

# HOME OCCUPATIONS

## **DEFINITION:**

A BUSINESS, PROFESSION, OCCUPATION OR TRADE CONDUCTED FOR GAIN OR SUPPORT ENTIRELY WITHIN A RESIDENTIAL BUILDING OR MANUFACTURED/MOBILE HOME, OR WITHIN A PERMITTED STRUCTURE THAT IS ACCESSORY TO SUCH A BUILDING OR HOME.

## **USE LIMITATION:**

IN ADDITION TO ALL OF THE USE LIMITATIONS APPLICABLE TO THE DISTRICT IN WHICH IT IS LOCATED, NO HOME OCCUPATION SHALL BE PERMITTED UNLESS IT COMPLIES WITH THE FOLLOWING RESTRICTIONS:

### **IN THE R-1 AND R-2 RESIDENTIAL DISTRICTS:**

- GOODS OR STOCK FOR SALE ON OR OFF THE PREMISES MAY BE STORED IN ENCLOSED AREAS, EXCEPT ARTICLES WHICH MAY CONSTITUTE A HAZARD TO THE SAFETY OF ADJACENT PROPERTY OWNERS OR TENANTS.
- NO ALTERATION OF THE PRINCIPAL RESIDENTIAL BUILDING SHALL BE MADE WHICH CHANGES THE CHARACTER THEREOF AS A RESIDENCE OR CAUSES GOODS TO BE DISPLAYED VISIBLY FROM THE RESIDENCE OR ON THE PREMISES PROVIDED THE LATTER IS NOT OTHERWISE PERMITTED BY OTHER SECTIONS OF THESE REGULATIONS.
- NO MORE THAN 25% OF THE AREA OF THE RESIDENCE SHALL BE DEVOTED TO THE HOME OCCUPATION; PROVIDED, HOWEVER, THAT ROOMS LET TO BOARDERS OR ROOMERS ARE NOT SUBJECT TO THIS LIMITATION.
- NO EQUIPMENT OR PROCESS SHALL BE USED WHICH SHALL CREATE UNDUE NOISE, SMOKE OR PARTICULATE MATTER EMISSION, VIBRATIONS OR ODORS WHICH ARE DETECTABLE TO THE NORMAL SENSES OFF THE LOT. IN CASE OF ELECTRICAL INTERFERENCE, NO EQUIPMENT OR PROCESS SHALL BE USED WHICH CREATES A VISUAL EFFECT OR AN AUDIBLE INTERFERENCE OFF THE PREMISES IN ANY RADIO OR TELEVISION RECEIVER OR TRANSMITTER OR CAUSES FLUCTUATION IN THE VOLTAGE.
- THERE SHALL BE NO OUTDOOR STORAGE OR DISPLAY OF EQUIPMENT OR MATERIALS USED IN THE HOME OCCUPATION, EXCEPT A SWIMMING POOL FOR INSTRUCTION.
- NO MORE THAN ONE PERSON OTHER THAN A MEMBER OF THE IMMEDIATE FAMILY OCCUPYING SUCH RESIDENCE SHALL BE EMPLOYED.
- THE HOME OCCUPATION SHALL BE CONDUCTED ENTIRELY WITHIN THE PRINCIPAL RESIDENTIAL BUILDING OR IN A PERMITTED GARAGE, STORAGE STRUCTURE OR POOL ACCESSORY THERETO.
- NO SIGN SHALL BE PERMITTED OTHER THAN THAT PERMITTED BY THE APPLICABLE REGULATIONS IN ARTICLE 7 OF THE ZONING ORDINANCE.

