

SECTION 17

HOME OCCUPATIONS

17.1 PURPOSES:

The purpose of the home occupation standards and requirements is to allow occupations to be conducted in a dwelling unit which are compatible with the neighborhoods in which they are located and which do not interfere with the rights of the surrounding property owners to enjoy the residential character of the neighborhood.

17.2 CERTAIN HOME OCCUPATIONS AUTHORIZED:

Subject to the limitations of this Section 17, a home occupation shall be permitted in a dwelling unit.

17.3 USE LIMITATIONS:

17.3-1 *Structural Limitations:*

- A. No alteration of any kind shall be made to the dwelling unit where a home occupation is conducted that would change its residential character as a dwelling unit, including the enlargement of public utility services beyond that customarily required for residential use. A home occupation shall not have lighting, advertising or other facilities which would indicate its use for purposes other than that of private dwelling.
- B. No separate entrance shall be provided in connection with the conduct of any home occupation.
- C. All activity associated with a home occupation must be conducted within a closed structure.

17.3-2 *Operational Limitations:*

- A. A home occupation shall be conducted only by members of the family residing in the dwelling unit, and not more than one additional non-resident assistant or employee on the premises. An off-street parking space shall be provided while the employee is on the premises.
- B. Goods that are subject of the home occupation may be fabricated or produced on the premises, as well as manufactured else where, subject, however, to further regulations herein. No article or stock-in-trade shall be displayed such that it is visible from the exterior of the dwelling unit. Direct sales of products from the dwelling unit are prohibited unless public access to the home occupation has been by invitation only, but a person may pick up an order placed earlier.
- C. The attendance of up to four persons at any one time, and no more than eight persons per day, may be allowed for the purpose of receiving private instruction or training in any subject or skill except singing, dance or musical instrument. Individual instruction in singing, dance or musical instrument shall be limited to no more than two pupils at any one time, and no more than four pupils per day, and shall only be permitted in the single family detached or attached dwelling.
- D. No outdoor storage or display shall be allowed in connection with any home occupation.
- E. No refuse in excess of the amount customary for regular residential pick-up shall be generated by any home occupation.
- F. Motor vehicle traffic generated by the home occupation shall be prohibited from visiting the premises between the hours of 11:00 p.m. and 6:00

a.m. except for home day care operations. Vehicles used in connection with any home occupation shall be subject to the requirements of [Section 18](#), Off-Street Parking and Loading, of this Zoning Code.

- G. There shall be no signs on the premises for home occupations other than those permitted for Residence Districts under this Zoning Code.
- H. The receipt or delivery of merchandise, goods, or supplies for use in a home occupation shall be limited to the United States Postal Service, UPS, or any other licensed parcel delivery service that would normally be expected in a residential area.
- I. Home occupations shall not involve the use of any accessory building.
- J. Any activity resulting in noise, fumes, traffic, light or odor, to such extent that it is noticeable that the property is being used for non-residential purposes, shall not constitute a home occupation. Home day care home occupations, as defined in Section 3 - Definitions, are exempted from this requirement, to the extent that noise and traffic are consistent with reasonable activities related to home day care operations.
- K. A home occupation shall be confined to the principal structure and not exceed 25% of the gross floor area of the building or 600 square feet, whichever is less. Home day care home occupations, as defined in Section 3 - Definitions, are exempted from the gross floor area limitation and are exempted from being confined to the principal structure, to the extent reasonably necessary to allow children the ability to go outside for activities related to home day care operations.

- L. Occasional gatherings, meetings or classes associated with home occupations are permissible. The gatherings, meetings or classes shall in no case be held more than four times per month and vehicles shall in no way impede the safety and flow of traffic within the neighborhood.

- M. Every home-based business shall be subject to applicable business licensing and inspection requirements, and shall comply with all applicable federal, state and local laws and regulations.

17.3-3 Home Kitchen Operations:

The use of a home occupation as a home kitchen operation is specifically permitted, as defined in 410 ILCS 625/3.6, as may be amended, and subject to the regulations prescribed by all applicable state, federal, and local law, including without limitation the Food Handling Regulation Enforcement Act, 410 ILCS 625/0.01 et seq., as may be amended, and all requirements of the Zoning Ordinance, including this Section 17.