

CHAPTER 116

HOME OCCUPATIONS

- 116.010. Purpose
- 116.020. Home Occupation - Services
- 116.030. Home Occupation - Conditional
- 116.040. Cottage Industry - Home Occupation

116.010. PURPOSE. The purpose of the home occupation chapter is to provide specific requirements for home occupations which are permitted by right or as conditional uses.

116.020. HOME OCCUPATION - SERVICES. Home occupations which provide various services are permitted in the SR and AR-5 zones provided:

- (A) The occupation is carried on solely by the resident of a dwelling house as a secondary use.
- (B) No assistants are employed.
- (C) No commodities are sold other than services.
- (D) No sounds produced by the occupation are heard beyond the premises.
- (E) No Marijuana Uses, as defined in PCZO 110.371, are proposed.
- (F) The business uses no display, advertisement, or sign board except such signs as permitted by this ordinance.
- (G) No structural alterations are made to accommodate such occupations and the residential character of the building remains unchanged, and not more than one-half of the floor area of one-story is devoted to such use. [Amended by Ordinance 16-01]

116.030. HOME OCCUPATION - CONDITIONAL. Home occupations in which commodities are produced are allowed as conditional uses in the SR and AR-5 zones provided:

- (A) The occupation or activity be carried on solely by the resident of a dwelling as a secondary use, in connection with which no assistants are employed.
- (B) No structural alterations are made to accommodate such occupations, the residential character of the buildings and property remains unchanged, and traffic attracted to the premises be kept at a minimum.
- (C) The business or activity shall be conducted wholly within the home or within a small (not greater than one-half the floor area of the house) accessory building, residential in appearance.
- (D) No noise, dust or any other offensive action or material be emitted from the premises.
- (E) No storage of materials, products, or supplies be conducted outside of the building.
- (F) No Marijuana Uses, as defined in PCZO 110.371, are proposed.
- (G) There be sufficient room to load and unload materials, supplies, and products on the premises. [Amended by Ordinance 16-01]

116.040. COTTAGE INDUSTRY - HOME OCCUPATION. Home occupations in which services are provided and/or commodities are produced in a building other than the main residential structure are allowed as conditional uses in the AR-5, CO, CR, and CG zones provided:

- (A) Any applicant for a cottage industry home occupation shall apply to the County Sanitarian for an authorization notice and shall comply with the requirements for septic and refuse disposal.
- (B) The operator of the cottage industry home occupation shall reside within the main residence on the subject property.
- (C) The only sign allowed shall be a two (2) square foot nameplate attached to the face (wall) of the building near the main entrance of the main building.

- (D) Parking shall be permitted at the rate of one space per employee in the specified area in accordance with the standards of Chapter 112 of the Polk County Zoning Ordinance.
- (E) All aspects of the cottage industry home occupation shall be conducted within a fully enclosed building consisting of the main structure or accessory structures meeting the Uniform Building Code.
- (F) No retail trade activity for goods shall be allowed, however, nothing prohibits the transport of products manufactured or services offered at the site.
- (G) No Marijuana Uses, as defined in PCZO 110.371, are proposed.
- (H) Notice requirements for the conditional use permits shall be to all properties within 750 feet of the exterior perimeters of the subject property where the cottage industry home occupation will be located.
- (I) Nothing contained in the County's action to approve the cottage industry home occupation shall be used as justification for a zone change.
- (J) No structures shall be authorized by the County which do not otherwise meet the conditions of the residential zone in which the cottage industry home occupation is located.
- (K) The proposed cottage industry home occupation shall not interfere with the existing uses in the notice area or with other uses permitted in the zone in which the property is located.
- (L) The cottage industry home occupation shall not employ more than a total of five (5) full or part-time persons. **[Amended by Ordinance #308, dated May 16, 1984 and Ordinance 16-01]**