



VILLAGE OF OBETZ HOME OCCUPATION PERMIT

Applicant's Name: _____

Business Name: _____ Phone: _____

Address Where Business Will Be Conducted: _____

Business Description: _____

Location(s) in Home Where Business is Conducted: _____

Number of Non-Resident Employees: _____

Percentage (%) of Total Floor Area Used for Business: _____

Property Owner if not Applicant: _____ Phone: _____

Property Owner's Mailing Address: _____

I/we, _____, agree that I/we have read Chapter 1177 of the Codified Ordinances and that my home occupation will conform to all of the conditions contained within that Chapter. I/we further understand that if at any time the home occupation becomes a nuisance to the neighborhood or the Village of Obetz, the permit shall be reopened for review and possible revocation. I/we further declare under penalty of perjury that the information contained in this Permit, including any plans and documents submitted herein, are true and correct to the best of my/our knowledge.

Applicant's Signature

Property Owner's Signature

Date

Date

For Internal Use Only

Date Received: _____ Conditional Use Permit Required: _____

Approved By: _____ Date: _____

CHAPTER 1177
Home Occupations

- 1177.01 Purpose.
- 1177.02 Permitted use.
- 1177.03 Conditional use.

CROSS REFERENCES
Signs – Chapter 1175
Administration – Chapter 1181

1177.01 PURPOSE.

The purpose of these provisions is to allow where appropriate limited, non-residential activities in residential structures that are compatible with the neighborhoods in which such structures and related home occupation activities are located. The standards provided for herein are intended to ensure compatibility of home occupations with other permitted uses and with the residential character of the neighborhood.

1177.02 PERMITTED USE.

A home occupation use shall be permitted within a dwelling unit provided the occupation does not occupy more than thirty (30) percent of the gross floor area or three hundred (300) square feet of the dwelling unit, whichever is larger, and provided the following criteria are met.

- (a) Requirements. The following requirements shall apply to permitted home occupation uses:
 - (1) The home occupation shall only be conducted within a principal structure and shall not be conducted within an accessory use or structure.
 - (2) The external appearance of the principal structure shall not be altered and the home occupation within the residence shall not be conducted in a manner which would cause the premises to differ in any way.
 - (3) No more than one (1) non-resident employee shall be engaged in such home occupation.
 - (4) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of 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.
 - (5) There shall only be limited sales on the premises of goods produced on the premises.
 - (6) There shall be no external indication of such home occupation other than one (1) sign, controlled by the sign regulations in this Zoning Code under Chapter 1175.
 - (7) There shall be no outside storage of any kind related to such home occupation.
 - (8) Specialized tutoring or instruction shall be limited to one (1) individual in the principal structure during said tutoring or instruction.
 - (9) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as to use as specified under Chapter 1169, and shall not be located in front of the building line.
 - (10) There should not be any excessive solid waste generated as a part of such home occupation.

1177.03 CONDITIONAL USE.

It is recognized that there may exist certain home occupations that fail to meet the criteria of Section 1177.02, but which may be appropriate for a residential area provided the following additional criteria are met through the Conditional Use procedure of Chapter 1181 including the requirements therein.

(a) Requirements. Home occupation conditional uses shall be limited by the following criteria and/or any other conditions as determined by the Planning and Zoning Commission in order to protect the residential character of the subject area:

- (1) There shall be no more than three (3) non-resident employees.
- (2) The conduct of the home occupation may be approved within a structure accessory to the principal structure.
- (3) Sales of commodities not produced on the premises may be permitted provided such commodities are specified and approved as a part of the application for a Conditional Use, provided the Planning and Zoning Commission determines that such sales will not become a detriment to the existing residential character of the lot or neighborhood through a resulting increase in traffic, noise, vibration, glare, fumes, odors or electrical interference or any other factor resulting in an adverse impact.
- (4) Organized instruction may be permitted provided the class size does not exceed six (6) pupils during any one period of instruction, provided the Planning and Zoning Commission determines that such organized instruction will not become a detriment to the existing residential character of the lot or neighborhood through a resulting increase in traffic, on-street parking, or any other factor resulting in an adverse impact.
- (5) No outside storage of any kind associated with a home occupation conditional use shall be permitted unless it is totally screened from the adjacent residential lots and the abutting street(s).
- (6) The off-street parking requirements of Chapter 1169 apply and such off-street parking area shall not be located in front of the building line.

(b) Validity. For the purposes of this Zoning Code, a Home Occupation Conditional Use ceases to be valid once the premises used for the home occupation is no longer occupied by the holder of the Certificate of Zoning Compliance or upon the conduct of a home occupation in a manner not approved by the Planning and Zoning Commission.