

- G. The Accessory Apartment shall have its own independent sleeping, cooking and sanitary facilities and shall comply with all other applicable building, housing and health codes.
- H. The entire Building to be converted shall comply with all current applicable, state, local, health, building and housing codes after conversion and shall maintain the exterior appearance and architectural style (roof line, roof pitch, building materials, colors, window style, and spacing, etc.) of the principal residence. Accessory Apartments created through conversion or Addition shall have a common wall with the living quarters of the principal residence and main access through the principal residence. This may be accomplished via the incorporation of one entrance to both the principal residence and Accessory Apartment to reflect the single-family architectural style.
- I. Accessory Apartments shall not be considered as “units” for the purpose of calculating the maximum residential Density.

#### **8.4 SWIMMING POOLS**

Swimming pools and associated decks and other appurtenances are permitted as Accessory Uses on residential Lots provided they are not closer than fifteen (15) feet from any property line.

#### **8.5 HOME BUSINESS USE**

- 1. The use of a residence for personal business purposes is permitted as-of-right provided that:
  - A. No business is conducted on Premises except by mail, telephone or computer;
  - B. No people other than residents of the Dwelling Unit are employed on the Premises;
  - C. No external evidence of the business is visible;
  - D. No business or directional signs are erected;
  - E. No pedestrian or vehicular traffic other than that normally generated by a residence is generated; and
  - F. The business is registered with Town Clerk.

#### **8.6 HOME OCCUPATION**

- 1. A Home Occupation requires a permit from the Zoning Enforcement Officer and must meet the following criteria:
  - A. It is clearly secondary to the use of the Dwelling Unit for residential purposes, is conducted entirely within an enclosed structure, and does not change the residential character of the Dwelling or neighborhood in any visible manner.

- B. There shall be no external evidence of the Home Occupation other than permitted Signs. It shall not create objectionable noise, dust, odors, vibrations, illumination, pollution, interference with communication reception or transmissions in the vicinity, change the traffic or drainage characteristics of the property, or create any conditions that are perceptibly different at the property line from those that may reasonably be expected from the residential use.
  - C. Not more than one (1) person not residing on the Premises shall be employed on the Premises.
  - D. The Home Occupation is to be conducted within a Single-Family Dwelling or accessory structure and shall occupy no more than twenty-five percent (25%) of the Floor Area of the Dwelling (exclusive of garage, attic and the basement). All materials and/or equipment associated with the Home Occupation shall be contained or otherwise stored within the total Floor Area designated for the Home Occupation. No additional accessory structures shall be permitted for any use, including storage, that is associated with the Home Occupation.
  - E. There is to be no outside storage or display of supplies, materials, equipment or machinery related to the Home Occupation use. No hazardous or toxic materials are to be stored on the site and there is to be no bulk storage of fuel or materials.
  - F. All client, patron and employee vehicle parking shall be accommodated off-street, and be suitably screened from the Street and adjoining properties.
  - G. Only one (1) commercial vehicle, not to exceed 10,000 pounds gross vehicle weight, may be used in connection with the Home Occupation. Such commercial vehicle shall be garaged or otherwise screened and hidden from view from the Street and adjacent properties.
  - H. There shall be no Retail Sales on the Premises.
  - I. The hours of operation of any Home Occupation use may be limited by the Zoning Enforcement Officer during the approval process to minimize adverse impacts on the neighborhood or as modified after Zoning Permit issuance if it is determined that there are impacts to the neighborhood that were not anticipated at the time of initial application.
2. Home Occupation Permit Submission Requirements
- A. Any application for Home Occupation shall be submitted to the Zoning Enforcement Officer for review. If approved by the Zoning Enforcement Officer, a Home Occupation is granted to the applicant specifically and not the property. In the event that a Home Occupation permit holder moves, a new Zoning Permit must be secured prior to the Parcel being used for Home Occupation.

