

## 4.3 Home Occupations

### A. Intent

It is the intent of this Article to provide for *Home Occupations* that conform to the standards set forth below. The standards in this Article are intended to insure compatibility of *Home Occupations* with other *Permitted Uses* and with the residential character of the neighborhood plus clearly establishing the secondary or incidental status of *Home Occupations* in relation to the *Primary Use* for *Dwelling* purposes.

### B. Required Conditions

*Home Occupations* shall be permitted in all residential *Districts* subject to the following conditions:

1. *Home Occupations* shall be limited to: (i) *Family* members residing within the *Dwelling* and who make the *Dwelling* their primary place of residence; and, (ii) a maximum of one non-resident employee.
2. The use of the *Dwelling Unit* for the *Home Occupation* shall be incidental and subordinate to the use for residential purposes by the occupants. No more than twenty (20) percent of the *Gross Floor Area* of the *Dwelling Unit* shall be used in the conduct of the *Home Occupations*.
3. There shall be no structural alterations to the interior of the *Dwelling* to accommodate a *Home Occupation* which would render the *Dwelling* undesirable for residential use.
4. There shall be no structural additions, enlargements or exterior alterations changing the residential appearance of the *Dwelling* or the *Lot* or other visible indications of the conduct of the *Home Occupation*.
5. There shall be no additional or separate entrance to the *Dwelling* for the purpose of conducting the *Home Occupation*.
6. There shall be no internal or external alterations, construction features, or use of electrical or mechanical equipment which would change the fire rating of the *Structure*.
7. There shall be no *Outside Storage* of any kind related to the *Home Occupation*.
8. All aspects of the *Home Occupation* shall be conducted within the *Dwelling Structure* in which the occupant makes his/her residence. No *Home Occupation* shall be conducted in any *Accessory Building* or detached *Garages*.
9. There shall be no traffic generated by a *Home Occupation* which is greater in volume than that which would be normally expected in the residential area in which the *Home Occupation* is located.
10. There shall be no equipment or process used in the *Home Occupation* which creates noise, vibration, glare, smoke, fumes, odors, or electrical interference detectable to the normal senses at any point beyond the *Lot Line*.
11. There shall be no electrical or mechanical equipment utilized in the *Home Occupation* which will create any visual or audible interference with radio or television reception or which will cause fluctuations in line voltage off the premises.
12. The *Home Occupation* shall not involve the use of commercial vehicles for delivery of materials to or from the premises other than vehicles normally associated with residential home delivery (i.e., postal or united parcel vehicles).
13. The *Home Occupation* shall not involve the use of *On-Premise Signs* which call attention to the fact that the *Dwelling* is being used for business purposes.
14. The *Dwelling* shall not be altered in its appearance and the *Home Occupation* shall not be conducted in such a manner as to differentiate the *Dwelling* from the residential character

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of the area by either use of colors, materials, construction, separate entrances, lighting, *Signs* or other means.

15. No stock in trade (except for articles produced on the premises by residents of the *Dwelling*) shall be displayed or sold upon the premises.

**C. Prohibited Home Occupations**

The following uses, by the nature of the investment or operation, have a pronounced tendency, once started, to rapidly increase beyond the limits specified above for *Home Occupations* and impair the use, value and quiet enjoyment of adjacent residential properties. Therefore, the uses specified below shall not be permitted as *Home Occupations*:

1. Auto/Vehicle Repairs, major or minor.
2. Barber/Beauty Shop.
3. Dance Studio.
4. Dental Office or Clinic.
5. Medical Office or Clinic.
6. Painting of Vehicles, Trailers, Boats, etc.
7. Photography Studio.
8. Photo Developing.
9. Private Schools with Organized Classes.
10. Upholstering.
11. Television or Radio Repair.
12. Lawn Mower or Bicycle Repair.
13. Appliance Repair, large or small.
14. Freight, Trucking or Shipping.
15. Tooling, Welding or Machine Shop.
16. Antique or Gift Shop.
17. Tool or Equipment Rental.
18. Veterinary Clinic, Kennel, or Stable.
19. Restaurants, Eating or Drinking Establishments.
20. Any use not in compliance with the intent and conditions set forth in this Article.

**D. Permitted Home Occupations**

By way of example, the following uses, when conducted in compliance with the conditions set forth above, qualify as permitted *Home Occupations*:

1. Art Studio.
2. Dressmaking.
3. Office for an Architect, Engineer, Planner, Lawyer or Accountant.
4. Office for a Sales Representative.
5. Teaching, including musical instruments or dance when limited to one pupil at a time.
6. Child Care for five (5) or less children at any time.
7. Home School

8. Other uses that comply with the intent and conditions set forth above in this Article.

**E. Registration of Home Occupations**

All persons conducting *Home Occupations* shall register the *Home Occupation* with the Town of Plainfield on forms provided by the Clerk-Treasurer's Office.