

CITY OF MERIDIAN ZONING ORDINANCE
SECTION 709.05 HOME OCCUPATIONS
ZONING ORDINANCE EXCERPT



709.05. Home Occupations

Home occupation is defined as an occupation, profession, or activity for gain carried out by a resident which: (a) is an accessory use clearly customary, incidental, and subordinate to the use of the dwelling unit as a residence; (b) and does not alter or change the exterior character or appearance of the dwelling.

709.05.01. The establishment and conduct of a home occupation requires a permit granted by the Zoning Administrator. The applicant shall submit an application on a form provided by the Zoning Administrator stating that the applicant will comply with the following requirements:

- (1) The following activities shall not be permitted:
 - (a.) Retail, wholesale or warehousing activity for which the display and/or storage of the product occurs on premise **except** that activity which is clearly incidental to the direct provision of an allowed service;
 - (b.) Repair of vehicles or similar large items;
 - (c.) Animal hospitals, kennels, funeral parlors, antique shops, restaurants, rooming houses, dancing schools, and tea rooms;
 - (d.) Activities not normally carried on in a residential district which may be annoying or harmful to nearby residents;
 - (e.) Activities which involve the use of power tools or the creation of noise of a type, duration or intensity which, measured at the property line, exceeds 60dBA between the hours of 7:00 a.m. and 9:00 p.m.;
 - (f.) Noise created by the permitted activity between the hours of 9:00 p.m. and 7:00 a.m. that is detectable to normal sensory perception off the premises;
 - (g.) Personal service activities having more than one chair for clients;
 - (h.) Non-resident employees;
 - (i.) Structural alterations to the interior or exterior of the building which changes the residential character thereof.
- (2) There shall be no exterior alteration of the property or variation from the residential character of the premises including; expansion of parking, signage, display, storage of materials or other exterior indication of a home occupation.
- (3) Except as otherwise allowed by this section, all activity shall be carried on solely within a building conforming to this ordinance and it must not utilize more than five hundred (500) square feet of such building.
- (4) Services or sales conducted on the premises shall be by appointment only, and shall **not** be oriented toward, or attract, off-the-street customer or client traffic. Direct sale of goods shall be limited to that which is produced, displayed and stored off-premise and in conformance with the prohibitions of Section (1) above. Services may be provided subject to the limitations of this section.
- (5) Delivery of materials to and from the premises shall not involve the use of vehicles not usual to a residential district.
- (6) Permitted activities shall not generate more than twenty (20) vehicle trips in one (1) day. A "trip" is a vehicle traveling in one (1) direction to or from a source. Twenty (20) trips is equivalent to ten (10) round trips.
- (7) Off-street parking for customers shall not exceed two (2) spaces.
- (8) Not more than one (1) home occupation-related vehicle [i.e.-vehicle with signage] is permitted, which must be twenty (20) feet or less in overall length and not more than seven (7) feet in overall height and which must be parked off any public ROW.
- (9) Except as otherwise allowed herein, storage of materials, parts, vehicles, tools or other equipment, and all other activities not usual to a residential district shall occur within an enclosed structure.
- (10) Mechanical equipment not usual to a residential district shall not be used or stored on the premises nor shall it create noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses outside the dwelling.
- (11) No equipment or process shall be used which creates visual or audible interference in any radio or television sets off the premises, or causes fluctuations in line voltage.

709.05.02. Permits and procedures:

A complete application for a Home Occupation Permit shall be reviewed by the Zoning Administrator and approved upon satisfactory demonstration that all requirements are met. The Zoning Administrator forwards the approved application to the Building Official who signs the permit and privilege license application. A Home Occupation Permit is granted to both a site and, an individual and is not transferable to any other site or individual.