

19-04

Home Based Business

Amend Article 2, Definitions to add;

Home Based Business: A business operating out of a residence where the residence serves as the base of operation for a business that is conducted elsewhere. An example may be a house painter or electrician. Home based businesses are allowed in the Agricultural and Forest Residential Districts without regulation, and will be reviewed under site plan review as a minor contractor's yard if in the opinion of the Zoning Administrator the scope of the operation requires such review.

Amend Article 7, Section 7.03 Uses permitted when authorized by site plan review as set forth in Article 14 of this Ordinance to add:

Part "H" Home Based Business

Amend Article 8, Section 8.03 Uses permitted when authorized by site plan review as set forth in Article 14 of this Ordinance to add:

Part "F" Home Based Business

Amend Article 11, General Provisions, to add a new Section 11.18

Section 11.18 Home Based Business

1. Home Based Businesses may be permitted in the R-1 and R-2 zoning districts, subject to site plan review as specified in Article 14. If any changes are made to the use, or the premises is sold, leased or rented to a party other than the applicant, then the use shall be reviewed for compliance with the original site plan approval and if necessary a site plan review will be conducted by the planning commission pursuant to Article 14.
2. Home Based Businesses shall be incidental and subordinate to the use of the premises for residential purposes and shall not detract from the residential character of the premises or neighborhood.
3. The outdoor storage of goods or material of any kind is prohibited unless screened so to retain the residential character of the neighborhood.
4. Home Based Businesses shall not result in the creation of conditions that constitute a nuisance to the neighboring property owners and the surrounding zoning district. Any machinery, mechanical devices or equipment employed in the conduct of the Home Based Business shall not generate noise, vibration, radiation, odor, glare, smoke, steam, electrical interference or other conditions not typically associated with the use of the premises for residential purposes.
5. No processes, chemicals or hazardous material shall be used or stored on the site which is contrary to any applicable State or Federal laws.