

# PROPOSED CHANGES TO TITLE 17 HOME-BASED BUSINESS

| Existing Code   | Proposed Changes  | Explanation   |
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| <p><b>18.10.010 Definitions.</b></p> <p>“Home occupation” means an activity carried on by the occupant of a dwelling as a secondary use, including professional and semi-professional offices when conducted and entered from within the dwelling, in which there is no outside display or storage of stock in trade upon the premises, not more than one nonresident of the premises is employed and not more than one-fourth of the floor area of one story of the principal building, or a detached home workshop of not more than 200 square feet in area, is used for such home occupation; and provided, that the residential character of the dwelling is not changed by said use and that such occupation does not cause any sustained changes by said use and that such occupation does not cause any sustained or unpleasant or unusual noises, vibrations, noxious fumes, odors, or cause any parking or traffic congestion in the immediate neighborhood.</p> <p><b>18.100.210 Home occupations.</b></p> <p>A home occupation may be permitted upon application to the town clerk in any residential district, subject to the following conditions:</p> <p>A. The home occupation requires a business license from the town clerk and is subject to review by the building official. If the applicant is not the owner of the premises, written owner permission for the home occupation must accompany the business license application.</p> <p>B. Offices of members of recognized professional persons may be permitted; provided, that no more than one person, not a member of the household, may be employed in connection with such operation in such office. One small professional or announcement sign not over one square foot in area shall be allowed affixed to the main wall of the main residence dwelling.</p> | <p><b>“Home-based business” means the use of a dwelling unit for gainful employment provided the occupational use is incidental to the primary use of the dwelling unit as a residence.</b></p> <p><b>18.100.210 Home-based business</b></p> <p><b>A. Business license required.</b></p> <ol style="list-style-type: none"> <li><b>1. A home-based business may be permitted in any residential district upon application to the Town Clerk and is subject to review by the zoning administrator.</b></li> <li><b>2. The Town shall review the application and issue a business license provided the proposed use does not violate the Standards outlined in this Section.</b></li> <li><b>3. If the applicant is not the owner of the property, the property owner must give written permission to operate the business on the property. A copy of the owner’s letter must be attached to the application.</b></li> </ol> <p><b>B. General provisions</b></p> <ol style="list-style-type: none"> <li><b>1. The residential character of the property shall be maintained and show no indications that a home-based business is being conducted on the premises (other than signage as allowed in this Section).</b></li> <li><b>2. Customers may patronize a home-based business between the hours of 6:00 am to 8:00 pm.</b></li> </ol> | <p>Definition was reworked. Actual provisions were removed from the definition and reworded below.</p> <p>Some of these provision were reworded to add clarity and other provisions were added.</p> |

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|               | <p><b>3. The home-based business must occupy no more than 25% of the gross floor area of the principal building (home) or take place within an accessory structure approved by the Town.</b></p> <p><b>4. Remodeling of the home or installing mechanical and/or electrical equipment not customarily found in a residential dwelling, when specifically needed to accommodate the home-based business, is not allowed.</b></p> <p><b>5. Outside display or storage of stock-in-trade, parts or materials related to the home-based business upon the premises is not allowed.</b></p> <p><b>6. A home-based business is limited to one full-time employee or equivalent in addition to those employees residing at the residence.</b></p> <p><b>7. Employees not working at the residence may not congregate at the home to perform daily operational activities.</b></p> <p><b>8. Increases in traffic and parking generated by the home-based business should not be noticeable to the neighborhood.</b></p> <p><b>9. Noise, vibrations, odors, heat or glare in a home-based business shall not be detectable beyond the property line.</b></p> <p><b>10. The storage of hazardous materials in a home-based business must comply with the adopted versions of the International Building Code and International Fire Code.</b></p> <p><b>11. A home-based business may not have a semi-tractor/trailer deliver goods to the residence nor use one in the daily operation of the business.</b></p> <p><b>12. A home-based business that uses heavy equipment, such as construction equipment, must store the equipment at a commercial location.</b></p> <p><b>13. Short-term sales are exempt. A home-based business license is not required when conducting short-term sales from a residence. Time frames for short-term sales shall not exceed three days for any single event.</b></p> |             |

