writing, for final determination.

(Ord. No. 679, § 1(Exh. A), 11-11-14)