

- (b) The lot on which any such kennel is located shall be a minimum of two acres in size. If more than four animals are housed in the kennel, an additional one acre shall be required for every additional ten animals (or fraction thereof).
- (c) Buildings in which animals are kept, animal runs, and exercise areas shall not be located in any required front, side, or rear yard setback area, and shall be located at least 100 feet from any dwellings or buildings used by the public on adjacent property.

300.1816 Home occupations.

Sec. 18.16. The following regulations shall apply to Home Occupations:

- (a) Home occupations must be clearly incidental to the use of the dwelling as a residence. No more than 25 percent of the total floor area of the dwelling unit may be used in connection with the home occupation or for storage purposes in connection with the home occupation.
- (b) No home occupation shall be conducted in any accessory building.
- (c) Only the residents of the dwelling unit (and one full time equivalent employee) may be engaged in the home occupation.
- (d) The appearance of the principal structure shall not be altered, nor shall the home occupation be conducted in a manner which would cause the premises to differ from its residential character either by the use of sounds, noises, or vibration. No advertising shall be visible from outside the building.
- (e) No outdoor display or storage of materials, goods, supplies, or equipment used in the home occupation shall be permitted on the premises.
- (f) No home occupation shall require internal or external alterations or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure.
- (g) No home occupation shall cause an increase in the use of any utility (water, sewer, electricity, trash removal, etc.) that would exceed the average usage by residences in the neighborhood.
- (h) The home occupation may increase vehicular traffic flow and parking by no more than two additional vehicles at a time. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in the required front yard.
- (i) There shall be no deliveries to or from a home occupation with a vehicle larger than a 15,000 pound truck with not more than two axles.
- (j) In no case shall a home occupation be open to the public earlier than 8:00 a.m., nor later than 7:00 p.m.

- (k) A home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than would normally be generated in a similarly zoned residential district.
- (l) Certain uses by the nature of their operation, have a pronounced tendency to increase in intensity beyond the limits permitted for home occupations, thereby impairing the reasonable use and value of surrounding residential properties. Therefore, the following uses shall not be permitted as home occupations: hospitals and medical clinics, nursing homes, mortuaries, funeral homes, tea rooms, antique shops, barber shops or beauty parlors, restaurants, private clubs, veterinary clinics, commercial kennels, vehicle repair shops, landscape installation and maintenance businesses, snow removal businesses, construction contractors, trailer rentals, and repair shops in general. This list does not include every use that is prohibited as a home occupation.

300.1817 Mini-warehouses.

Sec. 18.17. The following regulations shall apply to Mini-Warehouses:

- (a) Mini-warehouse establishments shall provide for storage only, which must be contained within an enclosed building.
- (b) The entire site, exclusive of access drives, shall be enclosed with a six-foot high chain link fence or masonry wall, constructed in accordance with Chapter 17 [300.1700].
- (c) A landscaped greenbelt with a minimum width of 20 feet shall be required adjacent to any street, in conformance with Chapter 17 [300.1700].
- (d) The exterior of any mini-warehouse shall be of finished quality and design, compatible with the design of structures on surrounding property.
- (e) All one-way driveways shall be designed with one ten-foot wide loading/unloading lane and one ten-foot travel land, and all two-way driveways shall be designed with one ten-foot wide loading/unloading lane and two ten-foot travel lanes.
- (f) The parking lanes may be eliminated if the driveway does not serve storage units. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.
- (g) All parking and drive areas shall be paved with concrete or asphalt material and all stormwater shall be collected and dispersed on site.

300.1818 Motels and motel courts.

Sec. 18.18. The following regulations shall apply to motels and motel courts.