

Home occupations or home businesses are allowed but are subject to restrictions to ensure that they are appropriate for residential districts. The following restrictions apply:

1. The entrepreneur of every home occupation shall reside in the dwelling unit in which the business operates.
2. Only one employee who is not an actual resident of the dwelling unit may be on the site at any one time in connection with the home occupation.
3. All home occupation use activity conducted at the site of the home occupation shall be conducted entirely within a completely enclosed dwelling unit. Use of garage (detached or attached) or other building or structure accessory to the principal building on the same lot for any home occupation is expressly prohibited.
4. The home occupation shall not interfere with the delivery of utilities or other services to the area.
5. The total interior floor area used for the home occupation shall not exceed twenty percent (20%) of the total interior floor area of the dwelling or six hundred (600) square feet, whichever is less.
6. The activity should not generate any noise, vibrations, smoke, dust, odors, heat, glare, or interference with radio or television transmission in the area that would exceed that normally produced by a dwelling unit in a residential zoning district.
7. No toxic, explosive, flammable, radioactive, or otherwise hazardous materials, nor any excessive waste materials whatsoever, shall be used, sold, or stored on the site. However, such materials common to ordinary household use are permitted, provided the quantity of such materials does not exceed that found in ordinary household use.
8. There shall be no advertising, signs, display, or other indications of a home occupation in the yard, on the exterior of the dwelling unit or visible from the exterior of the dwelling unit.
9. There shall be no alteration of the residential appearance of the premises, including no separate or exclusive business entrance(s) or placement of any sign.
10. No outdoor display or storage of materials, goods, supplies, or equipment shall be allowed.
11. No more than one vehicle shall be used in connection with a home occupation. The home occupation vehicle must be of a type ordinarily used for conventional private passenger transportation, i.e., passenger automobile, or vans and pickup trucks not exceeding Class 3 on the Federal Highway Administration's Vehicle Classification System.

Further, the home occupation vehicle shall not require more than a passenger class driver's license or be a vehicle designed for carrying more than twelve (12) persons, those designed or used for living quarters and those vehicles which are designed for pulling or carrying property, freight, or cargo. Vehicles used accessory to a home occupation must be stored in the garage with the door drawn.

12. Deliveries from commercial suppliers shall not be made by any vehicle that exceeds Class 5 in the Federal Highway Administration classification system. Deliveries shall not restrict traffic circulation and must occur between 9:00 a.m. and 5:00 p.m. Monday through Friday. Deliveries shall not occur so frequently as to interfere with the quiet peace of a residential neighborhood.
13. Visitors accessory to the home occupation (clients, patrons, pupils, sales persons, etc.) will be limited to no more than ten (10) cars during the daily permitted period. No more than two cars may visit at one time.
14. No visitors accessory to the home occupation (clients, patrons, pupils, sales persons, etc.) shall be permitted between the hours of 9:00 p.m. and 6:00 a.m.

15. The following are prohibited as home occupations:
 - A. Large-scale manufacturing,
 - B. Large-scale assembly,
 - C. Warehousing,
 - D. Distribution as a sole activity,
 - E. Direct sales or servicing of products,
 - F. Direct sales, and/or rentals of products stored on display shelves or racks.
16. Occasional sales of artwork, dresses, and similar uses, as determined by the Zoning Administrator, shall be regulated pursuant to the Temporary Uses Chapter.
17. More than one home occupation may be permitted within an individual dwelling unit, provided all other standards and criteria applicable to home occupations are complied with. Such criteria shall be applied cumulatively to both uses as opposed to singularly to each use. (For example, all home occupations within the same dwelling unit may cumulatively use no more than twenty percent or six-hundred square feet of the dwelling unit.)
18. Home businesses are allowed in single-family and two-family residential districts. In multi-family districts a home business is allowed by Conditional Use Permit only.

For additional information, call the Planning Department at (216) 491-3216.
Please refer to the Zoning Code for full ordinance requirements.