

Ordinance No. 1391

Passed May 15, 2007

**ORDINANCE AMENDING THE VILLAGE OF
PEMBERVILLE ZONING CODE BY ADDING THE
DEFINITION OF "HOME OCCUPATION"**

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF
PEMBERVILLE, COUNTY OF WOOD, STATE OF OHIO:

Section 1: That the Zoning Code for the Village of Pemberville is hereby
amended by adding the definition of "Home Occupation" in accordance with the
exhibit attached hereto and made a part hereof.

Section 2: This Ordinance shall take effect at the earliest time permitted by law.

Passed: May 15, 2007

James R. Opelt
Mayor

Attest:

Michael J. Marsh
Village Clerk

First Reading 3-20-2007
Second Reading 4-03-2007
Third Reading 4-17-2007

POSTING CERTIFICATE

I hereby certify that the foregoing Ordinance
No. 1391, passed by the Council of the
village of Pemberville, Ohio on the 15th
day of May, 2007, was posted by me on
May 21, 2007, at five conspicuous
places in the Village of Pemberville as authorized
by Ordinance No. 610 and remained posted for
15 days.

MICHAEL J. MARSH
VILLAGE LEGAL COUNSEL

Michael J. Marsh
Clerk

Home Occupation- An accessory use which is an activity, profession, occupation, service, craft, or revenue-enhancing hobby which is clearly incidental and subordinate to the use of the premises as a dwelling. In all residential zoning districts, home occupations shall be conditional upon review and approval by the Zoning Board of Appeals provided:

a) no offensive noise, vibration, smoke, dust odors, or glare shall be produced and no mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household purposes.

b) does not involve any extension or modification which alters the outward appearance as a dwelling unit, with the exception that one (1) non-illuminated commercial sign does not exceed one (1) square foot in total area and may be affixed to the exterior of the dwelling.

c) the activity is conducted entirely within the dwelling, and does not involve an area of more than 20% of the floor area.

d) a home occupation shall provide off-street parking area adequate to accommodate all needs created by the home occupation in addition to the requirements for the dwelling. Required off-street parking shall not be permitted in the front and side yards of the dwelling, other than in a driveway.

e) no more than one (1) person other than members of the family residing in the dwelling, shall be engaged in a home occupation.

f) the Zoning Board of Appeals may prescribe any additional conditions to preserve the residential integrity of the dwelling and/or neighborhood.