



Home Occupations

FACT SHEET

Effective July 21, 2017

Home Occupation is a business activity conducted within a dwelling and accessory structures as an accessory, subordinate, use to the primary residential use of the dwelling.

General Standards

- ❖ No exterior alteration of the dwelling shall be permitted which is not consistent and compatible with the normal scale, orientation, or appearance of typical dwellings in the neighborhood.
- ❖ No separate entrance shall be constructed for access to the home occupation from the outside of the dwelling.
- ❖ A home occupation shall not occupy an area greater than twenty five percent (25%) of the gross floor area of the dwelling.
- ❖ Only residents of the dwelling in which the home occupation is located shall own, conduct, participate in, or be employed in the home occupation(s), provided that off-site non-resident employees who do not come to the home occupation location are permitted.
- ❖ The dwelling shall be the primary residence of the resident owner of the home occupation.
- ❖ Delivery service vehicle trips shall not be more frequent than that which is normal for the district.

- ❖ The home occupation shall not generate pedestrian or vehicular traffic beyond that which is normal and reasonable in the district in which it is located. Client visits to the home occupation are limited to between the hours of 7:00 AM and 8:00 PM and shall be by appointment only. No more than two clients may be present at any given time.
- ❖ There shall be no substantial retailing or wholesaling of stocks, supplies or products conducted on the premises; however, delivery of retail products to the consumer off-premises, such as in the course of a mail order business, shall be permitted.
- ❖ Not more than one (1) passenger car, van, or pickup truck used in the conduct of the business shall be parked on the lot. The vehicle shall be parked in a garage or on a paved exterior parking area on the lot. This provision is subject to Section 4.07 Parking of Certain Vehicles.

Prohibitions. A home occupation shall not:

- Serve as a gathering place for non-resident employees of the business.
- Conduct any activity or store material that requires fire safety inspections or permits.
- Conduct any activity that requires the use of mechanical ventilation in addition to or in

excess of that normally required for a dwelling.

- Conduct any activity involving a controlled substance.
- Utilize mechanical, electrical, or other equipment that produces noise, electrical or magnetic interference, line voltage fluctuation, vibration, heat, glare, odor, fumes or other nuisance or hazard outside of the dwelling.
- Sell or display on the premises commodity or stock in trade.
- Store equipment or materials utilized in the home occupation outdoors.
- Serve as boarding or tenant housing unless otherwise permitted in the district.

Is a zoning permit required for an accessory structure?

No, a zoning permit is not required for home occupations.

Contact information:

Howland Township Zoning Department
205 Niles-Cortland Road
Warren, Ohio 44484
(330) 856-5223
Monday – Friday 8:30 AM to 4:30 PM