- B. An application for Home Occupation shall include:
  - 1. A Class 1 Site Plan that includes:
    - a. Property boundaries and topography;
    - b. Location of all existing and proposed structures;
    - c. Location of well and septic system;
    - d. Existing and proposed Driveway/parking areas;
    - e. Existing and proposed on-site buffering/screening;
    - f. The location and size of any proposed signage per Section 11 of these Regulations;
    - g. Any other information required by the Zoning Enforcement Officer as it relates to the proposed permit application.
  - 2. A detailed statement of use addressing the criteria listed in Section 8.6.1 and fully describing the proposed Home Occupation use, number of employees, hours of operation, estimated number of patrons (daily, weekly) and mitigation measures to be employed in minimize potential neighborhood impacts.
  - 3. Floor Plans (with dimensions) of the Dwelling Unit and any accessory structure to be used for the Home Occupation, with the area of the Home Occupation indicated.
  - 4. If the applicant is not the owner of the property, the submission of a letter from the property owner is required giving permission for the applicant to apply for the proposed Home Occupation use.
- C. The Home Occupation permit is valid only to and for the person and property issued and is void upon discontinuance of the Home Occupation use or upon sale of the property.
- D. A Home Occupation certificate of zoning compliance shall be filed on the land records by the applicant.
- E. The Zoning Enforcement Officer shall report all decisions relating to Home Occupation to the Commission within thirty (30) days of the decision.

**8.7 USE OF MOBILE HOME OR RECREATIONAL VEHICLE DURING CONSTRUCTION OF A SINGLE-FAMILY DWELLING**

- 1. The use of a Mobile Home (MH)/Recreational Vehicle (RV) as a temporary residence during the construction of a permanent Single-Family Dwelling may be permitted by Zoning Permit

**SECTION 27 HOME OCCUPATION**

**27.0. Intent and Purpose.** The Town of East Haddam recognizes the need for some of its citizens to use their place of residence for limited non-residential activities. It is the intent and purpose of this Section 27 to permit limited non-residential activity within the Town's residential districts through the home occupation approval process set forth in this Section 27, while at the same time protecting the integrity of the underlying residential district.

**27.1. Permitted Home Occupations.** Home occupations shall be limited to the following:

- a. Offices for practitioners of recognized professions, the practice of which requires a license or certification from the State of Connecticut, such as medicine, law, dentistry, engineering, architecture, accounting, land surveying, interior design and the like, and commercial activities which require a license or certification from the State of Connecticut such as real estate, insurance and the like.
- b. Building and other trade occupations such as carpentry, plumbing, electric, masonry, painting and the like.
- c. Commercial salesrooms and shops such as antiques, gun shops, art galleries, tack shops and the like.
- d. Home industries whose products are produced through handcrafting, personal skill and artistry such as catering, furniture repair and the like.
- e. Instructional classes and lessons customarily associated with home occupations such as music, arts and crafts and the like.

**27.2. Standards.**

**27.2.1.** The home occupation shall be carried on by the residents of the dwelling and with no more than two (2) non-resident employees.

**27.2.2.** There shall be no external evidence of the operation of the home occupation so as to change the residential character of the dwelling or adversely affect the residential character of the surrounding neighborhood as to property value or health, safety and welfare, except that one sign which conforms with the applicable requirements of Section 12 of these Regulations shall be permitted.

**27.2.3.** The home occupation shall be contained wholly within the dwelling or a permitted accessory building. The total floor area used for the home occupation, whether conducted in the dwelling or a permitted accessory building, shall not exceed 25% of the total living area of the dwelling of 750 square feet, whichever is less.

**27.2.4.** The storage of goods, materials or products connected with a home occupation are prohibited outside of the dwelling or a permitted accessory building.

**27.2.5.** The home occupation shall not create offensive odors, noise, vibrations, light, electrical interference or other objectionable conditions which might adversely affect the residential character of the surrounding neighborhood as to property value or health, safety and welfare. There shall be no discharges of a hazardous or toxic substance to the air, surface water, groundwater or ground.

