

Home Occupation Workshop Package Key

1. Definition of Home Occupation as described in the Knox ZO
2. Tabulation table indicating permitted, conditional, and not-permitted uses in the various districts
3. Regulations regarding Home Occupation in accordance with Knox ZO
4. Parking space requirements for Home Occupation
5. Signage requirements for Home Occupation
6. ZBA's procedures for considering a Special Use Permit for a Conditional designation.
7. Conditions and standards for Special Use Permits
8. Description of P, C, A, and N on Knox ZO tabulation table

ARTICLE II: Section 20

HOME OCCUPATION: An accessory use of a service character conducted within a dwelling by the resident thereof, which is clearly secondary to the use of the dwelling for living purposes and does not change the character thereof or have any exterior evidence of such secondary use other than a small nameplate or sign.

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ARTICLE IV: Section 43

Section 43 - Accessory Uses

	R	A	B	LC 1	LC 2	AM	MRD
Home Occupation (Article V Section 50A1a)	P	P	P	N	N	P	P
Home Occupation (in compliance with Article V, Section 50A1b)	C	C	C	N	N	C	C

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ARTICLE V - SUPPLEMENTARY REGULATIONS AND NON-CONFORMING USES

Section 50 - Supplementary Regulations

A. General Provisions

1. Home Occupation

a. In any district nothing in this Ordinance shall prevent individuals from conducting their business, trade or profession, including a bed and breakfast, in their home or residence provided no one other than the owners or tenants of the property is employed on the premises, that no other business person, trades person or professional shall be permitted to share, let or sublet space for any use; that there be no external evidence of such use except for one sign consistent with Article V, Section 50C Sign Regulations, and that there shall not be any exterior storage of materials or equipment. Refer also to Article II Definitions.

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b. In any district individuals may, with a Special Use Permit from the Zoning Board of Appeals, conduct their business, trade or profession in their home or residence provided no more than one person is employed in addition to the owner or tenant of the property; that no other professional shall be permitted to share, let, or sublet space for professional use; that there be no external evidence of such use except for one sign consistent with Article V, Section 50C Sign Regulations, and that there shall not be any exterior storage of materials or equipment. Refer also to Article II Definitions.

ARTICLE V: Section 50 B1

e. RESIDENTIAL USES:

For DWELLINGS, one space for each dwelling unit.

For HOME OCCUPATION, one space for each employee. Where home occupation is authorized, no off-site parking shall be permitted.

For a BOARDING HOUSE, one space for each bedroom.

For MULTI-FAMILY DWELLINGS, three spaces for each two units.

(4)

ARTICLE V: Section 50 C1

- d. Any home occupation or bed & breakfast/tourist home may display one non-illuminated sign having a total face area not exceeding six square feet. See also Section 50A1a & b

(5)

ARTICLE V: Section 50

D. Conditional Uses Allowed by Special Use Permit from the Zoning Board of Appeals (Designated by Letter C in Use Tabulation Chart)

The types of uses for which special permits are required shall be deemed to be permitted in their respective districts, subject, as to each specific use, to the satisfaction of the requirements and the standards as set forth in this section. Each specific use for which a special permit is sought shall be considered as an individual case and shall conform to the detailed application of the following standards in a manner appropriate to the particular circumstances of each use:

1. Public hearing preceded by due notice as specified in Article VI, Section 61E Special Use Permits and in addition thereto Applicants for a Special Use Permit SHALL notify in writing property owners.
2. Appropriate conditions and safeguards to be fixed by the Zoning Board of Appeals as deemed necessary in each case;
3. For each Special Use Permit, the Zoning Board of Appeals shall determine in its judgment that:
 - a. it is not detrimental to the public health and/or general interest and/or welfare;
 - b. it is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar facilities;
 - c. the off-street parking spaces required or where not so specified, are adequate to handle expected public attendance;
 - d. neighborhood character and surrounding property values are reasonably safeguarded;
 - e. use, therefore, will not cause undue traffic congestion or create a traffic hazard;
 - f. fulfillment of any other conditions or standards specified in this Ordinance and especially those listed for specific uses in Article V of this Ordinance (See also Article VI, Section 61E Special Use Permits).

(6)

ARTICLE VI: Section 61

E. Special Use Permits

- (7)
1. The Zoning Board of Appeals shall have the power, after public notice and hearing, to grant Special Use Permits in the classes of cases specified in this Ordinance. The Public Hearing must be preceded by due notice as specified in Article VII Section 70C and in addition thereto applicants for a Special Use Permit SHALL notify in writing property owners in the "affected area" of such application for a Special Use Permit including the date, time and place of the Public Hearing and SHALL file proof of service of such notification at least five days prior to the date of the Public Hearing with the Zoning Board of Appeals. No such permit shall be granted by the Zoning Board of Appeals unless it finds that the use for which such permit is sought will not, in the circumstances of the particular case and under any conditions that the Zoning Board of Appeals considers to be necessary or desirable, be injurious to the neighborhood or otherwise detrimental to the public welfare.
 2. All applications for Special Use Permit shall be filed with the Secretary to the Zoning Board of Appeals in writing, shall be made in a form required by the Board, and shall be accompanied by payment of a filing fee in accordance with the schedule of fees promulgated from time to time by the Town Board, and a plot plan, drawn to scale and accurately dimensioned, showing the location of all existing and proposed buildings and structures on the lot relating to the subject special use.
 3. Whenever the Zoning Board of Appeals grants a Special Use Permit, appropriate conditions and safeguards and/or time limitations must be attached thereto so as to guarantee that the use of premises shall not be incompatible with other permitted uses in the vicinity and district in which subject property is situated.
 4. Any Special Use Permit which is not exercised within one year from the date of issuance is hereby declared to be revoked without further hearing by the Zoning Board of Appeals.

ARTICLE IV - USE REGULATIONS and USE TABULATION

Section 40 - Permitted Uses

No land, building, or premises or part thereof, shall be erected, moved, altered, or used except for one or more of the uses designated for:

- (8)
- Symbols:
- P ... designates a use permitted by right.
 - C ... designates a temporary and/or conditional use contingent on securing a Special Use Permit in each case from the Zoning Board of Appeals (See Article V, Section 50D)
 - A ... designates a permitted use subject to site plan approval by the Planning Board in accordance with Article VI, Section 61F. Nothing herein shall prevent or preclude the Zoning Board by regulation from referring permitted and conditional uses to the Planning Board for Approval.
 - N ... not permitted.