

## HOME OCCUPATION TYPE B

City of Franklin, Ohio  
**CONDITIONAL USE APPLICATION**  
UDO Sections 1113.01 and 1115.09

Application No. \_\_\_\_\_

The following additional information must be submitted with the application:

- \_\_\_\_\_ H. A **Narrative Statement** outlining how the proposed conditional use meets the specific standards of approval for the conditional use.
- (1) **General:**
    - (a) The use is compatible with the residential use of the property and the surrounding residential uses.
    - (b) The retail sales of products or goods, particularly products or goods produced on the premises, may be permitted by the Planning Commission provided that such merchandise or goods are specified and approved as a part of the application for the Permit, and provided that the Planning Commission determines that such retail sales will not become a detriment to or have an adverse impact on the existing residential character of the lot or neighborhood.
  - (2) **Employees:** The use is owned or conducted by residents of the dwelling unit in which it is located and employs not more than 2 employees who are not residents of the dwelling or unit.
  - (3) **Area:**
    - (a) The use is conducted within the dwelling, and any space used for sales, service or production does not occupy more than 25% of the ground floor area of the dwelling unit.
    - (b) Accessory buildings may be used for storage of materials and equipment related to the use, provided that such buildings comply with setback and other requirements for accessory buildings as contained in the UDO.
    - (c) The use shall not constitute primary or incidental storage facilities for a business, industrial or agricultural activity conducted off the premises.
  - (4) **Exterior Appearance:**
    - (a) Alterations to the exterior appearance of any structure in connection with the use may be permitted by the Planning Commission provided that such alteration is specified and approved as a part of the application for the Permit, and provided that the Planning Commission determines that such alteration will not cause the premises to differ from its residential character, nor be inconsistent or incompatible with the normal scale, orientation or appearance of neighboring dwellings. No activity, materials, goods or equipment indicative of the use shall be visible from any public way or adjacent property.
    - (b) Any signage shall be of the type and size permitted in the zoning district under the City's sign regulations, and shall be approved by Planning Commission as a part of the Conditional Use Permit.
  - (5) **Hours of Operation:**
    - (a) Depending upon the foreseeable impact the intensity of a particular use may have on the surrounding neighborhood, it is within the discretion of the Planning Commission to limit the operations of a particular use to certain operating hours as a condition of granting a Permit. Should Planning Commission fail to establish operating hours for the use, in no case shall the home occupation be open to on-site clients or customers earlier than 7:00 a.m., nor later than 7:00 p.m., excepting parties and meetings held for the purpose of selling merchandise or taking orders.
    - (b) Parties or meetings within the dwelling for the purpose of selling merchandise or taking orders shall not be held more than four times each month.
  - (6) **Parking/Traffic:**
    - (a) Clients or customers shall not exceed 12 per day on average, except instructional services are limited to a maximum of 6 students per day.
    - (b) At least 2 off-street parking spaces shall be provided, unless this requirement is waived by the Planning Commission. No required parking shall be provided in any front yard, except for the driveway, which may be used to fulfill this requirement. There shall be no paving or modification of the front yard for parking purposes other than the customary space used for the driveway.
    - (c) The use shall not generate a significantly greater volume of traffic than would normally be expected in a residential area. The number of deliveries, pick-ups, origin or destination trips relating to the use shall not exceed 5 per day.
    - (d) There shall be no merchandise or goods sold, or services rendered that require receipt or delivery of merchandise, goods or equipment other than by passenger motor vehicle, parcel delivery service, or U.S. mail service. No deliveries by tractor/trailer are permitted.

(7) **Environmental Impact:**

- (a) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including visible or audible interference with radio and television reception or which cause fluctuation in line voltage off the premises.
- (b) The use shall not generate any solid waste or sewage discharge, in volume or in type, which is not normally associated with residential use in the neighborhood.
- (c) No highly explosive, toxic or combustible material shall be used or stored on the premises.

(8) **Other Applicable Laws or Regulations:** The use may not involve any illegal activity; it shall be the homeowner's responsibility to ensure compliance with all applicable state and federal regulations.

\_\_\_\_\_ I. A **Sign Graphics Plan** showing:

- (1) The location of any proposed sign(s), including the sign's location with respect to existing right-of-way and property lines;
- (2) The location of all other existing signs whose construction requires permits, when such signs are on the same premises;
- (3) The dimensions, construction supports, sizes, electrical wiring and components, sign materials, and method of attachment;
- (4) The location, size, and illumination of wall signs, ground mounted signs, and directional signs; and
- (5) Elevation drawings of ground mounted signs and wall signs shall also be included.

\_\_\_\_\_ J. A **Landscaping Plan** meeting the requirements of Section 1111.06, as applicable.

\*\*\* **Validity:** The Conditional Use Permit for the Home Occupation Type B may be issued for an initial period of 1 year and renewed for 3-year periods thereafter. Conditional Use Permits shall be specific to the owner of the Home Occupation and the dwelling or unit for which the Home Occupation is approved; they shall not be transferable to a subsequent owner of the designated dwelling or unit, nor shall they transfer with the owner to another location. A Home Occupation Type B shall terminate upon the dwelling no longer being used for such Home Occupation or upon the sale or change of ownership of such dwelling or land, or upon the revocation of the Permit.\*\*\*

\*\*\* **Renewals:** The owner of the Home Occupation Type B is responsible for applying for renewals of the Conditional Use Permit.\*\*\*