

**Home Business Amendments**  
**Zoning Ordinance (10-3-2023)**

**SEC. 19-1-3. DEFINITIONS**

**Accessory Building or Structure:** A detached, subordinate building, the use of which is clearly incidental and related to that of the principal building or use of the land and which is located on the same lot as the principal building or use. Any accessory building or structure that has plumbing shall not be used for overnight accommodation. For residential uses, accessory buildings and structures shall include, but not be limited to, the following:

1. garage
2. gazebo
3. greenhouse
4. home workshop, as defined below
5. recreational facilities for the use of occupants of the residence, such as a swimming pool or a tennis court, and related structures
6. Agricultural or aquacultural buildings or other structures (Effective June 10, 2010)
7. wharf, dock, landing, or boathouse (Effective November 5, 2016)
8. Emergency power generators not exceeding 30KW. (Effective June 8, 2022)

**Home Business:** A business or professional use that is more intensive than a home occupation and which is conducted within or from a dwelling unit or accessory structure by an occupant of the dwelling unit. ~~The use may also be conducted within an accessory structure which existed as of April 1, 1998.~~ The business or professional use shall be accessory to the primary residential use. A home business shall comply with all of the following criteria:

1. Not more than two (2) full-time or equivalent ~~one (1) employee~~ ~~person~~ who are ~~is~~ not a resident of the dwelling unit shall be involved or employed on the premises on a regular basis in the business or professional use;
2. The nature of the business or professional use shall not increase vehicular traffic on the street by more than two percent (2%) of the current average annual daily traffic (AADT) or 10 trips a day, whichever is larger; (Effective December 10, 2003)
3. The business or professional use shall not produce any odors, fumes, dust, glare, noise, discharge of fluids, or electrical interference in excess of that produced by normal residential use;

4. Any external alteration of the building or site, including the provision of parking in accordance with Sec. 19-7-8, Off-Street Parking, shall not detract from the residential character of the neighborhood;

5. The home business shall be operated on property which is the business owner 's residence for the majority of the calendar year;

~~4. 5. The square footage occupied by the business or professional use shall occupy an area no greater than twenty percent (20%) of the floor area of the structure (as defined above) of the dwelling unit; (Effective August 11, 1999)~~

~~5. 6.~~ All signs shall comply with ~~the~~ Chapter 21, Sign Ordinance; and

~~6. 7. There shall be no outdoor storage of equipment or materials shall be screened.~~

**Home Occupations:** A business or professional use that is conducted within a dwelling unit or accessory structure by an occupant of the dwelling unit. ~~The use may also be conducted within an accessory structure which existed as of April 1, 1998.~~ The business or professional use shall be accessory and incidental to the primary residential use. A home occupation shall comply with all of the following criteria: (Effective August 11, 1999)

1. No more than one (1) full-time or equivalent employee ~~one~~ who is not a resident of the dwelling unit shall be involved or employed on the premises on a regular basis in the business or professional use;
2. The nature of the business or professional use shall not require clients, or service or delivery vehicles, to regularly visit the premises;
3. The business or professional use shall not produce any odors, fumes, dust, glare, noise, or electrical interference in excess of that produced by normal residential use;
4. There shall be no external alteration of the building or site that changes its residential character including the creation of a separate "business" entrance;
5. The square footage occupied by the business or professional use shall occupy an area no greater than ~~forty~~twenty percent (~~40~~20%) of the floor area of the structure (as defined above) of the dwelling unit; (Effective August 11, 1999)
6. All signs shall comply with ~~the~~ Chapter 21, Sign Ordinance; and
7. There shall be no outdoor storage of equipment or materials.

- 1 **Home Workshop or Workroom:** A workshop, located within a principal building or within an
- 2 accessory building, which is used primarily by the occupants of the dwelling unit for personal use
- 3 and not a commercial use. (Effective August 11, 1999)
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