

# Home Business Standards (HB)

## 5.34 HB-01: Type 1 Home Business Standards

This Home Business Standards section applies to the following zoning districts:



The intent of the Home Business Standards is to ensure the protection of the health, safety, and welfare of the residents in the zoning jurisdiction of the City by allowing and regulating home businesses that have minimal impact on the residential character of neighborhoods. The following standards apply:

- A. **Permits:** An Improvement Location Permit for a type 1 home business shall not be required.
- B. **Uses:** The home business shall be clearly incidental and secondary to the use of the dwelling unit as a residence.
- C. **Personnel:** No person other than occupants of the dwelling unit shall be employed in the home based business.
- D. **Operations:**
  1. *Nuisance:* The type 1 home business shall not generate offensive noise, vibration, smoke, odors, dust, heat, glare, or electrical disturbances.
  2. *Traffic:* The home business shall not generate vehicular traffic in greater volumes than would normally be expected in the neighborhood in which it is located.
  3. *Customers:* The home business shall not have patrons or customers visit the home business.
  4. *Hours:* The hours of operation of the home business shall not interfere with the use and enjoyment of adjacent properties.
- E. **Design:**
  1. *Primary Structure:*
    - a. The home business shall be conducted entirely within the primary structure, or off-site in a district which permits such use.
    - b. The home business shall not exceed ten percent (10%) of the square footage of the primary structure.
    - c. There shall be no visible evidence of the home business, including but not limited to alterations to the exterior of the residence which change the character of the residence, exterior displays, or the outdoor storage of materials or equipment used in the home business.
  2. *Accessory Structure:* No accessory structure shall be utilized for any part of the type 1 home business.
  3. *Parking and Loading:* Off-street parking and loading facilities beyond what is common for a residential structure shall not be permitted.
  4. *Mechanical Equipment:* The home business shall not require the installation of mechanical equipment other than that which is common in a residential structure.
  5. *Utility Service:* The home business shall not require the installation of a sewer, water, or electrical utility service that is beyond what is common in a residential structure. Exceeding typical phone, cable, or internet services for residential property shall be permitted.
  6. *Signs:* Signs shall not be permitted.

# Home Business Standards (HB)

## 5.35 HB-02: Type 2 Home Business Standards

This Home Business Standards section applies to the following zoning districts:



The following standards apply:

- A. Permits: An Improvement Location Permit for a type 2 home business shall be required.
- B. Uses: The home business shall be clearly incidental and secondary to the use of the dwelling unit as a residence.
  1. *Prohibited*: The home business shall not include walk-in retail or wholesale sales.
  2. *Discretion*: Businesses not specifically listed above shall be interpreted by the Zoning Administrator as to whether the business shall be permitted as a type 2 home business.
- C. Personnel:
  1. *Residency*: The primary operator shall reside in the dwelling unit where the home business is located.
  2. *Employees*: One (1) employee who does not reside in the dwelling unit where the home business is located may be employed at the home business.
- D. Operations:
  1. *Nuisance*: The home business shall not generate offensive noise, vibration, smoke, odors, dust, heat, glare, or electrical disturbances.
  2. *Traffic*: The home business shall not generate vehicular traffic in greater volumes than would normally be expected in the neighborhood in which it is located.
  3. *Customers*: The home business shall not generate visitors in the form of patrons or customers in greater volumes than would normally be expected in the neighborhood.
  4. *Hours*: The hours of operation of the home business shall be no earlier than 6:00 AM and no later than 9:00 PM, which applies to customers and employees that do not reside in the dwelling unit where the home business is located. The hours of operation of the home business shall not interfere with the use and enjoyment of adjacent residential properties.
- E. Design:
  1. *Primary Structure*:
    - a. The home business shall be conducted entirely within the dwelling unit.
    - b. The home business shall not exceed twenty-five percent (25%) of the square footage of the dwelling unit or 500 square feet, whichever is less.
    - c. There shall be no visible evidence of the home business, including but not limited to alterations to the exterior of the dwelling unit which change the character of the dwelling unit, exterior displays, or the outdoor storage of materials or equipment used in the home business.
  2. *Accessory Structure*: No accessory structure shall be utilized for any part of the home business.
  3. *Parking and Loading*:
    - a. Off-street parking and loading facilities beyond what is common for a residential structure shall not be permitted.
    - b. The home business shall not receive more than three (3) deliveries per week. Deliveries shall be made primarily between 8:00 AM and 5:00 PM by a vehicle not larger than a box-style truck.
  4. *Mechanical Equipment*: The home business shall not require the installation of mechanical equipment other than that which is common in a residential structure.
  5. *Utility Service*: The home business shall not require the installation of a sewer, water, or electrical utility service that is beyond what is common in a residential structure. Exceeding typical phone, cable, or internet services for residential property shall be permitted.
  6. *Signs*: One (1) wall sign, not to exceed four (4) square feet, shall be permitted. The sign shall be permanently attached to the primary structure. Signs in the yard shall not be permitted.

