

## **CHAPTER 1132. HOME OCCUPATION REGULATIONS**

### **1132.01. Purpose.**

The purpose of the Home Occupation regulations is to protect the character of the surrounding residential neighborhood while recognizing that traditional workplaces are no longer necessary in all situations due to changing technology, computerization, networking, and the changing job market. These regulations are intended to recognize this trend and allow Home Occupations that are located and conducted in such a manner that the existence of the Home Occupation is not detectable outside of the dwelling unit or accessory building. All Home Occupations shall be clearly subordinate and incidental to the residential use of the property.

### **1132.02. Standards for home occupations.**

(a) Uses allowed.

- (1) Instructional Services. Including, but not limited to, music lessons, tutoring, religious instruction, and nursery school/day care.
  - A. For instruction purposes, the number of students shall be no more than 2 (two) at any one time.
  - B. For nursery school/day care purposes, the maximum enrollment shall not exceed the number allowed by the State of Ohio in accordance with Ohio Revised Code §§ 5104.01 through 5104.99.
- (2) Professional Services. Including, but not limited to, hair/nail salons, barbers, massage therapists, and photographers.
  - A. For service purposes, the number of clients shall be no more than 1 (one) at any one time.
- (3) Studio/Office. Including, but not limited to, art or recording studios, dressmaking/tailoring, business consulting, and computer/internet business.
  - A. For office purposes, this may include a business which maintains a management office in a dwelling unit, but conducts day-to-day operation at another location (i.e. landscaping/lawn care service, interior decorating, cleaning services, direct sale of consumer products, etc.)

(b) Districts allowed.

- (1) Home Occupations are permitted in any residential zoning district.

(c) General Regulations for all Home Occupations.

- (1) Exterior Appearance. In no way shall the appearance of the structure be altered resulting from the home occupation. There shall be no entrance or exit way specifically provided in the dwelling unit or on the premises for the conduct of a home occupation, nor shall there be any display of products or equipment visible in any manner other than one sign, not to exceed two square feet in area, non-illuminated and mounted flat against the wall of the principal building.
- (2) Exterior effects. No home occupation shall be conducted in a manner which would cause the emission of sounds, noise, vibration, dust, smell, smoke, glare, electrical interference, or any other hazard or nuisance to any greater extent than experienced in an average residential neighborhood.

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- (3) Usable Area. No more than twenty-five percent (25%) of the gross area of such dwelling unit, or 500 square feet, whichever is less, may be used for the home occupation. No more than 500 square feet of either an attached garage or detached accessory building, but not both, may be used for the home occupation. Due to its nature, day care may be conducted throughout the primary structure. No day care operations may take place in an accessory structure.
  - A. There shall be no exterior storage, display, use or activity of any kind relating to the home occupation.
- (4) Employees. Only those residing in the dwelling unit may conduct work from the home occupation. One additional non-resident employee may work from the home occupation for up to 90 days in each calendar year.
- (5) Traffic. Traffic generated by the home occupation shall not create safety hazards nor be substantially greater in vehicular size nor exceed on any continual basis the average number of vehicle trips that would normally be expected for a residence in a residential neighborhood.
  - A. There shall be no commodities sold or services rendered that require receipt or delivery of merchandise, goods, or equipment other than by passenger motor vehicle, parcel delivery service, or U.S. mail service. No deliveries by tractor/trailer trucks are permitted.
- (6) Parking. No area on the residential property may be created to park any commercial vehicles or equipment related to the home occupation. Any home occupation business which requires the creation of parking in addition to the parking area already provided for the single-family residence shall not be operated within a residential zoning district. The conduct of a home occupation shall not reduce or render unusable areas provided for required off-street parking for the dwelling unit.
- (7) Hazards. Storage of combustible or flammable matter, accumulation of rubbish, wastepaper, cartons, or boxes, in excess of normal home activities is prohibited.