

SECTION 8: Home Occupations

Definition: A home occupation is a secondary use by the owner/s or individual or family occupying the home and shall be conducted within a portion of the home and/or accessory apartment on the property. The property and buildings must in all cases retain a residential component and the overall property and buildings must retain its residential estate character. No more than one full time person or two part time persons other than the owner/s or occupants can be part of daily activities related to the home occupation. Home offices utilized by employees by arrangement with employers are included.

Intent and Purpose: It is the intent and purpose of this section to encourage and accommodate a growing trend for work-from-home arrangements by agreement with traditional employers, and with individuals seeking to replace or supplement their employment with traditional employers. It is also the intent and purpose of this section to allow these limited nonresidential uses to be conducted in such a manner that neighboring properties will not be impacted by its existence. A home occupation must not give an outward appearance nor manifest characteristics of a business which would infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their dwelling units or infringe upon or change the intent or character of the residential district.

A home occupation is not deemed a substitute for activities customarily conducted in commercial zoning districts within the Village. A home occupation is intended to remain small and discreet. A home occupation that expands or outgrows the limitations of this ordinance will be required to relocate to a commercial district and cease operating in the residential district.

No more than one home occupation shall be operated within a single home or accessory apartment. The home or accessory structure that contains a home occupation shall be subject to all zoning and building codes applicable.

Exterior Appearance: The home shall at all times retain the appearance of a home to maintain the uniformity of the zoning district. There shall be no exterior alterations or display and no exterior sign except as may be allowed by the Bull Valley Sign Ordinance, no exterior storage of materials or equipment (including, but not limited to, motorized or non-motorized vehicles) or other exterior indication of a home occupation, and no special equipment specific to the home occupation.

Nuisance: The home occupation shall not generate excessive quantities of trash or recyclable materials. All trash and recyclable material must be stored and collected according to health and safety regulations. No storage of any dangerous or hazardous substance shall be permitted. The operation of the home occupation shall not produce any noise, noxious orders, smoke, dust, heat or glare, fumes, light pollution or trespass, vibrations or electrical interference detectable to normal sensory perception outside the dwelling structure.

Deliveries and Shipments: Deliveries to and shipments from the home occupation shall be limited to the hours of 7:00 a.m. and 7:00 p.m. There shall be no regular deliveries or pick-ups by a vehicle with more than two axles.

Professional Services Limited: Professional Services that are delivered primarily through the internet and off-site interactions with clients are allowed. For the home occupation that requires

clients or members of the public to visit, the home occupants shall schedule all visits by appointment only and limit the number of appointments to six (6) in each twenty-four hour period. Home occupations involving instruction in the arts, crafts, music, tutoring or other studio occupations that offer recitals, shows, and similar events to the public, shall be limited to five such events per calendar year and by invitation only. Advance notice of each event shall be given to the neighbors and the Village.

Prohibited Uses: The following are prohibited as home occupations: provision of health care, medical supplies or medications to people or animals; breeding; raising, training, sheltering and/or selling animals, repair shop of any kind (automobile, small engine, appliances); dispatch centers where employees come to the site to be dispatched to other locations; wholesale, shipping, order fulfillment, and similar occupations; provision of food and drink; or any use designated as a special use in Section 6, Special Uses, of the Bull Valley Zoning Code.

Also prohibited as a home occupation is any business that includes the sale of goods stored and delivered to the buyer on the premises, except as incidental to a service which is permitted as a home occupation or produced by the home occupation on the premises.

Exception: Wholesale, shipping, order fulfillment, and similar occupations may be conducted as home occupations if conducted entirely using external communication devices (such as, but not limited to phone, electronic mail, facsimile, electronic meetings, Skype, etc.), regular United States Postal Service residential mail delivery or delivery vehicles limited to those normally servicing residential neighborhoods (such as, but not limited to, UPS, FedEx, etc.) and does not involve the sale, manufacturing or storage of merchandise on the premises.

Parking: Adequate off-road parking shall be provided. The home occupation shall not result in more than three (3) vehicles being parked on the zoning lot in excess of those attributable to the immediate members of the family occupying the dwelling, except during events scheduled in connection with a home studio occupation.

Compliance: Such home occupation shall meet all fire, health and other pertinent laws, ordinances and regulations and all pollution control laws, ordinances and regulations. The home occupation shall comply with all applicable federal and state regulations, and County Department of Health regulations. The home occupation must be registered with the State Department of Revenue and list the Village as principal business location for sales and use tax purposes. A Home Occupation Registration shall be filed with the Village of Bull Valley.

Penalty: Any person or entity who violates the terms of this section shall be subject to a fine of not less than seventy-five dollars (\$75.00) nor more than seven hundred fifty dollars (\$750.00). A separate offense shall be deemed committed on each day a violation occurs or continues.