

Sec. 108-13-2. - Home occupations.

(a) Use regulations. Home occupations are allowed in specified zones in accordance with the ~~regulations and restrictions~~ provisions of this ordinance.

(1) The following uses are ~~not allowed prohibited~~ as home occupations, ~~i.e.:~~

- a. tanning salons;
- b. ~~and~~ body art or tattoo parlors;
- c. clinics and hospital;
- d. animal and veterinary clinic;
- e. restaurant;
- f. auto, truck, and recreational vehicle repair or sales;
- g. onsite construction activities;
- h. ambulance service; or
- i. Sexually oriented businesses.
- i. OTHERS?**

(2) Home occupations not prohibited shall be allowed provided compliance with the standards list in the chapter.

~~(1) The following uses are examples of allowable home occupations:~~

- ~~1. Barber with not more than 2 stations on the premises.~~
- ~~2. Business office to include book-keeping and phone calls.~~
- ~~3. Child day care of not more than eight children, including care giver's children under six years of age.~~
- ~~4. Computer information services.~~
- ~~5. Group instruction or motivational meetings as a forum for sales presentations held not more than once every month.~~
- ~~6. Massage therapy salons.~~
- ~~7. Musical instruction.~~
- ~~8. Nail salons.~~
- ~~(2) Phone order or mail order services.~~

(b) Requirements ~~Required conditions~~. A home occupation must meet comply with all of the following conditions and requirements:

(1) An application for a land use permit with a site plan depicting the site boundaries and relevant buildings or facilities onsite is shall be required in order to verify zoning requirements, ~~and setbacks.~~

~~(1)(2)~~ The property owner's written authorization shall be submitted as part of the application for home occupation.

(3) The home occupation shall obtain an annual business license.

~~9.(c)~~ Standards. A home occupation must comply with the following standards:

~~(2)(1)~~ A home occupation may shall only be carried on in a dwelling unit by the resident(s) who actually reside on the premises; except that two non-resident employees may be allowed having provided complied the lot size is a minimum of one acre. ~~with the following standards:~~

- a. ~~The minimum lot size shall be one acre.~~

Comment [c1]: Marked for future change: Reference land use table here.

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Comment [c2]: Need list of prohibited home occ uses.

Comment [c3]: Remove the list of examples and rely on impact standards.

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~~b. — Parking standards will comply with chapter 24 the parking ordinance for residential dwellings and in addition shall require one parking space for each non-resident employee and one for each visiting clientele.~~

~~(3)(2)~~ The home occupation shall retain the general character and appearance of a residential dwelling and not change the general character of the neighborhood except for approved signage and vehicle parking.:-

~~(3)~~ The extent of a Home occupations shall be allowed provided that the home occupation is limited in extent, incidental and secondary to the use of the dwelling unit for residential purposes, and, The home occupation shall not occupy more than 400 square feet or 25 percent, whichever is less, of the total floor area of the home. This does not apply for a child day care.

~~(4)~~ The home occupation shall does not substantially increase the demand for services in excess of those usually and customarily provided for residential uses. It shall not substantially increase foot and vehicular traffic, parking, noises, lighting, vibration, smoke, or anything else that is uncommon to the established character of the neighborhood to such a degree as to constitute an annoyance a nuisance to the residents of the immediate area.

~~(5)~~ The home occupation shall not occupy more than 400 square feet or 25 percent, whichever is less, of the ground floor area of the home. This does not apply for child day care.

~~(6)(5)~~ The home occupation shall only be carried on inside a dwelling unit. The home occupation shall not use any space in an attached or unattached garage, accessory building, yard or any space on the premises outside of the dwelling, except for child day care or athletic instruction activities. Child day care may have an outdoor yard space. A child day care may have outdoor facilities for outdoor play. Athletic instruction may have athletic facilities outdoors or in accessory buildings.

~~(7)~~ The home occupation must obtain an annual business license.

~~(8)(6)~~ The home occupation shall not be open to the public at times earlier than 8:00 a.m. or later than 9:00 p.m. The hours of operation for child day care shall not begin any earlier than 6:00 a.m., or operate later than 10:00 p.m. seven days a week.

~~(9)(7)~~ Home occupations with visiting clientele will be subject to the following standards:

~~a. — Parking standards will comply with chapter 24 the parking ordinance for residential dwellings and in addition shall require one parking space for each visiting clientele.~~

~~b.a.~~ No more than one home occupation with visiting clientele shall be permitted within any single dwelling.

~~c.b.~~ No home occupation with visiting clientele shall be allowed in multi-family dwelling units consisting of four units or more.

~~(8)~~ Home occupations shall provide adequate off-street parking for residential dwellings, as specified in Title 108, Chapter 24 of the Weber County Zoning Ordinance Eight of this Land Use Code, and in compliance with the following:-

a. One parking space shall be required for each driver-age patron or clientele, or one space per two nondriver-age patrons or clientele.

b. One parking space shall be required for each non-resident employee.

c. The parking area shall be substantially screened from the view of adjoining properties.

d. Large truck deliveries, except for parcel delivery service at times and in intervals typical for a normal residential use, shall be limited to one delivery per week between the hours of 8:00 am and 5:00 pm. A loading and unloading area, adequately sized for the type of truck, shall be provided on the site. No loading or unload shall be permitted in the right-of-way.

Comment [c4]: A little different. Allows smaller homes a little more square footage for the home occ.

Comment [c5]: New standard.

(9) There shall be no storage or parking on the premises or on the adjacent streets in the vicinity of the premises of tractor trailers, semi-trucks, or other heavy equipment used in an off-premise business for which the dwelling is being used as a home occupation office except that not more than one truck of one-ton capacity or less may be parked on premise during off work hours at night. A work trailer up to 22 feet in length may be parked at night as part of the home occupation business. All trucks and trailers used as part of the home occupation business shall be licensed and registered, and parked in accordance with [Title 108, Chapter Eight of this Land Use Code](#)~~chapter 24 of the Weber County Zoning Ordinance~~.

(10) Barber or beautician services shall be limited to two stations per residence.

(11) Child day care, preschool, or instructional activities, including music lessons, shall be limited to eight children or pupils at any one time.

(12) Group instruction, motivational, or sales presentations shall not be limited to ~~one~~ meeting per month.

~~(40)~~(13) Athletic instruction shall be limited to eight nonresident, nonemployee persons at any one time, including observers, with a maximum of 16 nonresident, nonemployee persons per day. It shall require a minimum lot size of three acres. It shall not include recitals, competitions, performances, and shall not permit general recreational activities without the athletic instruction.

~~(14)~~(14) The home occupation approval may be revoked by the ~~planning commission~~ Planning Director if the home occupation does not remain in compliance with this chapter.

~~(12)~~(15) ~~The property owner's written authorization shall be submitted as part of the application for home occupation.~~

~~(13)~~(16) Home occupations that require bodily contact with patrons or equipment that create a potential for contamination between residents and clients are not allowed, ~~e.g., tanning salons and tattoo parlors.~~

(d) Home occupation signs. Signs. One flat sign or name plate not exceeding two square feet attached to the house or mail box may be permitted. A land use permit is required [for the sign](#). Any modification made to the permitted sign requires a new land use permit. No freestanding or banner signs shall be permitted.

~~(e)~~(e) [Inspections. Inspection during reasonable hours by county officials may occur as necessary to assure compliance with these regulations.](#)

Comment [c6]: Too much? Too little?

Comment [c7]: This is where athletic instruction is being introduced.