

ARTICLE 20

HOME OCCUPATIONS

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20.010 Definition

The term “Home Occupations” shall mean any occupation conducted entirely within dwelling unit and carried on only by persons residing in the dwelling unit, which uses is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the residential character thereof, and in connection with which there is no display nor stock in trade or commodities sold except those which are produced on the premises.

20.020 Home Occupations Permit Required

To assure compliance with the provisions of this Zoning Ordinance and to protect the character of residential neighborhoods in the City of Osceola, a Home Occupation Permit shall be obtained from the Zoning Administrator.

20.030 Procedure

When applicable, the Zoning Administrator as directed from the Planning and Zoning Commission may issue a Home Occupation Permit which shall state the Home Occupation permitted, the conditions attached thereto, and any time limitations imposed thereon. The permit shall not be issued unless the Planning and Zoning Commission is satisfied that the applicant will meet all of the conditions listed below, and that the applicant will meet all of the conditions listed below, and that the applicant has agreed in writing to comply with all said conditions.

20.040 Conditions

Each and every one of the following conditions must be observed at all times by the holder of a Home Occupation Permit:

1. Persons who are not bona-fide residents of the premises shall not be employed on said premises.
2. The Home Occupation shall be conducted wholly within the structure on the premises and shall not exceed twenty-five (25) percent of the total floor area of said structures. The Home Occupation shall not occupy any area within said structures which is required for off-street parking by the provisions of this zoning regulation. Off-street parking shall be required – See Article 18.
3. Inventory and supplies for the Home Occupation shall not occupy more than fifty (50) percent of the permitted area.
4. There shall be no display, customer services, or sales of goods, wares, or merchandise made upon said premises.
5. No sign or advertising shall be displayed on the premises except as may be expressly permitted by this Zoning Ordinance.
6. No display of any kind shall be visible from the exterior of the premises.
7. No mechanical or electrical apparatus, equipment, or tools shall be permitted except those items which are commonly associated with a residential use or as are customary to home crafts.
8. All maintenance or service vehicles and equipment, or any vehicle bearing any advertising related to the Home Occupation, or any other similar vehicle shall be garaged or stored entirely within a building or structure.
9. The Home Occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone in which the use is located.
10. There shall be complete conformity with fire, building, plumbing, electrical, and health codes and to all state and city laws and ordinances.
11. The Home Occupation shall not cause a demand for municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses.

12. The Home Occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet, including radio and television reception, of the neighborhood by reason of color, design, materials, construction, lighting, sounds, noises, or vibrations.
13. Any special condition established by the Planning and Zoning Commission and made of record in the Home Occupation permit, as they deem necessary to carry out the intent of this Section, shall be met.
14. No manufacturing or processing of any sort whatsoever shall be permitted.
15. All Home Occupation permits shall be valid for three (3) years, and may be renewed annually provided there have been no reported violations, complaints, or detrimental characteristics which may, in the opinion of the Planning and Zoning Commission, require termination of said Home Occupation.

20.050 Home Occupations Permitted

Customary home occupations include, but are not limited to, the following list of occupations, provided, however, that each listed occupation shall be subject to the requirements of Section 18.

- A. Dressmakers, seamstresses, and tailors.
- B. Music teachers, provided that instructions shall be limited to one pupil at a time except for occasional groups.
- C. Artists, sculptors, authors, or composers.
- D. Ministers, rabbis, priests.
- E. Office facilities for accountants, salesmen, sales representatives, and manufacturer's representatives; when no retail, wholesale, or exchange of goods are made or transacted on the premises.
- F. Home crafts, such a model making, rug-weaving, lapidary work, cabinet making, etc., provided that no machinery or equipment shall be used or employed, other than that which would customarily be found in the home. Machinery or equipment that would customarily be employed in connection with a hobby or a vocation not conducted for gain or profit.
- G. Day care homes, provided such homes shall have all yard areas enclosed that are devoted to such use.
- H. Barber or beauty shops, provided that the service is limited to one chair and one operator only.

20.060 Home Occupations Prohibited

Permitted home occupations shall not in any event be deemed to include:

- A. Dancing Schools

- B. Funeral Homes
- C. Nursery Schools and Group Day Care Centers, unless specifically permitted by the District Regulations.
- D. Restaurants
- E. Stables or Kennels
- F. Tourist Homes, unless specifically permitted by the District Regulations
- G. Renting of trailers
- H. Medical or Dental Clinics or Hospitals
- I. Animal Kennels or Hospitals
- J. Barber and Beauty Shops employing more than one chair and one operator.

20.070 Fees

A fee of thirty dollars (\$30.00) shall accompany the initial application for a Home Occupation Permit. A fee of thirty dollars (\$30.00) shall be due upon request for renewal of the Home Occupation Permit.

20.080 Noncompliance

Any Home Occupation permit shall be revoked by the Zoning Administrator upon violation of any requirements of this Article, or upon failure to comply with any of the conditions or limitations of the permit, unless such violation is corrected within one for repeated violations of the requirements of this Article, notwithstanding compliance to the violation notice.

20.090 Appeal

In the event of denial of any permit, or of the revocation thereof, or of objection to the limitations placed thereon, appeal may be made to the Planning and Zoning Commission in accordance with the provisions of this Zoning Regulation.

20.100 Business License

A Home Occupation permit is not a business license, and the granting of said permit shall not relieve the permitted of any other license requirement of the City or of any other public agency.