

2.9 HOME -BASED BUSINESS

2.9A Home Office/Studio.

Use of residence for personal business purposes. Nothing in these regulations shall restrict the use of a residence by the occupant for business purposes where:

1. No business is conducted on the premises except by computer, mail, telephone or future communication technology.
2. No persons other than members of the family are employed.
3. No external evidence of the business is visible.
4. No business signs are erected.
5. No pedestrian or automobile traffic other than that is normally generated by a residence.

2.9.B Minor Home-Based Business.

A minor home-based business where such business is located within the same dwelling used by such person as his or her primary residence provided that:

1. the area devoted to such accessory use (including storage of any supplies or materials) shall not exceed 25 percent of the total square footage of the dwelling (exclusive of garage, attic and basement, or cellar);
2. not more than one (1) nonresident person shall be employed on the premises;
3. the accessory use shall:
 - (1) be conducted entirely within the principal dwelling by the resident occupant,
 - (2) clearly be incidental and secondary to the use of the dwelling for living purposes,
 - (3) not change the exterior residential appearance or character of the building or be noticeable from the exterior of the building.
 - (4) not materially change the traffic characteristics of the neighborhood,
 - (5) not have any outside storage or display of merchandise, equipment, or machinery relative to the use,
 - (6) not include the keeping of stock in trade nor the sale or rental of any goods not produced within the premises,
 - (7) not involve the display of signs or products in, on, or about the premises except for a sign as permitted by these Regulations, and
 - (8) not involve retail sales at the premises.
4. Parking areas for residents, employees or the general public shall not be located in an inappropriate location and any parking areas shall be screened, if necessary.

2.9.C Major Home-Based Business.

A major home-based business where such business use does not comply with the requirements of Subsection 2.9.B, but where the Commission feels the use is appropriate in a Residential Zone, subject to Section 8.6.