**27.2.6.** The home occupation shall not generate traffic which is substantially greater in volume than the traffic which would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of the home occupation shall be met by off the street parking which does not encroach upon a required front yard and otherwise conforms to the applicable requirements of Section 11 of these Regulations. The Commission may require buffering or screening or designate the location of parking spaces associated with the home occupation. In no event shall a home occupation be approved if the traffic generated therewith or the parking required therefore shall adversely affect the residential character of the surrounding neighborhood as to property value or health, safety or welfare.

**27.3. Application.**

**27.3.1.** The application shall be submitted on a form provided by the Town with signature of the property owner and the applicant, who shall be a resident of the dwelling in which the home occupation is proposed to be conducted.

**27.3.2.** The application shall be accompanied by the applicable fee for the home occupation approval and, if required, by the applicable fee for the Special Exception approval.

**27.3.3.** The application shall be accompanied by:

- a. a detailed description of the proposed home occupation, including any required machinery, equipment, materials, etc.
- b. a floor plan of the dwelling or accessory building in which the proposed home occupation will be conducted indicating the area to be occupied by the proposed home occupation.
- c. a description of the frequency and type of commercial vehicles and customer vehicles which will be associated with the home occupation.
- d. return receipts from letters sent via certified mail, postage prepaid, return receipt requested, notifying abutting property owners of the application and the nature of the proposed home occupation.
- e. such other information as may be reasonably required by the Planning and Zoning Commission to assist in the review of the application.

**27.4. Approval Procedure.** The home occupation shall require the approval of the Planning and Zoning Commission as a Special Exception in accordance with Section 14B of these Regulations; provided, however, that applications which meet the following criteria and otherwise comply with the requirements of this Section 27 may be approved by the Zoning Enforcement Officer upon the issuance of a Certificate of Zoning Compliance in accordance with Section 2.3 of these Regulations.

- a. No business activity other than the use of a home office, business phone and mailing address is conducted on the premises.
- b. The home occupation is conducted solely by residents of the dwelling.
- c. There will be no increase in traffic beyond that normally and customarily expected from a single family residence.
- d. The dwelling has existing parking sufficient to meet the requirements of Section 11 of these Regulations.
- e. The proposed home occupation will not require any building, inland wetland, health or other land use permits, approvals or licenses of any federal, state or local governmental body.

**27.5. Filing and Transfer.** Any home occupation for which a Special Exception or Certificate of Zoning Compliance has been issued pursuant to this Section 27 shall not commence operation until a copy thereof, with all conditions, time of expiration, plans, and materials describing the nature and scope of the home occupation, have been filed in the Land Records of the Town of East Haddam. Any purchaser of such property shall be bound by the home occupation as previously approved, regardless of whether any particular restriction or description shall be on file in the Land Records, it being the duty of the purchaser to research the files of the Commission and the Zoning Enforcement Officer relative to the home occupation being purchased. It is also required by the purchaser to refile with the Land Use Office the intent to continue said approved home occupation prior to commencing such activity.

**27.6. Expansion or Alteration.** Any expansion or alteration of an approved home occupation shall require a new application for the approval of the expanded or altered home occupation in accordance with the requirements of this Section 27; provided, however, that the Planning and Zoning Commission may waive the requirement for a new application if it can be shown that the proposed expansion or alteration is in keeping with the original application and will not adversely affect the residential character of the surrounding neighborhood as to property value or health, safety and welfare. Any expansion or alteration approved under this subsection shall not become effective until such approval is filed in the Land Records of the Town of East Haddam in accordance with Section 27.5.

