

CHAPTER 15

HOME OCCUPATIONS AND HOME INDUSTRIES

A. Statement of Intent: If permitted in the Zoning District, Home Occupation and Home Industry businesses are permitted by Special Permit so long as they do not conflict or distract from adjacent landowners' enjoyment of their property, and their use for occupational purposes is clearly incidental and subordinate to the Principal Permitted Use of the district in which they are permitted.

1. The home business person must file with the Zoning Administrator an application for a Special Permit to be considered by the Board of Adjustment. This application requires the applicant to explain and justify why this business should be permitted by the Board. If the application complies with the requirements of this section, the Administrator will schedule a Public Hearing at which time the Board shall consider the application for conformity with this Chapter and the Ordinance and subject to any such conditions as are necessary to protect adjoining property. If the business person changes the nature or character of, or wishes to change the location of the home occupation or home industry, they must re-apply for a Special Permit with the Administrator. Special Permits are not transferable and are subject to annual review by the Board.

B. Limitations on Home Occupation and Home Industry Activities:

1. Is carried on by a member of the immediate family residing on the premises.
2. No more than one (1) non-resident assistant is allowed.
3. The activity must be conducted entirely within the dwelling or in a permitted accessory structure, so that there is no evidence of such business being conducted on the premises by virtue of displays, commodities, excessive noise, odors, smoke, vibration, refuse, objectionable emissions, electrical disturbances or considerable vehicular traffic.
4. The business shall provide customer parking on the premises, not in the public road right-of-way. Traffic to and from the premises may not increase significantly because of the business.
5. No alteration of a building shall be made which changes the character and appearance thereof as a residence or agricultural building.
6. For a home occupation, not more than one-half (1/2) of the first floor area of the residence is devoted to the business. For a home industry, no more than 2,400 square feet of an accessory building can be devoted to the home industry.
7. Not more than one motor vehicle and trailer shall be permitted in conjunction with the activity.
8. One advertising sign is permitted on the premises with the following requirements:
 - a. Not larger than eight (8) square feet; and
 - b. Placed flat against any one side of the building;
 - c. Posted within two (2) feet and parallel with the building; or
 - d. Posted no closer than fifty (50) feet of the road right-of-way, if the building is located behind the fifty (50) foot building setback line; and
 - e. Is not illuminated.