



HOME OCCUPATION PERMIT APPLICATION

Source: Waterville Planning and Zoning Code §1149

Application No: _____

Date: _____

Applicant: _____
Please type or print

Location Address: _____ Zoning: _____

Describe Business: _____
(attach additional sheets, if needed)

Daytime Phone: _____ Cell: _____

Email: _____

1149.04 PERMITTED HOME OCCUPATIONS

Any person engaged in a personal profession or occupation which requires the use of his or her own personal skill or talent shall be permitted to carry on that activity within his or her home, provided that the home occupation is conducted in full conformity with the requirements of Section 1149.03 and is not otherwise prohibited by the provisions of this chapter or other local, state or federal law or regulation.
(Ord. 33-93. Passed 7-25-94)

1149.05 HOME OCCUPATIONS PROHIBITED.

Home occupations permitted in Section 1149.04 shall not in any event be deemed to include:

- (a) Animal hospitals. Clinics or grooming services, kennels, stables, or other animal boarding or service activities.
- (b) Barber shops or beauty parlors;
- (c) Hospitals or professional clinics, medical or otherwise;
- (d) Dancing or nursery schools for more than three nonresident children or child care services for more than the maximum number of children specified in Chapter 5104 of the Ohio Revised Code for a "Type B family day-care home.)
- (e) Private or semi-private clubs or restaurants;
- (f) Trailer, motor vehicle or large equipment rental, sales or service;
- (g) Gift shops. (Ord. 33-93. Passed 7-25-94.)

1149.03 GENERAL REGULATIONS.

Home occupations are permitted accessory uses in an agricultural or residential zone, subject to approval by the Municipal Administrator or his designee and only so long as the following regulations are met.

Please review each requirement listed below and indicate “M” for meets or “N” for does not meet the regulation.

- ____ (a) No more than one person, other than a member of the immediate family occupying such dwelling, shall be employed on the premises at any given time.
- ____ (b) Such occupation shall be conducted wholly within the dwelling or an accessory building thereof.
- ____ (c) If carried on within a dwelling unit, the floor area devoted to such use shall not exceed twenty-five percent (25%) of the total floor area of such dwelling.
- ____ (d) No stock in trade shall be kept or commodities sold other than articles produced by such home occupation. Items commonly collected or traded and occasionally sold by hobbyists such as coins, stamps, and antiques, may be considered as exempt of these provisions when all other conditions are met.
- ____ (e) No vehicular or pedestrian traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood; any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard, in an amount as determined necessary by the Municipal Administrator or his designee. Activities related to home newspaper distribution and delivery and occasional use of the premises in connection with religious, charitable, educational, or civic organizations shall be deemed to be exempt from these provisions.
- ____ (f) No commercial vehicle type shall be used in connection with the home occupation or parked on the property.
- ____ (g) No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question under normal circumstances wherein no home occupation exist.
- ____ (h) In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting signs, or the emissions of sounds, noises or vibrations.
- ____ (i) There shall be no outdoor storage of any kind related to the home occupation.
- ____ (j) No storage or display of materials, goods, supplies or equipment related to the operation of a home occupation shall be visible from the outside of any structure located on the premises.
- ____ (k) The conduct of any home occupation, including but not limited to the storage of goods and equipment, shall not reduce or render unusable areas provided for the required off-street parking.

____ (l) Only one nameplate shall be allowed. It may display the name of the occupant and/or the name of the home occupation (e.g., John Doe, Eatery). It shall not exceed two square feet in area, shall be non illuminated and shall be attached flat to the main structure or visible through a window. The limitation to one nameplate is intended to apply to all lots, including corner lots. No vehicles bearing any sign advertising the carrying on of a home occupation upon the subject premises shall be parked on or in proximity to the residential property.

____ (m) No mechanical equipment shall be used except such as may be used for domestic or household purposes, or as deemed similar in power and type.

____ (n) Any home occupation permitted to be carried on pursuant to this chapter shall fully comply with all applicable federal, state, and local statutes, ordinances, rules and regulations to include but not limited to, the Ohio Basic Building Code, the Lucas County Building Code, the State Fire Code, and all applicable health, sanitation and environmental protection laws.

____ (o) When reviewed by the Board of Zoning Appeals, it may impose such other reasonable conditions and limitations as may be required to protect nearby residential premises.

(Ord. 33-93. Passed 7-25-94.)

Home Occupation Affidavit

I, The undersigned applicant, do hereby swear and affirm that I am a resident of Waterville, Ohio, that I am the person responsible for the operation and conduct of the business named herein. I have read and understand the foregoing "Home Occupation Regulations" and agree to comply with the requirements contained therein. I understand that a violation of the Waterville ordinance or related ordinance may result in revocation of my Home Occupation Permit.

Signature of Applicant

Date

Recommended Denied Zoning Inspector

Date

Approved Denied Municipal Administrator

Date