



Community Development
Department

HOME OCCUPATIONS

HOME OCCUPATION: Any use conducted within a dwelling unit and its permitted accessory building which is clearly incidental and secondary to the use of such buildings as a dwelling and which complies with all regulations of the Zoning Ordinance.

Standards and Permitted Occupations

There are permitted in all residential districts, home occupations which are businesses or occupations of a type which will be compatible with the character of the residential districts and which will comply with the following standards, as well as with all other regulations of the Village:

- a. The home occupation shall be incidental and secondary to the use of the dwelling, for dwelling purposes, and shall not occupy more than twenty (20) percent of the total floor area of the residence. The area off accessory structures used in the home occupation shall be included in the total floor area calculations.
- b. There shall be no signs, display, or activity that will indicate from the exterior that the building is being used in part, for any purpose other than that of a dwelling;
- c. The home occupation and all related activity, including storage, shall be conducted completely within the dwelling unit or permitted accessory structures;
- d. There shall be no retail sales, commodities sold or services rendered that require receipt or delivery of merchandise, goods, or equipment;
- e. There shall be no special structural alterations, or construction features, to the dwelling or permitted accessory structures, nor the installation of special equipment attached to walls, floor, or ceilings;
- f. The home occupation and any related activity shall not create any traffic hazards or nuisances in the public streets and all vehicle parking generated by such operations shall be located on the property; and shall conform to the requirements of commercial vehicle parking in the residential zoning district, in which the home is located, and Section IX of the Zoning Code;
- g. There shall be no perceptible noise, odor, smoke, electrical interference or vibration emanating from the structure in which the home occupation is located;
- h. No more than two employees shall be permitted; and

i. Home occupations which are not permitted include, but are not limited to, the following:

- Ambulance service
- Animal grooming, care, kenneling or treatment
- Beauty parlors
- Boarding houses
- Dance schools in excess of 2 pupils at any given time
- Firearms sales - wholesale, retail or office use
- Food product preparation or distribution
- Food product sales – retail or wholesale
- Health care facilities
- Hotels
- Laboratories
- Landscape contractors
- Limousine service
- Motels
- Motor vehicle repair and maintenance
- Palm, psychic or tarot readings; any fortune telling services
- Restaurants, catering establishments of all types
- Taxicab service
- Use of toxic materials - as defined in BOCA and NFPA
- Vocational schools

Exception: Landscape contractor's office, when proof is presented and approved indicating that storage of materials and equipment is off-site.

Please note: Garage sales and home sales shall not be considered home occupations, but shall be regulated as temporary uses.

Utilization of Parking and Loading Spaces

Off-street parking and loading facilities shall not be used for the sale, storage, repair, dismantling or servicing of any vehicles, equipment, materials, goods or supplies. Emergency service required to start vehicles shall be permitted.

Surfacing

Off-street parking areas and access drives accessory to single-family and two-family dwellings shall be paved or otherwise surfaced with an all-weather dustless material. That portion of the driveway connecting from the curb line to the property line shall be paved with concrete, asphaltic material or permanent materials as approved by the Director of Public Works and in accordance with Village standards.

Location of Parking in Residential District:

a. Off-street parking shall be permitted in the front yard in residential districts except that in the R-0, R-1, R-2, R-3 and R-4 districts said off-street parking which is open to the sky shall not occupy more than 45% of the required front yard. The maximum driveway width is twenty-five (25) feet.

b. Open off-street parking shall be permitted in the required rear yard except that said parking along with other impervious surfaces shall not occupy more than 35% of the required rear yard.

c. On corner lots, where the required front yard is being used for open off-street parking, the required corner yard may not be utilized for off-street parking or access to the rear yard. On corner lots, where the front yard is not be utilized for open off-street parking, the required corner yard may be utilized for open off-street parking under the same restrictions contained in Section 11-9-3-1.

d. In no instance may both a corner side yard and a front yard be utilized for open off-street parking.

Residential Driveways: No residential zoning lot shall have more than one curb cut for the purpose of accessing said lot.

(Revised 3/11)