

SECTION 6.4 USES REQUIRING SPECIAL CONDITIONS

SECTION 6.4.1 HOME OCCUPATIONS (Amended, Ordinance 60.46)

Any Home Occupation that is operated in a single family residence or a permitted accessory building that is incidental to a single family dwelling shall be subject to review and approval to assure compliance with the requirements of this Section and any other applicable provisions of this Ordinance. Prior to commencing with a Home Occupation, an applicant shall submit a completed application form and an application fee, as established by resolution of the Township Board of Trustees, to the Planning Department for review and approval. A Home Occupation permitted by Special Use Permit in a zoning district shall be subject to review and approval under the procedures described in Chapter VII of this Ordinance. (Amended, Ordinance 60.72)

- 1) A "home occupation" may be operated within a single family dwelling, or in an accessory building incidental thereto, and only by the person, or persons, maintaining the dwelling, except that the use of accessory buildings shall be subject to the following conditions:
 - a) The use of an accessory building shall not permit the total amount of space utilized for a "home occupation" on any given property to exceed the limits setforth in subsection 7) below.
 - b) No part of any accessory building whether attached or detached shall be eligible for use for "home occupation" purposes if any part of that accessory structure is fifty (50) feet or less from any part of a structure on an adjacent parcel which is used for residential dwelling purposes.
 - c) No part of an accessory building may be used for "home occupation" purposes that generates any level of noise that is audible beyond property lines.
 - d) A "home occupation" utilizing an accessory building shall not be permitted to be conducted therein prior to 7 A.M. or after 7 P.M.
 - e) No outdoor storage of any equipment or materials incidental to a "home occupation" shall be permitted.
- 2) A "home occupation" cannot have any employees, or regular assistants, that do not reside in the dwelling.
- 3) A "home occupation" operated within a dwelling or accessory building incidental thereto cannot have any exterior evidence, other than a permitted sign, to indicate that the structures are being used for other than residential dwelling or storage purposes.

- 4) A "home occupation" cannot involve the sale of goods or the provision of services which are not created (produced) or rendered by individuals residing in the dwelling on the premises.
- 5) Group dancing instruction, restaurants and the servicing, repair and/or testing of any type of internal combustion engine or any use authorized by Ordinance by Special Use Permit shall not be considered a "home occupation" unless specifically authorized by this section.
- 6) A "home occupation" shall not create noise, dust, smoke, odor and/or fumes which are visible, audible or discernable beyond the property lines of the parcel on which it is conducted.
- 7) A "home occupation" cannot utilize an area in that dwelling and/or accessory building in excess of twenty percent (20%) of the gross floor area of the dwelling (Attached garage excluded) and in no instance shall be in excess of three hundred (300) square feet.
- 8) No "home occupation" shall be permitted in any structure which, because of that use, renders the structure no longer in compliance with local Building, Plumbing, Electrical or Mechanical Codes unless said structure(s) is brought into compliance with these codes as applicable to that use.
- 9) The incidental sale of farm produce is permitted from the roadside provided:
 - a) The sale is temporary and/or is seasonal.
 - b) The sale is of produce grown on the land from which the sale takes place.
 - c) All temporary displays and signs advertising temporary sale are removed from the roadside when the stand is not in use and sales are not currently taking place.
- 10) Beauty Shops and Barber Shops shall be permitted "home occupations" in residential dwellings and accessory buildings incidental thereto and in the multiple zoning districts, but shall be subject to a Special Use Permit in accordance with Sections 7.1 through 7.12 and Section 7.13.15 of Chapter VII of this Ordinance as amended.
- 11) A Bed and Breakfast shall be permitted in the "A" and "R1" Zoning Districts by "Right" and in the "R2" through "R5" Zoning Districts by "Special Use Permit", but shall be subject, where permitted, to compliance with the conditions set forth in Section 7.13.16 of this Ordinance.