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## HOME OCCUPATION REQUIREMENTS

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**545.800. Purpose.** Home occupation regulations are established to ensure that employment within residential uses does not adversely affect the livability of the surrounding residents and community, and that a home occupation remains accessory and subordinate to the principal residential use. The regulations recognize that many types of home occupations can be conducted with little or no adverse effect on the surrounding neighborhood.

**545.810. Home occupation standards.** Home occupations shall be subject to the following standards, except that licensed family day care and licensed group family day care shall be exempt from the provisions of sections (2), (6), (10), (11), (12) and (14):

- (1) The home occupation shall be an activity which is customarily associated with a residential use.
- (2) Only the residents of the dwelling unit or rooming unit, and not more than one (1) nonresident employee, shall be employed by or engaged in the conduct of the home occupation on the premises. For the purpose of this section, "nonresident employee" shall include an employee, business partner, independent contractor, or other person affiliated with the home occupation who is not a resident of the dwelling unit or rooming unit, but who visits the site as part of the home occupation. Not more than one (1) nonresident employee shall be permitted per dwelling unit or rooming unit, regardless of the number of home occupations.
- (3) Exterior alterations or modifications that change the residential appearance of the residential use, any accessory buildings, or the zoning lot, shall be prohibited.
- (4) Interior alterations or modifications that eliminate the kitchen, living room, all of the bathrooms, or all of the bedrooms of the residential use, shall be prohibited.
- (5) The home occupation shall be conducted only within an enclosed area of the dwelling or accessory structure, except that the growing of food or ornamental crops, to be sold or donated off-site, shall be exempt from this provision. In multiple-family dwellings of four (4) or more units, the zoning administrator may allow the home occupation within a specific area of the principal building designated for such home occupation.
- (6) Outdoor storage or display of materials, goods, supplies, or equipment related to the conduct of a home occupation shall be prohibited, unless associated with the growing of food or ornamental crops to be sold or donated off-site. Any materials associated with the growing of food or ornamental crops shall be located entirely to the rear of the principal structure and shall not be located in a required yard unless stored within a permitted accessory structure.
- (7) Signage shall be restricted to one (1) non-illuminated, flat wall, identification sign not to exceed one (1) square foot in area. On a corner zoning lot, two (2) such signs, one (1) facing each street, shall be allowed.
- (8) No equipment, machinery, or materials other than of a type normally found in or compatible with a residential use shall be allowed.

For reasonable accommodations or alternative formats please contact 311 at 612-673-3000. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626.  
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- (9) No retail sale and delivery of products or merchandise to the customer or client shall occur on the premises except where accessory to any services provided (such as hair care products sold accessory to hair cutting).
- (10) No home occupation shall be visible from any public right-of-way, except for allowed signage, unless associated with the growing of food or ornamental crops to be sold or donated off-site. Plantings visible from any public right-of-way that do not change the residential character or appearance of the principal residential structure, any accessory buildings or the zoning lot shall be permitted.
- (11) The hours open to the public shall be limited to between 8:00 a.m. and 8:00 p.m.
- (12) The home occupation shall not generate excessive customer or client traffic that is detrimental to the residential character of surrounding properties or the neighborhood. For purposes of this provision, more than five (5) customers or clients per day may be determined to be an excessive and detrimental level of traffic. This number shall apply per dwelling unit or rooming unit, regardless of the number of home occupations. The factors to be used for such a determination shall include but not be limited to:
  - a. The characteristics of the neighborhood, including land uses, lot sizes and lot widths.
  - b. Street type, width, and traffic volumes.
- (13) Shipment and delivery of products, merchandise or supplies shall be limited to between 8:00 a.m. and 8:00 p.m. and shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.
- (14) No sound or noise created by the operation of the home occupation shall be audible beyond the boundaries of the zoning lot.
- (15) Hazardous materials in excess of consumer commodities which are packaged for consumption by individuals for personal care or household use shall be prohibited.

**545.820. Prohibited home occupations.** Recognizing that there are some uses which have serious objectionable operational characteristics and thereby adversely affect the surrounding neighborhood, the following shall be prohibited as home occupations:

- (1) Motor vehicle repair, service, or painting, or any repair or servicing of vehicles or equipment with internal combustion engines (such as snowmobiles, lawnmowers, chain saws, and other small engines).
- (2) A use that is designed to serve more than one (1) client on the site at a time.
- (3) The sale, lease, trade or other transfer of firearms or ammunition by a firearms dealer. Firearms dealers existing on or before October 7, 1995, and in all other respects in conformance with the provisions of this ordinance, shall be permitted to continue as nonconforming uses in accordance with the provisions of Article VI, Nonconforming Uses and Structures.
- (4) Sexually oriented uses, as defined in Chapter 565, Definitions.
- (5) Headquarters or dispatch centers where persons come to the site and are dispatched to other locations.
- (6) Uses first allowed in a production district.