



2.407 HOME OCCUPATIONS

The purpose of a home occupation is to allow residents an opportunity to use their homes to engage in small-scale business activities. The standards outlined below are to ensure that home occupations are conducted as a lawful use subordinate to the residential use of the property. Where permitted as a special use, a home occupation shall meet the following use and development standards.

- A. Operations. The owner/operator of the home occupation(s) shall reside in the home in which the home occupation is conducted. No more than one outside employee shall be permitted per residence.
- B. Compatibility. The home occupation(s) shall be continuously conducted in such a manner as not to create any off premise nuisance, public or private, including but not limited to noise as outlined in the city's Noise Ordinance, odors, vibration, fumes, smoke, fire hazard, or electronic, electrical, or electromagnetic interference. This includes uses occurring within the residence, garage, or accessory structure, and also any equipment such as, but not limited to, air compressors or refrigerator trucks that may be used as part of the home occupation.
- C. Signs. Signs shall comply with all sign code regulations including the provisions in Section 2.308.08.G(1) of this Ordinance.
- D. Location. The home occupation(s) shall be conducted entirely within the dwelling, an attached garage, or in an unattached accessory building.
- E. Area. The total floor area devoted to the home occupation(s) shall not exceed 500 square feet. Any structural additions to the dwelling or accessory structure shall be consistent with zoning regulations and shall not result in the change of the primary use of the structure.
- F. Alterations. Structural alterations are permitted consistent with Section 2.314 and provided the residential character of the building is not altered nor will result in the change of the primary use of the structure as the residence.
- G. Parking. The number of required on-site parking spaces shall not be reduced; however, no additional parking is required. If the home occupation(s) requires

an outside employee that will stay on-site, then an additional off-street parking space consistent with Section 2.303 shall be provided. One motor vehicle plus a trailer that is used in conjunction with a home occupation may be parked on the lot. No single vehicle or trailer that is associated with a home occupation may have a gross vehicle weight rating of more than 16,000 pounds.

- H. Hours of Operation. Visits by suppliers or customers are limited to the hours of 8:00 a.m. to 8:00 p.m.
- I. Outdoor Storage. Outdoor storage or display of materials, equipment, or merchandise shall be prohibited. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond that which is normally incidental to residential use is prohibited.
- J. Prohibited Activities.
 - 1. Vehicle Repair. Repair of vehicles, including automobiles, motorcycles, tractors, recreational vehicles, boats, and similar mechanized equipment, shall be prohibited. Repair of vehicles includes, but is not limited to, mechanical repair, vehicle service, body work and painting.
 - 2. Retail or wholesale sales of a product or good(s) on the site. This prohibition does not apply to operation of a mail order business where customers do not come to the site or to retail sales that are incidental to the occupational use, such as, but not limited to beauty products from salons, sheet music from music teachers, or computer software for computer consultants.
 - 3. The home occupation shall not be used for the assembly of more than two (2) nonresident employees engaged primarily in work off-site of the home occupation location.
- K. Day Care Provisions. The provisions in this section do not apply to day care facilities or family day care providers.

2.408 BED AND BREAKFAST ESTABLISHMENT

Where permitted as a special use, Bed and Breakfast establishments shall meet the following use and development standards.

- A. Location and Access. The property containing a bed and breakfast establishment shall front a designated collector or arterial street. Access to the property shall be limited to the designated collector or arterial. Alternatively, the establishment may be located within any dwelling designated as a historical site in the Comprehensive Plan.
- B. Rooms. The maximum number of guest rooms shall be 4 for homes within the RS zone and 6 for homes in other zones.
- C. Owner Occupancy. The property owner or manager shall reside on the property.
- D. Signs. Signs shall comply with provisions in Section 2.308.
- E. Parking. Off-street parking for the guest rooms shall be screened from the street and adjacent property by a 6 foot high sight-obscuring fence or hedge.