

Home occupations. Home occupations will be permitted only on the following conditions:

Home occupations are limited to those uses which may be conducted within a residential dwelling without substantially changing the appearance or condition of the residence or accessory structures and which are compatible with the districts in which they are located. ***Explain how this standard will be met:***

The use of a dwelling unit or its accessory structure for a home occupation shall clearly be incidental and subordinate to its use for residential purposes. ***Describe the use of the home occupation:***

A home occupation must be carried on wholly within a dwelling unit or a structure customarily accessory to a dwelling unit. ***Describe where the home occupation will take place:***

A home occupation must be conducted by a member or members of the family residing in the dwelling unit. ***Who will be employed by this business:***

A home occupation must not materially injure the usefulness of the dwelling unit or accessory structure for normal residential purposes.

A home occupation shall be allowed no exterior display, no exterior sign other than those permitted in § 125-67BB(4)(m), no exterior storage of materials, no retail sale of goods except those produced upon the premises and those which are clearly incidental to the providing of service involved in a home occupation, and no other exterior indication of the home occupation or variation from the residential character of the principal building.

Objectionable conditions such as noise, vibration, smoke, dust, electrical disturbance, odors, heat, glare, or activity at unreasonable hours shall not be permitted of a home occupation.

The traffic generated by a home occupation shall not increase the volume of traffic so as to create a traffic hazard or disturb the residential character of the immediate neighborhood. ***How will this standard be met:***

In addition to the off-street parking provided to meet the normal requirements of the dwelling, adequate off-street parking shall be provided for the vehicles of the maximum number of users a home occupation may attract during peak operating hours. ***Where will customers park:***

For purposes of this chapter, use of residential buildings for transient accommodations shall not be considered a home occupation but rather shall be governed by other provisions of this chapter.

A home occupation may utilize:

Not more than 20% of the dwelling unit floor area, provided that for purposes of this calculation, unfinished basement and attic spaces are not included;

Unfinished attic and basement spaces; and

One accessory structure. The floor area utilized in the accessory structure shall not exceed 50% of the total floor area of the dwelling unit as previously calculated.

Attach a floor plan of the dwelling or accessory structure and show areas to be used for the home occupation.