

ZONING REGULATIONS

Zoning regulations are adopted to preserve the quality of life, to promote health, safety and comfort and to protect neighborhoods from blight.

DID YOU KNOW:

- Fences may not be installed without a building permit
- You may have a maximum of two (2) yard or garage sales a year
- For safety purposes, bushes, shrubs, or structures should not exceed 3 feet in height above the elevation of the curb within the 15 foot sight distance triangle of an intersection.
- All vehicles, including recreational vehicles must be parked on a dust free surface.
- Vehicles permitted to parked in a residential neighborhood are cars, vans, pickup trucks, boats, campers or other recreational vehicles typically used by a family.
- Setbacks are areas set aside on a lot to allow for open space by prohibiting construction. Side, rear and front yard setbacks differ depending on how your property is zoned.

YOU CAN RUN A BUSINESS FROM YOUR HOME IF:

Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas all home occupations must meet the following restrictions:

1. A home occupation shall be incidental to the use of a dwelling unit for residential uses. No person other than a person residing at the dwelling unit shall be directly involved with or work in the home occupation. If the home occupation employs persons to work at other locations, the dwelling unit shall not be used as an assembly point for any employees who may work at sites outside of the dwelling.
2. No alteration of the residential appearance of the premises shall be made, including the creation of a separate entrance to the dwelling or utilization of an existing entrance exclusively for the home occupation.
3. No more than twenty (20) per cent of the total floor area of the dwelling unit and garage shall be devoted to the home occupation. A garage shall not be used for a home occupation if such use has the effect of eliminating required parking.

4. The home occupation shall be conducted entirely within the dwelling unit or garage and no stock in trade shall be displayed or visible outside, or stored outside of any building, nor shall any raw materials, tools or appliances or waste products be stored outside of any building.
5. Signs may be used for identification or advertisement of the home occupation but such signs must be attached flat to the structure, may not be larger than one square foot and may not be illuminated.
6. No power other than electric shall be used and no single machine shall draw more than one-half horsepower and not more than one horsepower total shall be used,
7. There shall not be conducted on the premises the business of selling stocks of merchandise, supplies, or products, provided that orders previously made by telephone or at a sales party may be filled on the premises; that is, direct sales of products off display shelves or racks is not allowed, but a person may pick up an order placed earlier as described above.
8. The use shall not generate traffic in volumes greater than would normally be expected in a residential neighborhood. For purposes of this section, the normal volume of traffic generated by a single-family dwelling shall be defined as twelve vehicle trips to and/or from the dwelling unit per twenty-four-hour period. The use shall not use commercial or business vehicles to deliver finished products from the dwelling unit. All parking necessarily generated by the use shall be off the street in accordance with section 29-30 of this chapter.
9. The use shall not produce noise, obnoxious odors, vibrations, glare, fumes or electrical interference detectable to normal sensory perception outside the structure.
10. No toxic, explosive, flammable, combustible, corrosive, radioactive or other restricted materials may be used or stored on the site.
11. All persons desiring to have a home occupation must first present appropriate plans to the building regulations supervisor detailing how the dwelling will be used or altered to accommodate the use. Thereafter, whenever any permit or license is to be renewed, the dwelling may be inspected to determine how it has been altered to accommodate the use.