

## **Section 7: HOME OCCUPATION**

**7.1 Definition** A **Home Occupation** in a residential zone is a lawful and permitted use if:

1. Occupation is conducted entirely within the dwelling or an accessory building to the dwelling.
2. Occupation is clearly incidental and secondary to the use of the dwelling.
3. Occupation does not change the character of the dwelling.
4. Only goods or merchandise produced on the premises are sold directly from the home. Yard space or activity outside the buildings shall not be involved.
5. Occupation does not have more than 10 (ten) vehicle trips per day, including but not limited to package delivery, client or customer visits, and employee trips.
6. Mechanical equipment is limited to small tools which do not generate noise, smoke, or odors beyond the premises of the dwelling.
7. Physicians, dentists, lawyers, clergymen, engineers or the like may use their dwelling for consultation or emergency treatment, but not for general practice which requires frequent visitation to the residence by clients.
8. The care of children is limited to eight or fewer children including children of the family residing in the dwelling. (See Child Care Section)
9. A preschool holding one session per day with fewer than 6 (six) children, including the provider's own children is allowed. A Conditional Use Permit is required if the preschool holds more than one session in a day or has more than 6 (six) children in a session, including the provider's own children
10. Advertising is limited to one non-electrical sign no more than 9 (nine) square feet in size. The sign design, size and location must be approved by the Planning Commission.
11. Occupation has no more than 2 (two) employees outside the immediate family. Immediate family is defined as husband, wife, son, daughter, mother, father, mother-in-law, father-in-law, son-in-law, daughter-in-law, sister-in-law, or brother-in-law.

If significant complaints are received , the home occupation may be required to apply for a conditional use permit.

### **7.2 License Required**

All Home Occupations are required to obtain a Bear River City Business License.

### **7.3 Home Occupations-Conditional Use**

All home occupations outside the regulations in 7.1 shall be conditional uses and must be applied for as such.

### **7.4 Home Occupation- Fee Exempt**

A business, transaction or activity conducted entirely within no more than 25% of a primary dwelling and exclusively by persons residing within the dwelling, in a manner that is indiscernible from, clearly incidental, and secondary to the residential use, without altering the dwelling site or structure, the character of the neighborhood, the demand for public facilities or

services, creating an unsafe condition or providing a short term residential rental may apply for a Business License Fee Exemption.