



# City of Brecksville, Ohio Code of Ordinances

## Home Offices or Occupation

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### § 1151.06 ACCESSORY USES.

(c) Home offices or occupation. The purpose of these regulations is to control the nonresidential use of a residential dwelling unit so that the nonresidential use is limited to an accessory use, and does not in any manner whatsoever disrupt or alter the residential character of the neighborhood in which it is located. Compliance with these regulations should result in all such occupations being located and conducted in such a manner that their existence is not detectable in any manner from the outside of the dwelling unit. A home office or occupation shall only be permitted in accordance with the following criteria and limitations:

- (1) The home office or occupation shall be clearly incidental and secondary in importance to the use of the dwelling for dwelling purposes.
- (2) Any on-site business related in any manner to the home office or occupation shall be conducted only by permanent occupants of the dwelling unit. One additional employee shall be permitted to be employed on the premise.
- (3) The business activity, including the storage of equipment, supplies or any apparatus used in the home office or occupation, shall be conducted entirely within the dwelling unit and no use of a garage, an accessory building or an outdoor area shall be permitted.
- (4) A home office or occupation may be conducted in any area of the dwelling including the basement, provided such occupation shall occupy no more than one room in the dwelling unit or an area equal to 20% of the area of the main floor of the dwelling unit, whichever is greater. The area of an attached garage shall not be included when calculating the area of the main floor of the dwelling unit.
- (5) Any activity, material, goods, or equipment indicative of the proposed use shall be carried on, utilized or stored within the dwelling unit and shall not be visible from any public way or adjacent property.
- (6) The business activity shall not create a nuisance by reason of generating any noise, odor, dust, vibrations, fumes, smoke, electromagnetic interference or truck or delivery vehicle traffic which would depreciate or change the residential character of the neighborhood in which the proposed use is located.
- (7) There shall not be any change in the outside appearance of the building or premises, or other visible exterior change related to the home office or occupation.
- (8) The business activity shall not constitute a fire hazard endangering the site of the home office or occupation and adjoining property sites. There shall be no storage of hazardous, combustible or flammable matter, accumulation of rubbish or waste paper, and storage of cartons and/or boxes situated in a manner that would endanger life or property in case of an actual fire.

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(9) The business activity shall not cause an increase in the use of any one or more public utilities (water, sewer, electric, sanitation, etc.) so that the combined use of the residence and home office or occupation does not exceed the average use for residences in the neighborhood of the proposed use.

(10) The number of automobiles or trucks attracted to the premise shall not be greater than that which is normally associated with residential uses including normal fluctuations in level of residential activities.

(11) Failure to comply with the regulations of this section shall be a violation of this Zoning Code and shall subject the owner and/or person in control of the premises to the enforcement and penalty procedures set forth in Chapter 1191.