

**ARTICLE VIII
SUPPLEMENTAL REGULATIONS AND MODIFICATIONS**

Section 8.1 ACCESSORY USES OR STRUCTURES

Accessory uses or structures shall be permitted only in rear yards and shall meet the following requirements except as otherwise provided in this Ordinance.

8.1.1 Detached accessory buildings in residential districts shall not exceed twelve (12) feet in height except on appeal to the Board of Adjustment.

8.1.2 No accessory building shall be erected on a lot prior to the time of construction of the principal building to which it is accessory.

Section 8.2 HOME OCCUPATIONS

The following regulations shall apply to the conduct of a home occupation in any permitted zoning district:

8.2.1 APPROVAL OF HOME OCCUPATION

Customary home occupations may be permitted as a conditional use upon recommendation of the Planning Commission and approval of the Town Council. If approved, the home occupation shall have a business license.

8.2.2 GENERAL RESTRICTIONS

The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or adversely affect the uses permitted in the district of which it is a part. No home occupation shall be permitted which might interfere with the general welfare of the surrounding residential area due to potential noise, increased pedestrian and vehicular traffic or any other conditions, which would constitute an objectionable use of residentially zoned property. The following limitations and restrictions shall apply to all home occupations:

- A. No interior or exterior business sign shall be permitted unless authorized by the sign regulations for residential districts.
- B. The area set aside for home occupations shall not exceed twenty percent (20%) of the total floor area of such residence.
- C. Permitted home occupations shall not include the employment of any persons not residing on the premises in the performance of the occupation.

- D. Off-street loading and off-street parking requirements as required in Article VIII of this Ordinance must be provided.
- E. Merchandise shall not be displayed or offered for sale either within or outside of the residence.
- F. The operation of any wholesale or retail business, unless it is conducted entirely by mail, and does not involve the sale, shipment, or delivery of merchandise on the premises, is prohibited.
- G. Any manufacturing business or activity which produces noxious matter or perceptible noise beyond the lot line is prohibited.
- H. The owner of a home occupation must reside at the location of the home occupation.
- I. Vehicles having passenger vehicle characteristics only shall be permitted in connection with the conduct of the customary home occupation.
- J. The activity conducted as a home occupation shall be limited to the hours between 7 a.m. and 10 p.m.
- K. No portion of any dwelling shall be used for a home occupation which has direct access thereto other than through the main entrance to the dwelling unit.
- L. No internal or external addition, alteration, or remodeling of the dwelling is permitted in connection with the home occupation.
- M. The use shall not generate pedestrian or vehicular traffic beyond that reasonable to the district in which it is located.

Section 8.3 TEMPORARY CONSTRUCTION STRUCTURES

Temporary structures for uses incidental to construction work may be permitted in any district during the period that construction work is in progress, but such temporary structures shall be removed upon completion or abandonment of the construction work.

Section 8.4 HEIGHT MODIFICATIONS

The height limitations of this Ordinance shall not apply to barns, silos, or other farm structures when located on farms; belfries, cupolas and domes, monuments, water towers, transmission towers, windmills, chimneys, smokestacks, flag poles, radio or television towers, masts and aerials and similar structures not intended for human occupancy.