

CHAPTER 13

HOME OCCUPATIONS

SECTION:

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10-13-1: GENERAL PROVISION:

A home occupation will be allowed when carried out as a secondary use and conducted within a dwelling unit. It must clearly be secondary to the main use of the premises as a dwelling, and may not change the character thereof nor have any exterior evidence of such secondary use. (Zoning Ord. as amd.)

10-13-2: APPLICATION FOR PERMIT:

An applicant for a home occupation permit shall provide the following information to the Zoning Administrator:

- A. Nature of business;
- B. Number, type, and frequency of visitors to the business;
- C. Number and type of suppliers, frequency of deliveries;
- D. Access plan to the occupation;
- E. Working hours;
- F. Site plan depicting parking availability; and
- G. Number and type of vehicles used in conjunction with the business. (Zoning Ord. as amd.)

10-13-3: STANDARDS:

In order to be compatible with the residential neighborhood, home occupations must meet the following criteria:

- A. No signs shall be permitted on the property.
- B. No outdoor storage or display of materials shall be permitted.
- C. No home occupation shall have an adverse effect on adjacent properties due to excessive traffic or offensive noise, light, odor, dust, etc.

D. Adequate off-street parking must be provided for patrons of the home occupation which is in character with the surrounding residential neighborhood.

E. Employment of more than one person, employed but not residing on the premises, is not permitted.

F. Storage of commercial vehicles must comply with subsection 6-1-6A4 of this Code. (Zoning Ord. as amd.)

10-13-4: DECISION; APPEAL:

A. Denial; Approval: The Zoning Administrator shall deny or accept the application based upon a statement of findings relative to the above standards.

B. Notice To Property Owners: If the decision is to accept, a notice of intent shall be sent to all neighbors within one hundred fifty feet (150') from the perimeter of the property. Written comments will be requested within ten (10) days, reviewed and a final determination made by the Zoning Administrator.

C. Appeal: The applicant or other aggrieved party may appeal the decision within ten (10) days to the City Council which shall make the final determination.

D. Failure To Notify; Defective Notice: Failure to give mailed notice or defects in the notice shall not invalidate the proceedings provided a bona fide attempt has been made to contact the neighbors. (Zoning Ord. as amd.)

10-13-5: ADDITIONAL CONDITIONS:

The City has the right to attach conditions when approving a home occupation permit. (Zoning Ord. as amd.)

10-13-6: REVOCATION:

The City Council may revoke a home occupation permit if the criteria and conditions under which the permit was granted are violated. (Zoning Ord. as amd.)