

CHAPTER 1274
Home Occupations

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| <p>1274.01 Home occupation defined; exemptions from chapter.</p> <p>1274.02 Necessary conditions.</p> | <p>1274.03 Application for permit; denial; appeal.</p> |
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CROSS REFERENCES

- Municipal zoning - see Ohio R.C. 713.06 et seq.
 General provisions and definitions - see P. & Z. Ch. 1240
 Administration, enforcement and penalty - see P. & Z. Ch. 1242
- Districts generally and Zoning Map - see P. & Z. Ch. 1244
 Nonconforming structures, uses and lots - see P. & Z. Ch. 1266
- Off-street parking and loading - see P. & Z. Ch. 1268
 Conditional uses - see P. & Z. Ch. 1272
 Supplementary regulations - see P. & Z. Ch. 1278

1274.01 HOME OCCUPATION DEFINED; EXEMPTIONS FROM CHAPTER.

(a) As used in this chapter, "home occupation" shall be as defined in Section 1240.09.

(b) There are certain home occupations that present no perturbation to the neighborhood. They do not directly interact with the public. Communications with the sponsors or users of these services are by mail or telephone or by electronic means. Home occupations within the spirit of the above that do not have signs or any evidence of a business are not required to obtain a permit. Mail order companies are not eligible for this exemption. (Ord. 89-12. Passed 12-4-89.)

1274.02 NECESSARY CONDITIONS.

A home occupation is permitted only when it will not change the residential ambience and character of the neighborhood. To this end:

(a) No use, equipment, process or storage shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question or where no home occupation exists.

(b) The home occupation shall not entail more than eight client visits per day or forty per week.

(c) Parking demand created by the conduct of the home occupation shall be met off the street or, additionally, by no more than one on-street parking place where such parking is permitted.

(d) Vehicles used in the home occupation may be no larger than utility vehicles commonly used for noncommercial purposes, i.e. pick-up trucks, vans, panel trucks and the like.

(e) No change in outside appearance of buildings is permitted that is not normally associated with a dwelling, other than a nonilluminated sign no more than two square feet in area, or a nonverbal graphics or artistic symbol no more than four square feet in area, where "area" is defined as maximum length times maximum height.

(f) Employment of more than one full-time equivalent person not resident on the premises at any one time is not permitted.

(g) There shall be no outside storage of any kind related to the home occupation.

(Ord. 89-12. Passed 12-4-89.)

1274.03 APPLICATION FOR PERMIT; DENIAL; APPEAL.

(a) Application for a home occupation permit shall be made to the Zoning Administrator, together with payment of such fee as may be established by Village Council.

(b) If the Zoning Administrator finds that the proposed home occupation fails to meet the necessary conditions of Section 1274.02 and declines to issue the permit, the applicant may appeal the decision to the Board of Appeals.

(c) An appeal from the Zoning Administrator's decision to grant or deny a home occupation permit may be taken to the Board of Appeals by any interested party in accordance with procedures set forth in Section 1242.06(b)(2).

(Ord. 89-12. Passed 12-4-89.)