

Article 9: Home Occupations

- A. Only the residents of the premises shall be engaged in such occupation.
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25% of the total floor area of the dwelling unit shall be used in the conduct of the home occupation. (For the purposes of this section, the basement and/or cellar shall not be included in computations of total floor area.)
- C. No "walk-in" trade shall be allowed, unless otherwise permitted by a specific special use in Article 9.
- D. There shall be no change in the outside appearance of the building or premises, no structural alterations, or other visible evidence of the conduct of such home occupation.
- E. Entrance shall be from within the dwelling.
- F. No home occupation shall be conducted in any accessory building.
- G. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a front yard.
- H. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference; no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- I. No storage or display of materials, goods, supplies or equipment related to the operation of the home occupation shall be visible from the outside of any structure located on the premises or on adjacent premises.
- J. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises; however, a vehicle of no more than three-fourth ton capacity may be used as part of the home occupation.
- K. No sign or other advertising shall be allowed anywhere on the premises.
- L. Nothing in this section shall prohibit the use of a residence by an occupant of that residence to give or receive instruction in a craft, fine art, science, humanity, or field of learning and neither shall this section prohibit the regulation of noise, advertising, traffic, or other conditions that may accompany the use of a residence as described above.
- M. The activity shall not require the creation of any additional parking spaces to service the home occupation.
- N. Visits by customers, clients, students or patients to an approved Home Occupation shall be limited to the hours of 7:00 a.m. to 8:00 p.m. This provision shall not apply to bed and breakfast establishments, which shall comply with Section 50.9.11 of this Chapter.
- O. All Building, Housing, Fire and other local or State codes and ordinances shall be adhered to for home occupations.
- P. Prohibited home occupations include, but are not limited to, the following:

- a. Animal processing.
- b. Any repair of motorized vehicles, including the painting or repair of automobiles, trucks, trailers, boats, and lawn equipment.
- c. Animal hospitals or kennels.
- d. Barber shops or beauty parlors.
- e. Restaurants or catering/food preparation businesses, except catering/food preparation businesses operating in compliance with the Cottage Food Law, PA113 of 2010.
- f. Medical or dental offices.
- g. Construction businesses or landscaping businesses that provide the storage of goods, equipment and materials to be utilized in the operation of the business or use.
- h. Furniture finishing and refinishing.
- i. Warehousing.
- j. Welding or machine shops.

Article 9: Live-Work Unit

A dwelling unit either attached or detached, that is used jointly for limited commercial, service or retail activities and residential purposes serve as the secondary or accessory use. Both units must be owned by the same individual. The residential dwelling unit must be above and/or behind a flexible ground floor space and may provide live-work opportunities that are appropriate for incubating neighborhood-serving retail and service uses.

- A. Location. The live-work unit shall be a permitted use within MR-3, NC, CC, DC, DE and UC Districts, and act as a Special Use within GN-1, GN-2, MR-2 and CE districts.
- B. Space Limitations. The commercial portion shall remain ancillary to the primary residential use. Not more than one-half ($\frac{1}{2}$) of the usable area of the dwelling may be devoted to a non-residential use. No part of an accessory structure, either attached or detached shall be used.
- C. Direct Access. There shall be direct access between the working and living spaces within the live-work unit.
- D. Residency. At least one full-time employee of the business activity occupying the live-work unit shall also reside in the unit; conversely at least one of the persons living in the live portion shall work in the work portion. Residence units and "work" units shall have separate entries.
- E. No Separate Leases. The working space shall not be leased separately from the living space; conversely the living space shall not be leased separately from the working space.
- F. Multiple Live-Work Units. Where there are multiple live-work units within a single structure, each unit shall be physically separated from other units and uses within the structure, and access to individual units shall be from a common open space, corridor, hallway, or other common access area.