## Glastonbury

### b. Special Accessory Uses and Structures

1. Permitted special accessory uses and structures. Special accessory uses and structures are permitted in the residence zones and on lots in non-residence zones on which permitted on non-conforming residential uses are situated as set forth in Section 4 of these Regulations and shall be subject to such additional conditions as are set forth herein. Special accessory uses and structures shall include: customary home occupation, garage or carport and the parking of a commercial vehicle, the parking or storage of a boat, trailer or mobile home, guest house, bathing or swimming pool and bath house, roadside stand, the stabling of horses (and) the keeping and housing of livestock or poultry for domestic purposes on, and traditional professional medical/dental care facility. EFFECTIVE OCTOBER 11, 1992.
2. Conditions for special accessory uses and structures. In addition, the requirements for height, location and maximum land area for customary accessory uses and structures, special accessory uses and structures shall be subject to the following conditions:
  - a.) Customary home occupation. A customary home occupation shall be subject to the following provisions:
    1. A customary home occupation shall be carried on entirely within the dwelling unit or within a completely enclosed permitted accessory building on the same lot as the dwelling unit.
    2. A customary home occupation shall be carried on by the inhabitants of such dwelling unit and shall involve the employment on the premises of only any member of the immediate family residing in such dwelling unit plus one person, full or part time, not residing in such dwelling unit.
    3. A customary home occupation shall be clearly incidental and secondary to the use of such dwelling unit and lot for residential purposes.
    4. A customary home occupation shall not change the residential character of such dwelling unit and lot.
    5. A customary home occupation, whether contained in a dwelling unit or in an accessory building, shall occupy and area not to exceed twenty-five percent (25%) of the gross floor area of such dwelling unit.
    6. A customary home occupation shall not offer, display or advertise any commodity or service for sale or rental on the premises.
    7. A customary home occupation shall not store any materials or products on the premises outside of the dwelling unit or the permitted accessory building in which it is located.
    8. A customary home occupation shall not create any objectionable noise, odor, vibrations or unsightly conditions.
    9. A customary home occupation shall not create a health or safety hazard.
    10. A customary home occupation shall not create interference with radio and television reception in the vicinity.

11. Signs associated with customary home occupation shall be limited to one identification sign per dwelling unit, such sign not to exceed for than two (2) square feet in area.
  12. The Building Official may, at his discretion, for good cause such as a non-customary use, potential excessive noise, storage of materials or parking, refers any question concerning a customary home occupation to the Town Plan and Zoning Commission for its review and recommendations. The Town Plan and Zoning Commission shall have thirty (30) days from its receipt of the application from the Building Official within which to forward its report of findings and recommendations to the Building Official. Said report of the Town Plan and Zoning Commission shall be advisory only, and the failure of the Town Plan and Zoning Commission to submit its report within the prescribed thirty (30) day period shall not prevent the Building Official from reaching a decision on the application for the customary home occupation after the prescribed thirty (30) day time period has expired.
- b.) Attached or detached garages and/or carports shall be a permitted use in accordance with the following standards:
1. Dwellings containing less than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 3 garages and/or carport bays, except that the Zoning Board of Appeals may, as a special exception, grant approval for 1 additional garage and/or carport.
  2. Dwellings containing more than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 4 garage and/or carport bays.  
AMENDED EFFECTIVE 6/12/2002
  3. A maximum of one commercial vehicle may be parked on the lot, provided such commercial vehicle shall have a maximum capacity of one and one-half (1 1/2) tons, shall be owned by the owner or permanent resident of the property which it is to be parked and shall be parked in the garage, barn or the rear yard of the property.
- c.) Parking or storage of a boat, trailer or mobile home. A maximum of one (1) such vehicle may be parked or stored outside on the lot, provided such vehicle is parked in the rear yard and is owned or leased by the owner or permanent resident of the property on which such vehicle is parked. No such boat, trailer or mobile home shall be occupied for living, sleeping or cooking purposes or for carrying on business except as provided in Section 6.10 of these Regulations.
- d.) Guest House. A guest house shall require a special exception from the Zoning Board of Appeals in accordance with the provisions of Section 13 of these Regulations.
- e.) Boarding, rooming or lodging house. There shall be a combined total maximum of two (2) boarders, roomers or lodgers, whichever the case may be, except that more than two (2) such boarders, roomers or lodgers or any combination thereof may be permitted as a special permit from the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.
- f.) Bathing or swimming pool and bath house. The pool and bath house, if any, shall be located in the rear yard, a minimum of fifteen (15) feet from any side or rear property line. In the case of a corner lot, the side yard abutting the street shall require a minimum yard depth of fifty (50) feet in CR Zone and forty (40) feet in RR, AAA, AA, and A

