

ORDINANCE NO. 92- 06

AN ORDINANCE AMENDING SECTION 18.108.020 RELATING TO HOME OCCUPATIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF HEBER CITY, UTAH, THAT SECTION 18.108.020 OF THE HEBER CITY MUNICIPAL CODE IS AMENDED AS FOLLOWS:

18.108.020. Home Occupations.

The board of adjustment or the zoning administrator may grant a permit for a home occupation subject to the following conditions:

A. Home occupations are permitted in the zone;

B. The home occupation is carried on entirely within a dwelling and is carried on in the dwelling only by members of the residing family;

C. The home occupation does not involve the use of any accessory building or yard space for storage or activities outside of the dwelling;

D. No commercial vehicles are used in connection with the home occupation except passenger motor vehicles. This subsection does not prevent deliveries to the home by parcel or letter carrier mail service vehicles typically employed for residential deliveries. No deliveries by semi-tractor/trailer trucks are permitted in connection with a home occupation.

E. The home occupation is clearly incidental to the primary use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling;

F. Signs advertising the home occupation are limited to one non-lighted sign

not larger in surface area than two hundred and twenty-six square inches.

G. The home occupation occupies not more than twenty-five (25%) percent of the total floor area of such dwelling unit and in no event more than three hundred square feet of floor area;

H. The home occupation shall be registered with the proper licensing agencies or departments;

I. Entrance to the home occupation from the outside shall be the same entrance normally used by the residing family for access to the dwelling, except when required otherwise by regulation of the State Health Department or other public agency;

J. In the opinion of the board of adjustment or the zoning administrator, the physical appearance, traffic and other activities incidental to the home occupation are not contrary to the objectives and characteristics of the zone in which the home occupation is located and do not depreciate surrounding residential property values;

K. The home occupation does not generate vehicular traffic or parking around the dwelling unit or other external evidence of the home occupation not normally associated with a residential use;

L. For the purposes of this chapter, a garage, carport, patio, breezeway or any accessory buildings are not considered to be part of the dwelling unit;

M. In connection with the operation of the home occupation, it shall not be permitted:

1. To have exterior displays or a display of goods visible from the outside;

2. To produce offensive noise (not to exceed fifty-five (55) decibels), vibration, fumes, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, electrical interference or other objectionable effects;

3. To involve more than three people being at the home at any one time due

to the home occupation, except those members of the family living in the home, or as regulated by the State Department of Social Services, Division of Family Services, or the current version of the Family Day Care Standards. (Ord. 87-02 (part), 1987; Ord. 83-008 §§ 1, 2, 1983; Ord. 199 § 02.0628(a), 1973).

This ordinance shall take effect from and after its adoption and publication.

Adopted and passed by the City Council of Heber City, Utah, this 18th day of June, 1992.

ATTEST:

APPROVED:

Mark K. Anderson
Recorder
(SEAL)

Scott W. Wright
MAYOR SCOTT W. WRIGHT

This ordinance was passed by the following vote:

	AYE	NAY
Councilman Keith D. Jacobsen	<u>X</u>	_____
Councilman Robert Giles	<u>X</u>	_____
Councilman Terry Lange	<u>X</u>	_____
Councilman Bob Morris	<u>X</u>	_____
Councilman Harris Parcell	<u>X</u>	_____

Mark K. Anderson
Clerk and/or Recorder

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