

Amana Colonies Land Use District: Home Occupation Ordinance Summary

From Section 31.02.050 - General Regulations

D. Home Occupations.

Subject to the limitations of this section, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any dwelling unit. Any question of whether a particular use is permitted as a home occupation, as provided herein, shall be determined by the Land Use Administrator pursuant to the provisions of this ordinance. The regulations of this section are designed to protect and maintain the residential character of established neighborhoods while recognizing that certain professional and limited business activities have traditionally been carried on in the home. This section is presented to control businesses conducting direct-in-person retail or wholesale and services from non-commercial structures by a resident proprietor. This section recognizes that, when properly limited and regulated, such activities can take place in a residential structure without changing the character of either the neighborhood or the structure. Permits shall be issued for a period of 5 years. If property has change of ownership, location, or type of business, a new permit is required. Amended 6-05 to clarify purpose, to set term for permit and to qualify requirements requiring new permit

1. Use Limitations. In addition to all of the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:
 - a. Not more than one person who is not a resident on the premises shall be employed.
 - b. No more than 25% of the floor area shall be devoted to the home occupation. The floor area shall be defined as an area, fully enclosed with a 7' ceiling height or greater. Garages and outbuildings may be considered when making this calculation. Amended 6-05 to clarify "floor area of dwelling unit." and percentage allowable
 - c. No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.
 - d. Total display space may not exceed 64 square feet of wall space and 16 square feet of floor space. Amended 6-05 to define allowable area of display space
 - e. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted building accessory thereto. Amended 6-05 to eliminate "and in no event shall such use be apparent from any public way"
 - f. There shall be no outdoor storage of equipment or materials used in the home occupation.
 - g. Not more than one commercial vehicle used in connection with any home occupation shall be parked on the property.
 - h. No mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.
 - i. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
 - j-k. Superseded by Sign Ordinance, enacted January, 1996.
 - l. Residences used to provide day care are permitted outside playground equipment. Amended 6-05 to add these terms

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- m. Bed and Breakfasts must provide one off-street, on premise parking space per guest room, in addition to parking for property owners' or renters' vehicles. Amended 6-05 to add these terms
- 2. Home Occupations. Customary home occupations include, but are not limited to, the following list of occupations; provided, however, that each such home occupation shall be subject to the use limitations set out in Section 31.02.050 (I.1.) above.
 - a. Providing instruction to not more than eight students at a time.
 - b. Office facilities for accountants, architects, brokers, doctors, dentists, engineers, lawyers, insurance agents and real estate agents.
 - c. Office facilities for clergy. Amended 6-05 to change wording to "clergy"
 - d. Office facilities for salesmen, sales representatives and manufacturer's representatives. Amended 6-05 to eliminate restriction of "no retail transactions to take place on premises"
 - e. Studio of an artist, photographer, crafters, music teacher.
Amended 6-05 to change occupations allowed
 - f. Shop of a beautician, barber, hair stylist, dressmaker or tailor.
 - g. Bed and Breakfast establishments limited to not more than three guest rooms.
 - h. Day Care providers Amended 6-05 to add this profession

From Section 31.36.060 - Sub-District Regulations.

B. HP-R Residential Sub-District. Only the use of structures or land listed in this sub-section shall be permitted in the HP-R-Sub-District.

- 1. Principal Permitted Uses.
 - a. One and two family dwellings.
 - b. Conversions of one family dwellings into two family dwellings in accordance with the lot area, frontage, height and yard requirements of this sub-section.
 - c. Multiple dwellings, including row dwellings and condominium dwellings.
 - d. Boarding and rooming houses.
 - e. Family homes as defined by and as limited by Chapter 358.A.25, Code of Iowa, 1985.
 - f. Nursing, convalescent and retirement homes.
 - g. Churches, chapels, temples, and similar places of worship.
 - h. Public and parochial schools, elementary and secondary, and other educational institutions having an established current curriculum the same as ordinarily given in the Amana Community public schools.
 - i. Other institutions of a religious, educational, or philanthropic nature, including libraries.
 - j. Public and privately owned parks, playgrounds and recreation areas.
 - k. Agricultural uses, including nurseries, greenhouses and truck gardens provided that no offensive odors or dust are created and provided further, that no retail sales or the raising and keeping of livestock or poultry shall be permitted on the premises.
- 2. Permitted Accessory Uses.

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- a. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
- b. Private garage or carport.
- c. Home occupations as permitted in and as limited by Section 31.02.050(I).
- d. The taking of boarders or the leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed three (3) per building.
- e. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- f. Day nurseries and nursery schools.

From Section 31.37.080 Sign Requirements For Land Use.

A. Residential

1. Home occupation

- a. Wall Sign. Two (2) square feet in area displaying the presence or conduct of the home occupation. The height of the sign shall be regulated by the cladding material on the home and shall be the same as wall signs outlined in section 31.37.060. Low wattage, downward-focused directional lighting of the wall sign is permitted.
- b. Informational. One open/closed sign (for residences with a home occupation) when displayed inside the residence and visible from the outside. When placed in a window the maximum size is 9 inches by 12 inches (9"x 12").

From Section 31.37.170 Definitions And Interpretation.

Home Occupation Sign. An unlighted sign attached flat against the dwelling displaying the occupant's name and occupation.