23.8 Home Businesses

A. Home Occupations without a permit. A home occupation may be carried on in residential premises without a zoning permit if:

1. The business is carried on only by residents of the dwelling;
2. There is no exterior evidence of the business including signs or vehicles;
3. The business shall not involve substantial deliveries of products or materials to the dwelling;
4. No visitors or customers appear on site;
5. No waste products are disposed on site, except sanitary waste incidental to residential use; and
6. There is no structural modification to the building.

B. Home Occupations with a permit

A home occupation may be carried on in a residential premise after obtaining a permit from the Planning and Zoning Commission subject to the following:

1. The occupation must be carried on by a resident of the premises and not more than one (1) non-resident employee on the premises and must be clearly secondary to residential use. If the resident is not the owner of the property, the application shall be co-signed by the owner.
2. The total floor area utilized by the home occupation shall not exceed 25% of the total feet area devoted to residential use or 500 square feet in area whichever is less; i.e., if the space devoted to residential use equals 1,000 square feet then 250 square feet of the 1,000 square feet may be used for the home occupation. The site plan submitted by the applicant shall provide a dimension drawing of the floor area of all buildings to be used for the home occupation.
3. There shall be no external evidence of the operation of the home occupation except for parking when deemed necessary by the Commission and a single non-illuminated sign. The necessary parking shall not exceed two extra parking places. The single sign shall not exceed two (2) square feet in area.



4. The home occupation shall not create objectionable appearance, noise, smell, smoke, illumination, vibrations, radio or television interference or any other objectionable condition which might have deleterious effects on the neighborhood.
5. In reviewing applications for home occupations, the Commission shall consider the potential hazards produced by increased traffic generation and the potential effects of such uses on the residential character of the area and property values.
6. Parking of commercial vehicles related to the home occupation shall be made in accordance with the applicable provisions of Section 21 as they apply to the zone where the home occupation is located.
7. The application for a home occupation shall include proof that notification has been given to all owner of properties within 200 feet of the lot lines of the subject lot.
8. The permit shall be valid only for the applicant(s) and is not transferable. The site of the permit shall be visited not less than every two years by the Zoning Enforcement Officer to check for conformity with these regulations and any conditions of the permit.
9. The permit may be limited by the Commission as to hours of operation and/or duration of permit or with such other restrictions or conditions for termination as the Commission may feel necessary to protect the public health, safety, convenience, or property values.
10. Any permitted home occupation is subject to revocation if any condition of the permit is violated. The Zoning Enforcement Officer shall give a written warning upon discovery of the first such violation. Fifteen calendar days shall be allowed for correction of the violation. Any further violation(s) shall be reported to the Commission for action. The permit holder shall be asked to appear before the Commission and if it is found that there is a violation of any condition of the permit, the Commission may revoke said permit. Each successive day, after the fifteen days allowed for correction, shall be considered a separate violation for the purpose of this section.

11. If the permit is revoked for cause, no new application for that site shall be accepted until 12 months have passed from the date of such revocation.

