

Land Development Code 2.10.4

(E) Home Businesses

The following standards for home businesses are intended to provide reasonable opportunities for employment within the home, while avoiding changes to the residential character of a dwelling that accommodates a home business, or the surrounding neighborhood, where allowed by this section.

(1) Prohibited Home Businesses

The following are business activities that are prohibited as home businesses:

- (a) Animal hospitals and boarding facilities;
- (b) Automotive and other vehicle repair and service;
- (c) Construction contractor facilities and storage (an office-only use is allowed) and other outdoor storage;
- (d) Dismantling, junk, or scrap yards;
- (e) Medical clinics or laboratories;
- (f) Parking on, or dispatching from the site any vehicle used in conjunction with an automobile wrecking or towing service, or with a taxi or similar passenger or delivery service, whether based on the site or elsewhere;
- (g) Uses that require explosives or highly combustible or toxic materials;
- (h) Welding and machine shop operations;
- (i) Wood cutting businesses; or
- (j) Other similar uses as determined by the city planner.

(F) Operating Standards

Home businesses shall comply with all of the following operating standards:

- (a) The operator of a home business in a rental unit shall be able to demonstrate that the property owner has authorized the use of the unit for a home business;
- (b) The home business shall be clearly secondary to the full-time use of the property as a residence;
- (c) Home business activities shall not occupy more than 50 percent of the gross floor area of the dwelling unit;
- (d) The use shall not require any exterior modification to the structure not customarily found in a dwelling;
- (e) There shall be no advertising signs other than one sign, not exceeding four square feet in area, and only if attached flush to a wall of the structure;
- (f) Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. The use shall not employ the storage of explosive, flammable, or hazardous materials beyond those normally associated with a residential use;
- (g) No home business activity shall create nuisances as described in Section 3.3.5, Performance Standards beyond those normally associated with a residential use, as determined by the city planner;
- (h) There shall be no window display or outdoor storage or display of equipment, materials, or supplies associated with the home business;
- (i) A home business shall have no on-site employees other than full-time residents of the dwelling; except that up to two non-resident employees may be allowed with a conditional use permit approval (See Section 8.5.9, Conditional Use Permit);
- (j) The home business shall be operated so as to not require more than eight vehicle trips per day of clients, customers, visitors, and/or service visits to the residence. On-site presence of

clients or customers shall be limited to one client or family at a time, and only between the hours of 9:00 a.m. and 8:00 p.m.;

- (k) There shall be no motor vehicles used or kept on the premises, except residents' passenger vehicles, and/or one pickup truck, van, or similar vehicle not exceeding 1.5 ton carrying capacity. The home business shall not involve the use of commercial vehicles for delivery of materials to or from the premises in a manner different from normal residential usage, except for FedEx, UPS, or USPS-type home deliveries/pick-ups; and
 - (l) No utility service to the dwelling shall be modified solely to accommodate a home business, other than as required for normal residential use.
- (2) Small-scale commercial wood and metal working, or similar uses as determined by the city planner, may be authorized by a conditional use permit as a home business, provided that the planning commission may attach conditions to the conditional use permit approval limiting hours of operation, noise levels, and/or any other aspect of the operation, the ensure compatibility with on-site and adjacent residential uses.