

Requirements for Home Occupation

Home occupations are subject to the following limitations:

- No person other than members of the family residing on the premises shall be engaged in such occupation.
- The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in conducting the home occupation.
- There shall be no change in the outside appearance of the building, premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one (1) square foot in area, non-illuminated, and mounted flat against the wall of the principal building.
- No home occupation shall be conducted in any accessory building.
- No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. Any need for parking generated by such home occupation shall be met off the street and other than in a required front yard.
- No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses of the lot if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.

City of Richland Zoning Ordinance

SECTION 404 — HOME OCCUPATIONS

Home occupations, as defined under Article II of this Ordinance, may be permitted in any district where residential uses are allowed, subject to the following limitations and such conditions as may be determined by the Mayor and Board of Aldermen for the protection of the health, safety, and welfare of the citizens of City of Richland:

- 404.01 Visible Evidence of Home Occupation/Sign: There shall be no change in the outside appearance of the dwelling or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one (1) square foot in area, non-illuminated and mounted flat against the wall of the principal building. Furthermore, no storage or display of materials, goods, supplies, or equipment related to the operation of a home operation shall be visible from the outside of any structure located on the premises.
- 404.02 Home Occupations as an Incidental Use and Maximum Area: The use of a dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling shall be used for the conduct of the home occupation. No home occupation may occur in any accessory structure.
- 404.03 Traffic and Parking Restrictions: No traffic shall be generated by such home occupations in greater volumes than would normally be expected in a residential neighborhood (as determined by the Zoning Administrator), and any need for parking generated by the conduct of such home occupations shall be met off the street and other than in a required yard. Furthermore, an ample amount of such off-street parking shall be provided as determined by the Zoning Administrator at the time of the application for a building permit or change of use permit.
- 404.04 Exterior Lighting: There shall be no exterior lighting that would indicate that the dwelling is being utilized in whole or in part for any purpose other than residential.
- 404.05 Non-Resident Employees: No non-resident employee (i.e., a person not residing on the same premises with the operator) shall be employed in connection with any home occupation.
- 404.06 Other Provisions: No equipment or process shall be used in a home occupation that creates noise, vibration, glare, fumes, or odors detectable to the normal senses outside of the dwelling unit in which the occupation is conducted. No equipment or process shall be used in any home occupation that creates visual or audible electrical interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.
- 404.07 Privilege License and Other Required Permits: Existing and new home occupations are required to have a privilege license in accordance with State law and applicable City ordinances.