C. Any permitted home occupation use shall terminate:

1. By order of the commission issued upon application therefore by the original resident applicant or by the owner of the property concerned;
2. If the use authorized thereby shall not have actually existed (without regard to any intent to abandon or resume) for a period of one year from the date of cessation or from the effective date of the grant of such permit, whichever is later;
3. If the use authorized thereby is abandoned;
4. Upon the happening of any event or the expiration of any period of time prescribed by the terms of such permit;
5. If the original applicant(s) of the home occupation no longer lives on the property.

D. The authorization of a permitted home occupation use shall not terminate if the pertinent use ceases by reason of fire or other casualty, provided that:

1. Notice of intent to resume or restore such use is filed with the Zoning Enforcement Officer within six months after cessation;
2. Such resumption or restoration is made and completed within two years after cessation.

**§ 340-6.3. Special permit uses.**

- A. Major home occupation. A home occupation where such business use does not comply with the requirements of § 340-6.1B (home office) or § 340-6.2I (minor home occupation), provided that:
- (1) The area devoted to such accessory use (including storage of any supplies or materials) shall not exceed 50% of the total square footage of the dwelling (exclusive of garage, attic and basement); and
  - (2) The accessory use shall:
    - (a) Clearly be incidental and secondary to the use of the dwelling for living purposes;
    - (b) Not change the exterior residential appearance or character of the building or be noticeable from the exterior of the building;
    - (c) Not materially change the traffic characteristics of the neighborhood;
    - (d) Not have any outside storage or display of merchandise, equipment or machinery relative to the use;
    - (e) Not include the keeping of stock-in-trade nor the sale or rental of any goods not produced within the premises;
    - (f) Not involve the display of signs or products in, on or about the premises, except for a sign as permitted by this chapter;
    - (g) Not involve retail sales at the premises; and
    - (h) Provide adequate parking areas for residents, employees or the general public.

- I. Home occupations. Any home occupation which is customarily carried on for compensation by a professional person, such as a physician, dentist, engineer, attorney, architect, accountant, artist, musician, tutor or similar use, subject to the following conditions:
  - (1) The home occupation is clearly secondary to the use of the dwelling for dwelling purposes.
  - (2) No more than 25% of the gross floor area of the dwelling can be dedicated to the home occupation.
  - (3) The home occupation does not create objectionable noise, odor, lighting, vibrations and unsightly conditions noticeable off the premises or objectionable, excessive pedestrian or vehicular traffic in the neighborhood.
  - (4) No more than two persons other than members of the household are employed.
  - (5) The home occupation shall permit occasional visits by clients or patrons (generally not more than a total of six per day) to render or receive services.
  - (6) If there are outside employees or client visits, two additional parking spaces must be provided.
  - (7) Not more than one commercial vehicle associated with the home occupation may be stored on the lot.
  - (8) There shall be no external evidence of the home occupation so as to change the residential character of the dwelling, such as the outdoor storage and display of materials and product, except for the sign as permitted in Article XIII.
  - (9) The home occupation shall be operated by the landowner of the property, who must reside on the property.
  - (10) The following are prohibited as home occupation uses: beauty shops, bakeries, animal hospitals, dance studios, real estate offices, restaurants, and automobile repair shops.
  - (11) No more than one home occupation shall be permitted within any single dwelling unit. The home occupation shall be carried on entirely within the dwelling unit or within a completely enclosed accessory building on the same lot as the dwelling unit.

## ARTICLE 9: SPECIAL REGULATIONS

shall be posted. The revised bond shall be submitted within 60 days of the date of the renewed permit. Failure to post the revised bond will render the permit void.

