

CHAPTER 21– HOME BUSINESSES

11-21-1: PURPOSE:

This chapter adopts the standards that are to be applied by Staff, for home businesses permitted by-right, or the PBZC and Council in reviewing and acting on applications for home businesses permitted with a CUP. Its purpose is to permit compatible home businesses without significantly changing the function and appearance of residential neighborhoods. Said activity must be clearly incidental to the use of the dwelling for dwelling purposes and shall not change the character or appearance thereof.

11-21-2: APPLICABILITY:

The standards adopted here apply in all zoning districts.

11-21-3: BY-RIGHT HOME BUSINESSES:

A HOME BUSINESS that meets the following standards may be allowed upon approval of a zoning permit. A CUP is required for all other home businesses.

- A. Has no on-site employees other than current occupants of the dwelling to which it is accessory.
- B. Operates only between 9:00 AM and 6:00 PM.
- C. Clients or customers are not seen on the premises of a by-right home business, and it requires no additional off-street parking.
- D. No home business shall generate more than very occasional – once a month or less - heavy truck traffic. This does not prevent the use of light truck delivery services that also serve residential properties.
- E. The storage of equipment and/or materials used by a home business shall be confined to the dwelling or an accessory building.
- F. Displays no signs.
- G. Must, unless specifically exempted, comply with all standards established in Chapters 11-20 through 11-26, like noise, odor, smoke, etc.
- H. Must have a business license if one is required by Title 4, Chapter 4 of THIS CODE.

11-21-4: HOME BUSINESSES PERMITTED WITH AN APPROVED CUP:

- A. Must be conducted by the current occupants of the dwelling to which it is accessory, and no more than one non-occupant employee.

- B. May be conditioned on limited operating hours and days open.
- C. May be conditioned on the addition of off-street parking spaces, but no home business shall have more than two (2) additional off-street parking spaces.
- D. Buffering or screening of additional parking allowed or required by C, above, may be required as a condition of approval.
- E. No home business shall generate more than very occasional – once a month or less - heavy truck traffic. This does not prevent the use of light truck delivery services that also serve residential properties.
- F. The storage of equipment and/or materials used by a home business shall be confined to the dwelling or an accessory building.
- G. May have one, non-illuminated WALL SIGN of no more than (four) 4 square feet.
- I. Must, unless specifically exempted, comply with all standards established in Chapters 11-20 through 11-26, like noise, odor, smoke, etc.
- H. Must have a business license if one is required by Title 4, Chapter 4 of this Code.