

CHAPTER 29 - HOME OCCUPATIONS

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29.01: PURPOSE.

Home Occupation regulations are established to ensure that Home Occupations will not adversely affect the character and livability of the surrounding neighborhood and that a Home Occupation remains accessory and subordinate to the principal residential use of the dwelling. The regulations recognize that many types of Home Occupations can be conducted with little or no effect on the surrounding neighborhood.

29.02: CONDITIONS.

Home Occupations are allowed as accessory uses if they satisfy the following conditions:

- A. Maintain the integrity of the neighborhood and preserve the residential character of neighborhoods by encouraging compatible land uses;
- B. Provide residents of the City with an option to utilize their residences as places to enhance or fulfill personal economic goals as long as the choice of Home Occupations does not infringe on the residential rights of neighbors; and,
- C. Assure that public and private services such as street, sewer, water or electrical systems are not burdened by Home Occupations to the extent that usage exceeds that which is normally associated with the residence.

29.03: GENERAL PROVISIONS.

All Home Occupations shall comply with the following general provisions and standards:

- A. Machine shops, body shops, repair of internal combustion engines (other than small engine repair), welding, manufacturing, or any other objectionable use as determined by the City Council shall not be permitted as a Home Occupation.
- B. No manufacturing business shall be allowed.
- C. The Home Occupation shall be clearly incidental and subordinate to the residential use of the dwelling.
- D. Exterior alterations or modifications that change the residential character or appearance of the dwelling, any accessory buildings, or the property itself shall be prohibited.
- E. The Home Occupation shall meet all applicable Fire and Building Codes.
- F. Exterior display or storage of equipment or materials is prohibited.

- G. Signage is permitted as allowed in Chapter 31, (Signs), for the zoning district in which the Home Occupation is located.
- H. No Home Occupation shall produce light glare, noise, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.
- I. No equipment shall be used in the Home Occupation which will create electrical interference to surrounding properties.
- J. Shipment and delivery of products, merchandise, or supplies shall be limited to between 8:00 a.m. and 6:00 p.m. and shall occur only in single rear axle straight-trucks or smaller vehicles normally used to serve residential neighborhoods.
- K. No Home Occupation shall be conducted between the hours of nine o'clock (9:00) PM and seven o'clock (7:00) AM unless said occupation is contained entirely within the principal building and will not require any on-street parking facilities. The City Council shall have the authority to further restrict the hours of operation as necessary to meet the purpose of this section.
- L. On the premises, retail sales shall be prohibited except for the retail sales of products or goods produced or fabricated on the premises as a result of the Home Occupation, except for the occasional sale of items that are primarily sold mail order or sold over the Internet or incidental to the products or goods produced or fabricated on the premises.

29.04: PROCEDURES AND PERMITS.

- A. Home Occupations may operate without a specific permit so long as they meet the conditions and minimum requirements of the Ordinance.

29.05: REQUIREMENTS, HOME OCCUPATION.

- A. Home Occupations are allowed in all Residential Districts and are subject to the following standards:
 - 1. Maximum of one (1) nonresident employee.
 - 2. No exterior alterations or modifications that change the character or appearance of any structure or the property itself.
 - 3. No more than thirty (30) percent of the floor area of the dwelling or six hundred (600) square feet, whichever is less, shall be occupied by the home occupation use.
 - 4. Accessory buildings shall be used for storage only.
 - 5. Home occupations shall not generate excessive traffic or parking demand that is detrimental to the character of the neighborhood.
 - 6. The required off-street parking for the residential use shall not be reduced or made unusable by the home occupation.
 - 7. Shipment and delivery of products, merchandise, or supplies shall be by single rear axle straight trucks or similar delivery vehicles normally used to serve residential neighborhoods.
 - 8. There shall be no indications of offensive noise, odors, smoke, glare, vibration, or electrical interference at or beyond the boundaries of the residential lots occupied by home occupations.
 - 9. Home occupations shall meet all applicable fire and building codes, as well as any other City, State, or Federal regulations.
 - 10. Signage for home occupations shall be subject to the requirements of Chapter 31, of the Osakis Zoning Ordinance.
 - 11. Shall obtain any required County, State, or Federal licensing.
 - 12. The following activities shall be prohibited as home occupations:
 - a. The operation of any wholesale or retail business unless it is conducted entirely by mail or Internet. The sale of products incidental to the delivery of a service is allowed.
 - b. Any manufacturing, welding, machine shop or similar use.

- c. Motor vehicle repair.
- d. Headquarters or dispatch centers where persons come to the site and are dispatched to other locations.

29.06: NON-CONFORMING USE.

Existing Home Occupations lawfully existing on the effective date hereof, may continue as nonconforming uses. They shall, however, be required to obtain permits for their continued operation. Any existing Home Occupation that is discontinued for a period of more than thirty (30) days, or is in violation of the provisions under which it was initially established, shall be brought into conformity with the provisions of this Chapter.

29.07: INSPECTION.

The City hereby reserves the right to inspect the premises in which the occupation is being conducted to ensure compliance with the provisions of this Chapter or any conditions imposed.

29.08: VIOLATIONS.

Any Home Occupation found to be in violation of this Chapter shall be served with a notice from the Zoning Administrator. If the violation is not corrected within ten (10) days, the license for the Home Occupation shall be revoked. Revocation of a home license may be appealed to the Board of Adjustments & Appeals.