

Amendment to Chapter 280-2-2: Definitions adopted 4/2/2019 as part of City Council Order #: 18-540-01.

City of Sanford Chapter 280 2-2 Terms Defined

HOME OCCUPATION

An occupation conducted in a dwelling unit or accessory structure, provided that:

A.

No person other than a member of the family residing on the premises shall be engaged in such occupation;

B.

The use of the premises for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants;

C.

There shall be no change in the outside appearance of the building or premises or any visible evidence of the conduct of such home occupation other than signs in conformance with § 280-14-13.5.1, which shall not be illuminated, exceed six square feet in area per street frontage, or extend more than six feet above the ground;

[Amended 12-19-2017 by Order No. 17-163-01]

D.

No traffic shall be generated by such home occupation in greater volumes than would be expected in the neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;

E.

No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the home occupation is conducted in a single-family detached dwelling, or outside the dwelling unit if conducted in any other form of dwelling. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receiver off the premises or causes fluctuations in line voltage of the premises;

F.

There shall be no stock-in-trade regularly maintained or any new commodity sold on the premises;

G.

If the home occupation is proposed to be conducted within a residence which is not owned by the resident, the resident shall have the written consent of the property owner before commencing the home occupation;

H.

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The home occupation shall undergo an initial inspection by the Code Enforcement Department and the Fire Chief to verify that the home occupation meets all applicable requirements of the City's building, electrical, fire, and other health, safety and technical codes, including but not limited to Chapter [90](#), Building Construction and Chapter [128](#), Fire Prevention. The applicant shall request an inspection with the Code Enforcement Department and the Fire Chief a minimum of 24 hours in advance and shall not receive a certificate of occupancy until after the scheduled inspection. When an inspection is conducted for a use that is sensitive to contamination of its processes or products, as identified by the operator of the home occupation, the Code Enforcement Officer and/or Fire Chief shall follow the protection from contamination protocols described in Chapter [149](#), Licensing; and

I.

The following are specifically excluded as home occupations: convalescent or nursing home, tourist home, animal hospital, restaurant, doctors' and dentists' offices, small engine repair, and automotive tune-up.