

H. ACCESSORY USES

H1 Home Occupation

1. The home occupation shall be accessory to a residence and carried on wholly indoors and within a dwelling or other accessory structure and shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
2. The use shall not include the following: contractor services, animal hospital, commercial stable and kennel, funeral parlor and undertaking establishment, restaurant, rooming, boarding and lodging house, clinic or hospital.
3. No more than one (1) home occupation is allowed per property.
4. There shall be no exterior storage of materials or refuse resulting from the operation of the home occupation.
5. In no way shall the appearance of the residential structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from the residential character by the use of colors, materials, construction, lighting, show windows or advertising visible outside the premises to attract customers or clients, other than those signs permitted in this Ordinance.
6. One (1) sign is permitted per home occupation provided that it is no larger than two (2) square feet per side bearing only the name, occupation, and offices hours of the practitioner. In addition, it shall not be illuminated or placed in a window.
7. No articles shall be sold or offered for sale except such as may be produced on the premises or routinely used as part of the services provided by the home occupation.
8. The home occupation shall be carried on only by owner-inhabitants of the dwelling and not more than two (2) additional employees.
9. The floor area devoted exclusively to home occupations whether within the principle structure or an accessory structure shall not be more than 25% of the ground floor area of the principal residential structure, or 800 square feet, whichever is less.
10. No equipment or process shall be used in such employment or occupation which creates discernible noise, vibration, glare, fumes, odors or electrical interference at the property line and no equipment or process shall be used which creates visual or audible interference in any radio or television receiver off the lot or causes fluctuations in fine voltage off the lot.
11. All commercial vehicles shall be parked on-lot. Off-street parking spaces are not permitted in the front yards. A ten (10) foot driveway providing access to parking areas in the side or rear of the property may be located in the front yard. All off-street parking areas must be located at least ten (10) feet from any property line. Off-street parking lots with three (3) or more spaces shall be buffered from abutting residences. The buffer shall include either an evergreen hedge on three foot centers or a six (6) foot cedar or spruce fence placed around the perimeter of the parking area. Only one business vehicle may be parked on the property.
12. Minimum parking requirement: One (1) space per employee in addition to residential parking requirement.