

f. Not adversely affect neighborhood. The approval of the accessory unit shall not, in a substantially adverse manner, change the neighborhood character. Nor should it create excessive traffic impacts. It should not have a substantially adverse impact on the land abutting upon or across the street from the property being approved for an AEU. It should not prevent an adequate supply of light or air from reaching adjacent properties, nor should the construction of the unit increase the fire danger or otherwise endanger the public safety. (Ord. 4-1998 §1; Ord. 5-1999 §3; Ord. 19-2000, §1; Ord. 10-2001, §1)

Sec. 16A-3-240. Home occupations.

A home occupation shall comply with the following standards:

(1) Employment. A home occupation shall be conducted solely by the inhabitants of the dwelling unit in which the home occupation is being conducted, and by no more than one (1) employee who resides elsewhere.

(2) Outside appearance. The outside appearance of a dwelling shall not be changed in any manner to accommodate a home occupation. No signs or exterior advertising of any type shall be allowed, nor shall there be any exterior storage of materials or equipment used as part of the home occupation.

(3) Occupancy limits. A home occupation shall not occupy a space larger than twenty percent (20%) of the total floor area or five hundred (500) square feet, whichever is less, of the dwelling unit being used for such purposes. A home occupation shall be conducted entirely within the dwelling unit; no exterior activity shall be associated with such use.

(4) Merchandise. Merchandise shall not be sold, stored, exchanged or displayed on the premises as part of a home occupation.

(5) Nuisances prohibited. A home occupation shall not generate offensive noises, vibrations, smoke, dust, odors, heat, electrical interference, glare or traffic noticeable at or beyond the property line.

(6) Permitted uses. Home occupations include, but are not limited to, the following, provided that all of the standards of this Section are met: art or photo studio; dressmaking or drapery work; office for accountant, architect, bookkeeper, contractor, engineer, insurance, property management, real estate activities or other similar uses; tutor (limited to a maximum of two [2] students at any time); and in-home babysitting (limited to that allowed in a day care home as defined and regulated by the Pitkin County Department of Social Services).

(7) Prohibited uses. A home occupation shall not be interpreted to include the following or similar businesses: offices for dentists, physicians, surgeons, osteopaths, chiropractors or similar professional services, nursing home, lodge or hotel, day care home, day care center, animal hospital, kennel, restaurant, automotive repair, welding shop, barber shop or other similar uses.

(8) Licenses. A home occupation shall comply with all applicable business license and sales tax requirements.

(9) Violations. Any violation of these provisions shall be subject to the penalties set forth in Section 1-72 of the Municipal Code. (Ord. 4-1998 §1; Ord. 11-1999 §3)