

ZONING ORDINANCE
Chapter 4 District Regulations

Section 4-12. Notes to Table of Permitted Uses – Development Standards

remains vacant for a period of six months, the home shall be removed from the farm. No other manufactured home may be placed on the farm without being issued a special use permit.

- i. If the land upon which the manufactured home is located is subdivided from the original tract of land, the subdivided portion upon which the home is located must meet the definition of a bona fide farm or the manufactured home must be removed.

Note 7. Home Occupation

A home occupation as defined in this ordinance may be allowed in any Residential District subject to the following requirements:

- a. Before establishing a home occupation, the operator shall obtain a Home Occupation Permit from the administrator.
- b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purpose by its occupants.
- c. The business or service must be located within the dwelling or an associated accessory building and may not exceed 25 percent of the combined floor area or 500 square feet, whichever is less.
- d. No more than one (1) person not in residence shall be engaged in such occupation.
- e. There shall be no outside storage or change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one (1) sign, not exceeding one (1) square foot in area, non-illuminated, and mounted flat against the wall of the principal building is permitted.
- f. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in any required yard;
- g. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. 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.
- h. There shall be no sales in connection with such home occupation except as made or crafted on the premises by the occupant, or as permitted in the Table of Permitted Uses.

Note 8. Outdoor storage as accessory use in I district

- a. Outdoor storage as an accessory use shall not be located within any required yard.
- b. It shall be located in a designated area abutting the associated building(s).