**17.16.090 Home occupations.**

Subject to the limitations of this section, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any dwelling unit. Any question of whether a particular use is permitted as a home occupation, as provided herein, shall be determined by zoning administrator pursuant to the provisions of this title. The regulations of this section are designed to protect and maintain the residential character of established neighborhoods while recognizing that certain professional and limited business activities have traditionally been carried on in the home. This section recognizes that, when properly limited and regulated, such activities can take place in a residential structure without changing the character of either the neighborhood or the structure.

1. Use Limitations. 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:
   1. No more than one person who is not a resident on the premises shall be employed;
   2. No more than twenty-five percent, including storage area, of no more than one floor of the dwelling unit, shall be devoted to the home occupation;
   3. No alteration of principal residential building shall be made which changes its character and appearance as a dwelling;
   4. No stock of goods shall be displayed or sold on the premises in excess of storage area available as defined in subsection (A)(2) of this section;
   5. The home occupation shall be conducted entirely within the principal dwelling unit and in no event shall such use be apparent from any public way;
   6. There shall be no outdoor storage of equipment or materials used in the home occupation.
   7. No more than one commercially licensed vehicle used in connection with any home occupation shall be parked on the property;
   8. No mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residence shall be permitted;
   9. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other harmful emissions;
   10. No sign, other than one unlighted sign not over three square feet in area, attached flat against the dwelling and displaying only the occupant’s name and occupation, shall advertise the presence of the home occupation;
   11. There shall be no off-premises signs or advertising.
2. Home Occupations Permitted. Permitted home occupations include, but are not limited to, those listed below. However, each permitted home occupation shall be subject to the use limitations set out in subsection A of this section:
   1. Providing instruction to not more than four students at a time;
   2. Office facilities for accountants, architects, brokers, doctors, dentists, engineers, lawyers, insurance agents and real estate agents;
   3. Office facilities for ministers, priests and rabbis;
   4. Office facilities for salesperson, sales representatives, and manufacturers’ representatives when no retail or wholesale sales are made or transacted on the premises;
   5. Studio of an artist, photographer, craftsperson, writer or composer;
   6. Home employment of a physically, mentally or emotionally handicap person who is unable to work away from home because of the disability;
   7. Shop of a dressmaker or tailor;
   8. Bed and breakfast home; provided, that for each guest room one additional off-street parking space is provided.

(Ord. 952 (part), 1993)