

30-7.17 Home Occupations.

a. Home occupations, as defined in these regulations, are permitted as an accessory use in the zones specified provided that within any residential district, no building or lot with a home occupation will be constructed or altered so as to be inharmonious to the residential character of adjacent structures or to be inconsistent with the residential character of the dwelling unit.

b. The types of construction not considered to be residential in character include, but are not limited to, store front type of construction, garage doors (larger than needed for passenger vehicles or light commercial vehicles), unfinished concrete blocks or cinder block wall surfaces, metal panels, elimination of porches and wall surfaces without doors and/or windows.

c. The home occupation shall be clearly subordinate to the use of the dwelling for residential purposes and no external modifications shall be made that detract from the residential appearance of the dwelling unit. Any signs shall be limited to signs permitted in residential zones pursuant to subsection 30-7.24 of this chapter. A maximum of twenty-five (25) percent of the ground floor area of the dwelling may be used in the home occupation.

d. All activities related to the home occupation shall be conducted within the dwelling. No outdoor display, repair, fabrication, processing, or storage of materials, goods, supplies, or equipment used in the home occupation shall be permitted.

e. Not more than one (1) person who is not a member of the household in residence shall be employed in the home occupation.

f. No equipment or process shall be used that creates noise, vibration, glare, fumes, odor, or electrical or electronic interference detectable by neighbors.

g. There shall be no use, storage, or disposal of any grouping or classification of materials that the Federal Secretary of Transportation or the State or the municipal Governing Body designates as a hazardous material.

h. There shall be no appreciable increase in traffic or trips within the neighborhood as a result of the home occupation.

i. Prior to the commencement of a home occupation, except for those occupations which are restricted to telecommuting, a zoning permit for the occupation must be obtained from the Borough Zoning Officer. The applicant shall specify the occupation to be engaged in, the area of the dwelling to be used in the occupation, any alterations to be made to the dwelling, and such other information as may be required by the Zoning Officer in order to make an informed determination that the use of the property will conform to the applicable regulations.

(2002 Code § 16.28.160)