

Chapter 135. Zoning

Article XXII. Specific Use Regulations

§ 135-234. Home occupations and no-impact home-based businesses.

A. Home occupations shall comply with the following requirements:

- (1) The use shall be conducted primarily by a permanent resident of the dwelling, and involve a maximum of two persons working on site who do not reside within the dwelling.
- (2) The use shall be conducted indoors. No outdoor storage or display related to the home occupation shall be permitted. No changes shall occur to the exterior of a building that would reduce its residential appearance as viewed from a street.
- (3) The use shall occupy an area that is not greater than 25% of the total floor area of the principal dwelling unit. The use shall clearly be secondary to the residential use.
- (4) Parking shall be provided in accordance with Article **XXV**.
- (5) The use shall not require delivery by tractor-trailer trucks.
- (6) Not more than two trucks related to the home occupation shall be parked on the lot or on an adjacent street. No truck shall exceed 12,000 pounds' aggregate gross vehicle weight, except that a tractor of a tractor-trailer combination may be permitted if necessary for its operator to return home and if it is parked a minimum of 50 feet from any dwelling other than the operator's dwelling.
- (7) No equipment shall be permitted that produces noise, noxious odor, vibration, glare or electrical or electronic interference perceptible on another property. Only types of machinery typically found in a dwelling for domestic or hobby purposes shall be permitted. The use shall not involve the storage or use of hazardous, flammable or explosive substances, other than types and amounts typically found on a residential property.
- (8) A home occupation shall not be conducted in a manner that is perceptible to other residents between the hours of 9:00 p.m. and 7:30 a.m.
- (9) Any tutoring or instruction shall be limited to a maximum of 12 students per day.
- (10) A barber- or beauty shop shall not include any nonresident employees, except that one shall be permitted if the lot has a lot area greater than 20,000 square feet.
- (11) The main office of a medical doctor, chiropractor or dentist shall not be permitted as a home occupation.
- (12) The Zoning Hearing Board shall deny a general home occupation application if the Board determines the use would be too intense for the proposed location. In making such determination, the Board shall review the likely amounts of traffic and the types of operations involved.

- (13) The use shall not involve manufacturing, other than of custom crafts and sewing.
- (14) The use shall not involve on-site retail sales of products, except as clearly accessory to an approved barbershop or similar on-site service. The use may include sales using telephone, mail order or electronic methods.
- (15) A use and occupancy permit shall be required for any home occupation.
- (16) A maximum of one home occupation that involves persons routinely visiting the site for business purposes shall be permitted in one dwelling unit.

B. No-impact home-based businesses shall comply with the following requirements:

- (1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- (2) The business shall employ no employees other than family members residing in the dwelling.
- (3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- (4) There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
- (5) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- (6) The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- (7) The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- (8) The business may not involve any illegal activity.