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## 5.36 HB-03: Type 3 Home Business Standards

This Home Business Standards section applies to the following zoning districts:



The following standards apply:

- A. Permits: An Improvement Location for a type 3 home business shall be required.
- B. Permissible Home Businesses:
  1. *Permitted*: The home business shall be limited to assembly of products, automobile repair, welding, contracting business, landscaping business, light manufacturing, or a similar use as determined by the Zoning Administrator.
  2. *Prohibited*: The home business shall not include any kind of walk-in retail sales.
  3. *Discretion*: Businesses not specifically listed above shall be interpreted by the Zoning Administrator as to whether the business shall be permitted as a type 3 home business.
- C. Personnel:
  1. *Residency*: The primary operator of the home business shall reside in the dwelling unit on the same lot where the home business is located.
  2. *Employees*: Five (5) employees who do not reside in the dwelling unit where the home business is located may be employed by the home business.
- D. Operations:
  1. *Nuisance*: The home business shall not generate offensive noise, vibration, smoke, odors, dust, heat, glare, or electrical disturbances.
  2. *Hours*: The hours of operation of the home business shall be no earlier than 6:00 AM and no later than 9:00 PM, which applies to customers and employees that do not reside in the dwelling unit where the home business is located. The hours of operation of the home business shall not interfere with the use and enjoyment of adjacent residential properties.
- E. Design:
  1. *Primary Structure*:
    - a. The office component of the home business may be operated in the dwelling unit.
    - b. The home business shall not exceed five percent (5%) of the square footage of the dwelling unit.
    - c. There shall be no evidence of the home business from alterations to the exterior of the residence. However, the character of the property may show minimal evidence of its business use, including exterior storage of materials, vehicles, or equipment used in the home business.
  2. *Accessory Structure*:
    - a. The home business shall be primarily conducted within an accessory structure.
    - b. The home business may consume 100% of the square footage of the accessory structure.
  3. *Parking and Loading*:
    - a. Off-street parking and loading facilities beyond what is common for the dwelling unit or agricultural use shall not be permitted.
    - b. There shall be no more than seven (7) operable vehicles parked on the lot at any time, not including those parked inside.
  4. *Exterior Storage*:
    - a. Vehicles, trailers, and other equipment used in the home business shall be stored and/or parked in an organized manner that is in an inconspicuous location.
    - b. All exterior storage shall be located behind the footprint of the dwelling unit and behind or beside the accessory structure that is the primary location of the home business.
    - c. All exterior storage shall be screened so it is nearly invisible from any right-of-way.

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5. *Mechanical Equipment:* The home business shall not require the installation of industrial-grade mechanical equipment. Commercial-grade mechanical equipment shall be permitted.
6. *Utility Service:* The home business shall not require the installation of a sewer or water utility service beyond what is common in a residential structure. Commercial-grade electrical services and exceeding typical phone, cable, or internet services for residential property shall be permitted.
7. *Sign Standards:* One (1) wall sign shall be permitted on the accessory structure, or one (1) ground sign shall be permitted in the front yard. The wall sign or ground sign shall not exceed six (6) square feet in area, regardless of its distance from the street. If a ground sign, it shall not be within fifteen (15) feet of the front property line or edge of pavement, nor within fifteen (15) feet from a side property line.