

Section 99. Home Occupations.

- A. **Intent and Purpose.** The City of Jacksonville recognizes the desire and/or need for some citizens to use their residence for limited nonresidential activities. However, the City believes that the need to protect the integrity of residential areas is of paramount concern. A "home occupation", therefore, should protect residential areas from adverse impacts resulting from activities associated with home occupations. It is important to allow, but to also regulate, nonresidential activity in the city's residential districts. In essence, a "home occupation" is a limited commercial-type activity in a residential area to an extent that no neighbors or passersby will be aware, by outward appearance, of the activity. In practice, a "home occupation" gives the resident the legal right to use his residence for a business telephone and business mailing address but not to the extent that pedestrian and vehicular traffic are generated.
- B. **Definition.** "Home occupation" is accessory use of a dwelling unit for gainful employment by providing or selling a profession/occupation offering the sale of services and/or goods created and/or assembled on the premises or repair of goods. A home occupation is incidental to the primary use of the building as a residence.
- C. **Performance Criteria.** A home occupation shall meet the following minimum conditions.
1. The activity shall not be inconsistent with the use of the premises as a dwelling.
 2. Only residents of the dwelling unit shall work there.
 3. There shall be no exterior evidence of the conduct of a home occupation, except a sign as permitted in the section entitled "Sign Regulations" of the Jacksonville Zoning Ordinance. Thus, there may be no display of products visible in any manner from the outside of the building.
 4. A home occupation shall be conducted in an enclosed area of a primary or accessory structure. It shall not occupy over 25 percent of the combined floor space of primary and accessory structures. No portion of a home occupation shall be conducted outside the primary structure or garage.
 5. Electrical or mechanical equipment that creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit or that creates noise not normally associated with residential uses shall be prohibited.
 6. On-site sale of goods or services not produced on the premises shall be prohibited.
 7. A home occupation shall not create a significant increase, as determined by the zoning administrator, in vehicular or pedestrian traffic to the residence.
 8. The use shall not require additional off-street parking spaces for clients or customers of the home occupation.

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9. On-site training and sales promotion shall not be permitted.
 10. No home occupation shall result in garbage disposal exceeding standard residential use.
 11. No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, or odor detectable to the normal senses off the property.
- D. **Permitted Signs.** See section entitled "Sign Regulations" of the Jacksonville Zoning Ordinance (An indirectly lighted name plate or professional sign not over one square foot in area and attached flat against the building shall be permitted in connection with an incidental home occupation).
- E. **Inspections.** An inspector shall have the right at any time, upon reasonable request, to enter and inspect the premises for safety and compliance purposes, with the consent of the property owner. *(Amended 8/1/89)*

Sections 100-101. Reserved