- b. The performance bond shall be released when the site is in conformance with the approved plans and is stabilized and planted to the satisfaction of the Commission, the Town Engineer and Zoning Enforcement Officer. The Commission may authorize bond releases or bond reductions at one of its meetings based on the recommendation of the Town Engineer and in accordance with Section 11.2.2.E. If the applicant fails to construct or restore the site in accordance with the approved Site Plan, the Commission may consider the calling of the bond upon recommendation of the Town Engineer
  - c. The performance bond for site reclamation shall include, among other items deemed integral to the plan and/or stabilization of the site, the costs for stripping and stockpiling of topsoil, grading of slopes, seeding and mulching of all disturbed areas, screen planting and other landscaping shown on the Reclamation Plan.
3. Maintenance Bonds for Quarry/Mining Operations: Prior to the final release of the site reclamation performance bond, the applicant shall post a maintenance bond for all improvements. This bond shall be submitted in the form allowed pursuant to Section 11.2.2.B in the amount of 20% of the total cost of the such improvements and shall be held for one year from the date upon such improvements have been completed to the reasonable satisfaction of the commission or its agents. If the applicant fails to maintain the improvements to the satisfaction of the Town Engineer during such time, the Commission may consider the calling of the bond upon recommendation of the Town Engineer.
  4. Site Restoration Bond for any earthwork Special Permit associated with a Site Plan/Subdivision: Prior to commencement of activity under an initial permit, the applicant shall post a bond for site restoration with the Planning Department in the form allowed pursuant to Section 11.2.2.B or the Subdivision Regulations, as appropriate, and in the amount determined by the Town Engineer as is sufficient to guarantee conformity with the provisions of the approved permit and Section 11.2.

### Section 9.6 Home Occupations and Home Offices

#### 9.6.1 Definitions

- A. For the purposes of this Section, Home Occupations shall include, but are not limited to the following:
  1. The preparation and sale of the products of arts and crafts actually prepared on the subject premises, such as sewing, painting, wood carving, cabinet making, ceramics, writing, sculpture, ornamental glass and metal working;
  2. The workshops of craftsmen such as plumbers, electricians, carpenters, house painters, paperhangers, and electronics, computer, and radio and television repairmen;

## ARTICLE 9: SPECIAL REGULATIONS

3. The offices of doctors, dentists, architects, accountants, engineers, psychotherapists, real estate and insurance agents, and other recognized professionals; and
4. A home based office for businesses and services rendered electronically or at locations other than the premise.

### 9.6.2 Applications

- A. Home Occupations with not more than 1 non-resident employee and generating less than 5 visits from the public per week are permitted through issuance of a zoning permit
- B. Home Occupations employing 2 non-resident employees and/or generating more than 5 visits from the public per week are permitted through issuance of a Special Permit.

### 9.6.3 Standards

- A. A Home Occupation may be operated in a dwelling providing it conforms to all of the following standards:
  1. The dwelling must maintain the residential character of the area and there shall be no external evidence of the home occupation.
  2. Any proposed Home Occupation generating more than 20 visits shall require a Special Permit, in addition to that required in paragraph 9.6.3.A. In acting upon this Special Permit, the Commission shall determine that the additional traffic will not present a safety hazard or be detrimental to the neighborhood.
  3. On site commercial vehicles shall be limited to 1 truck and 1 trailer.
  4. A Home Occupation is restricted to not more than 30% of the floor area of the dwelling in which it is located. The principal use of the dwelling must remain residential.
  5. Inventory for the Home Occupation must be located within a building.
  6. The Home Occupation shall comply with the Performance Standards contained in Section 3.8 Environmental and Performance Standards of these Regulations.
  7. Automobile repair, retail sales, and storage/warehousing are specifically prohibited as a Home Occupation use.

## Section 9.7 Home Animal Agriculture

### 9.7.1 Definitions

- A. For the purposes of this section, animals shall be classified and defined as follows:
  1. Small Animal: A chicken, excluding roosters, a duck, goose, turkey, or a rabbit, as well as similar animals as determined by the Zoning Enforcement Officer.
  2. Medium Animal: A goat, swine and pigs, sheep, llama, or emus, as well as similar animals as determined by the Zoning Enforcement Officer.
  3. Large Animal: A cow, (dairy or beef), mule, or donkey, as well as similar animals as determined by the Zoning Enforcement Officer.