

HOME OCCUPATION REGULATIONS (1104.06(L))

A. Home Occupation.

1. **Purpose.** The purpose of the home occupation section of the Stow Zoning Code is to set forth regulations which control the establishment and operation of home occupations. The intent of these regulations is to control the nonresidential uses of any residential dwelling unit so that they remain limited in scope to an accessory use, and do not in any manner whatsoever disrupt or alter the residential character of the neighborhood in which they are located. Compliance with these regulations should result in all home occupations being located and conducted in such a manner that their existence is not detectable in any manner from the outside of the dwelling unit. Those uses which satisfy the criteria and limitations listed below, and for which a zoning certificate has been issued, are directly permissible through and subject to periodic review and actions by the Building, Planning and Fire Departments.
2. **Zoning Certificate Required.** All home occupations shall receive a Zoning Certificate (Section 1112.13) prior to establishment with the exception of home occupations that do not receive on-site customers or that do not employ persons who do not reside in the home.
3. Home Occupation Criteria:
 - a. The home occupation shall be secondary in importance to the use of the dwelling for dwelling purposes.
 - b. Any on-site business related in any manner to the home occupation shall be conducted by the occupant with no more than one employee, associate, or contractor working on or reporting to work on the premises who does not reside in the residence.
 - c. Storage of equipment and supplies may be carried on in a garage provided that the garage shall be capable of accommodating the number of vehicles for which the garage was designed at all times.
 - d. The home occupation shall occupy no more than a total aggregate area of 20 percent of the floor area of the dwelling unit; said aggregate area shall not include the area of basements, unfinished attics or attached garages.
 - e. Any activity, material, goods, or equipment indicative of the proposed use, except employee and customer vehicles, shall be carried on, utilized or stored within the dwelling unit, an accessory building/structure meeting all standards of Section 1104.06(A), or garage and shall not be visible from any public way or adjacent property.
 - f. The proposed use shall not generate any noise, odor, dust, smoke or electromagnetic interference outside the dwelling.
 - g. There shall not be any change in the outside appearance of the building or premises, or other visible exterior change related to the home occupation except for one sign identifying the permitted home occupation in compliance with the Sign Regulations set forth in Chapter 10.
 - h. On-site customer/client contact for any type of home occupation is limited to one appointment at any time. No appointments shall be scheduled between the hours of 10:00 p.m. and 8:00 a.m.
 - i. The proposed use shall not constitute a fire hazard endangering the site of the home occupation and adjoining property sites. There shall be no storage of combustible or flammable matter, accumulation

of rubbish or wastepaper, and storage of cartons and/or boxes situated in a manner that would endanger life or property in case of an actual fire. Home occupations are subject to building inspections by the City Engineer, City Planning Director and Fire Marshall (or their representatives) to ensure that the established standards and limitations set forth for home occupations are complied with.

- j. The proposed use shall not cause an increase in the use of any one or more public utilities (water, sewer, electric, sanitation, etc.) so that the combined use of the residence and home occupation does not exceed the average use for residences in the neighborhood of the proposed use.
 - k. No on-street parking shall be permitted in conjunction with the home occupation. Customer and employee parking shall be limited to the driveway area only or shall be accommodated behind the building line.
 - l. No more than two client/customer vehicles or vehicles belonging to employees shall be permitted on the premises at any one time. This includes any employee engaged in the home occupation who does not reside on the premises but reports to work at and parks his or her vehicle at said premises.
4. **Home Occupations Not Requiring a Zoning Certificate** A zoning certificate shall not be required for home occupations that comply with all of the criteria and limitations set forth in section 1104.06(M)(3) and the following limitations.
- a. No on-site customers; and
 - b. No on-site employees who do not reside in the home.
5. **Specific Standards for Family Care Centers Operated as a Home Occupation.**
- a. Outside play/activity areas shall be fenced in compliance with Section 1106.02 for protection.
 - b. All family care centers shall provide evidence of comprehensive liability insurance covering damage to property or physical injury, in combined single limit form, in an amount of \$25,000 per person authorized to be cared for. The insurance policy shall be reviewed by the law director for sufficiency and legality. If the State of Ohio regulates liability and property insurance requirements for family care centers, compliance with the State law shall be deemed compliance with, and in lieu of, this insurance requirement.
 - c. A drop-off/pick-up location shall be provided that does not impede traffic on or off the site and ensures safety.
 - d. The family care center use shall comply with all standards applicable to home occupations with the exception of subsection 9.