### **IN THE R-1A, R-3, R-4 AND MH-1 DISTRICTS:**

- NO PERSON OTHER THAN A MEMBER OF THE IMMEDIATE FAMILY OCCUPYING SUCH RESIDENCE UNIT SHALL BE EMPLOYED.
- THE HOME OCCUPATION SHALL BE CONDUCTED ENTIRELY WITHIN THE PRINCIPAL RESIDENTIAL BUILDING OR MANUFACTURED/MOBILE HOME AND NO MORE THAN 20% OF THE AREA OF THE DWELLING SHALL BE DEVOTED TO THE HOME OCCUPATION.
- NO MANUFACTURING OR PROCESSING OF ANY SORT WHATSOEVER SHALL BE DONE AND NO STOCK SHALL BE DISPLAYED OR SOLD ON THE PREMISES.
- NO SIGN SHALL ADVERTISE THE HOME OCCUPATION UNLESS SUCH SIGN IS REQUIRED BY STATE STATUTE.

### **HOME OCCUPATIONS PERMITTED:**

1. ARTISTS, SCULPTORS, AUTHORS, COMPOSERS OR PHOTOGRAPHERS.
2. BARBER AND BEAUTICIANS; PROVIDED THAT ONLY ONE OPERATOR SHALL BE PERMITTED.
3. ADULT CARE CENTERS FOR NOT MORE THAN FOUR ADULTS, ADULT CARE HOMES, BOARDING HOME FOR CHILDREN, DAY CARE HOME AND FAMILY AND GROUP DAY CARE HOME.
4. HOME CRAFTS, SUCH AS MODEL MAKING, RUG WEAVING, LAPIDARY WORK, CABINET MAKING, PICTURE FRAMING, AND THE LIKE
5. MINISTERS, RABBIS OR PRIESTS.
6. OFFICE FACILITIES FOR ACCOUNTANTS, ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, ATTORNEYS, REAL ESTATE OR INSURANCE AGENTS, BUILDING CONTRACTORS, BROKERS AND MEMBER OF SIMILAR PROFESSIONS, BUT NOT PHYSICIANS OR DENTISTS.
7. OFFICE FACILITIES FOR ROUTE SALESMAN OR MANUFACTURE'S REPRESENTATIVES, WHEN NO EXCHANGE OR TANGIBLE GOODS IS MADE ON THE PREMISES.

8. TEACHERS, INCLUDING MUSIC AND DANCE INSTRUCTIONS, PROVIDED THAT INSTRUCTIONS SHALL BE LIMITED TO FIVE PUPILS AT ANYTIME, EXCEPT FOR OCCASIONAL GROUPS.
9. SEAMSTRESSES OR TAILORS.

**HOME OCCUPATIONS PROHIBITED:**

PERMITTED HOME OCCUPATIONS, FOR EXAMPLE, SHALL NOT IN ANY EVENT BE DEEMED TO INCLUDE:

1. ANIMAL KENNELS OR HOSPITALS OR STABLES.
2. AUTOMOBILE AND OTHER VEHICULAR REPAIR SHOPS OR SALES OF SUCH VEHICLES WHICH EXHIBIT A PATTERN OF REGULAR OR CONTINUOUS SALES. A PERSON HOLDING A STATE VEHICLE DEALER'S LICENSE MAY NOT OPERATE AS A HOME OCCUPATION. THIS SHALL NOT PREVENT THE PERIODIC SALE OF A VEHICLE WHICH IS OWNED AND OPERATED FOR PERSONAL USE.
3. DANCING SCHOOLS, EXCEPT AS PROVIDED FOR IN SECTION 6-602(C).
4. CHILD CARE CENTERS AND PRESCHOOLS, UNLESS SPECIFICALLY PERMITTED BY THE DISTRICT REGULATIONS.
5. EXCAVATING OR HEAVY EQUIPMENT OPERATORS.
6. FUNERAL HOMES.
7. GROCERY STORES.
8. MASSAGE PARLORS.
9. MEDICAL OR DENTAL CLINICS.
10. RENTING OF TRAILERS, MOTOR VEHICLES, TOOLS OR EQUIPMENT.
11. RESTAURANTS.
12. SALE OF FIREARMS OR AMMUNITION; HOWEVER, THE REPAIR OF FIREARMS IS NOT PROHIBITED.