

19.85.020 Standards.

The following standards shall apply to home businesses:

- A. The primary use of the dwelling must be residential.
- B. The person operating the business must reside in the dwelling on a full-time basis (at least nine months per year).
- C. For lots which front on a right of way less than eighty feet wide, only the business operator and his/her immediate family members who reside in the home shall be employed or do any work, whether compensated or not, in conjunction with the business. For lots which front on a right of way of eighty feet or greater, one additional non-resident employee is allowed.
- D. Customers shall be allowed at the residence only if scheduled on an appointment basis, and are only allowed between the hours of seven a.m. and ten p.m. Group lessons or sessions shall not exceed six people at a time.
- E. No exterior remodeling shall take place that would change the residential appearance of the home.
- F. Interior structural alterations made to the home are allowed only if they are consistent with its primary use as a dwelling.
- G. All business activities must take place within the dwelling and/or attached garage and shall not occupy more than twenty-five percent or more than five hundred square feet (whichever is less) of the floor area of the home.
- H. The storage or display of supplies, inventory, equipment or materials in any portion of the yard or within a detached accessory building is prohibited.
- I. Only those tools, equipment, or electric apparatus that are commonly used as accessories to or in conjunction with residential uses are allowed to be used as part of the home business.
- J. Home businesses must be conducted in such a manner as not to emit or create excessive odors, smoke, dust, heat, fumes, light, glare, sounds, noises, vibrations or interference with radio and/or television reception.
- K. In addition to the parking spaces required for the residents of the dwelling, parking for customers and for an employee, if allowed under subsection (D) above, must be provided in the driveway or garage.
- L. Only a three square foot, non-illuminated nameplate sign is allowed. The nameplate sign must be attached to a wall or window of the dwelling.
- M. No vehicle larger than a passenger car or van or one ton pickup truck is allowed to be brought to, parked on, or stored on the property in conjunction with a home business.
- N. If the applicant for a home business is not the property owner, the applicant must obtain written authorization of the property owner or manager to apply.
- O. The property address (house number) must be clearly posted on the home using letters at least four inches in height in a contrasting color to the building.
- P. The condition of the dwelling and landscaped areas shall be well maintained. (Ord. 1535 § 3 (part), 2004)