



# Home Based Businesses

- **Home occupation:** Any use, occupation or activity conducted on the same lot as a dwelling by the residents thereof, which is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof, and in connection with which there is no display, no stock-in-trade nor commodity sold or stored on the premises; and where only those persons residing on the premises and not more than five outside employees are employed specifically in connection with the home occupation.



## Home Based Businesses

- The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the building.
- The occupation shall not constitute a nuisance in the neighborhood.



# Home Based Businesses

- Exceptions
- Agricultural (A) District
- Secondary Offices





# Home Based Businesses

- Permitted Occupations

- (1) Offices of professionals including, but not limited to, architects, brokers, counselors, clergy, draftspersons and cartographers, engineers, insurance agents, lawyers, real estate agents, accountants, editors, publishers, journalists, psychologists, contract management, graphic design, construction contractors, landscape design, surveyors, cleaning services, salespersons and manufacturer representatives, and travel agents;
- (2) Personal services, including barber shops, beauty parlors, manicure and pedicure shops, pet grooming, catering, taxidermy services, and chauffeur services;
- (3) Instructional services, including music, dance, art and craft classes, tutoring, and outdoor instruction to include tennis lessons, and swimming lessons;
- (4) Babysitting services, day care homes;
- (5) Studios for artists, sculptors, musicians, photographers, and authors;
- (6) Workrooms for tailors, dressmakers, milliners, and craft persons, including weaving, lapidary, jewelry making, cabinetry and wood working;
- (7) Repair services, including watch and clock, small appliances, computers, and electronic devices; and
- (8) Upholstery and detailing services if and only if an accessory building may be used for the home occupation.
- (9) Cottage manufacturing of goods to be delivered or shipped if and only if an accessory building may be used for the home occupation. No on-site sales rooms or offices.



# Home Based Businesses

- Operational Standards
  - 8:00 a.m. – 8:00 p.m.
  - Employees
  - Vehicles
  - Nuisance
  - Appearance
  - Ownership



# Home Based Businesses

- Accessory Buildings
- Uses
- Limited number
- Lot size
- Building Size
- Setback



# Home Based Businesses

- Notification
- Non-conforming uses