



Home-Based Business

CODE OF ORDINANCES, CITY OF DENISON

CHAPTER 165

79. Home Based Business /Home Occupation means an occupation or profession which:
- A. Is customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit, and
 - B. Is carried on by a member of the family residing in the dwelling unit, employing no more than two persons outside of the immediate family residing on the premises, and
 - C. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes, and
 - D. Has no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building, and
 - E. Does not occupy more than twenty-five percent (25%) of the area of one floor of the dwelling unit, and
 - F. Has not more than one exterior sign which sign does not exceed twelve square feet in area, and
 - G. Produces no offensive noise, vibration, smoke, dust, odor, heat or glare rendering such building or premises objectionable or detrimental to the residential character of the neighborhood, and causes no electrical interference with radio or television reception in the neighborhood.

CHAPTER 169

169.09 ACCESSORY USES.

1. Home-Based Businesses /Home Occupations. Home -based businesses and home occupations are permitted as an accessory use in residential units and must register and obtain a permit from the office of the Building Inspector on an annual basis, subject to the following conditions:
 - A. **External Effects.**
 - (1) There shall be no change in the exterior appearance of the building or premises housing the home occupation other than signage permitted within this section.
 - (2) No noise, odors, bright lights, electronic interference, storage or other external effects attributable to the home occupation shall be noticeable from any adjacent property or public right of way.
 - (3) The home occupation shall be carried on entirely within the principal residential structure or within an accessory structure which does not exceed 15 feet in height and in which not more than 600 square feet in area is used for the home occupation. Any such use of the accessory structure must comply with the International Building Code as adopted by the City of Denison, Iowa. (Ord. 1420 - Oct. 12 Supp.)
 - (4) Mechanical or electrical equipment supporting the home occupation, other than that which is designed to facilitate heating or cooling of the home , shall be limited to that which is self-contained within the structure and normally used for office, domestic or household purposes.
 - (5) No home occupation shall discharge into any sewer, drainageway, or the ground any material which is radioactive, poisonous, detrimental to normal sewer plant operation, or corrosive to sewer pipes and installations.
 - B. **Employees.** The home occupation shall employ no more than two full-time employees on site other than the residents of the dwelling unit, provided that one off-street parking space is made available and used by a non-resident employee.
 - C. **Extent of Use.** For all residential and agricultural zoning districts, 25% of the floor area of the dwelling may be devoted to the home occupation, exclusive of any detached accessory buildings used for the home occupation.
 - D. **Signage.** Each home-based business shall be permitted to have one non-illuminated wall sign not to exceed six (6) square feet in area. Ord. 1403 - June 11 Supp.)
 - E. **Prohibited Home -Based Businesses /Home Occupations.** The following activities are prohibited as home -based businesses , even if they meet the other requirements set forth in this section:
 - (1) Animal hospitals.
 - (2) General retail sales.
 - (3) Restaurants.
 - (4) Repair shops or service establishments that service major motorized vehicles, small engines, and related items.
 - (5) Stables or kennels.
 - (6) Welding, vehicle body repair, or rebuilding or dismantling of vehicles.

APPLICANT	
Applicant	
Business	
Address	
Phone	
Email	
Legal Description	

OFFICE USE				
Permit Number		Date Received/Paid		
Date Issued		Total Fees Paid		
Date Expires		<input type="checkbox"/> Cash <input type="checkbox"/> Check # _____		
Zone	Front	Back	Side	Side CL
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions				
Building Official / Authorized Representative _____ Date _____				

BUSINESS	
Nature of Business (please be specific)	
Location of Business on Property: <input type="checkbox"/> Primary Residential Structure <input type="checkbox"/> Accessory Structure	
Square Feet of Above Business Location Structure: _____	
Square Feet of Business/Work Area: _____	
Height of Building: (Accessory Structure Only)	Number of Employees:

SIGN	
Type of Sign	
<input type="checkbox"/> Canopy <input type="checkbox"/> Directional <input type="checkbox"/> Marquee <input type="checkbox"/> Monument <input type="checkbox"/> Pole <input type="checkbox"/> Projecting <input type="checkbox"/> Roof <input type="checkbox"/> Wall	
Sign Dimensions	
_____ ft ²	_____ ft ²
Height	Width Sign Face
<input type="checkbox"/> Single Faced <input type="checkbox"/> Double Faced	
<input type="checkbox"/> Illuminated <input type="checkbox"/> Non-Illuminated	
<input type="checkbox"/> On Premise <input type="checkbox"/> Off Premise	
Does this sign exist? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, is this sign intended to replace the existing sign? <input type="checkbox"/> Yes <input type="checkbox"/> No	

SIGNATURE	
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local laws regulating construction or the performance of construction.	
Applicant Signature	
Date	