



CITY OF TITUSVILLE

Sec. 28-360. Home Based Business.

(c) *Standards for permitted accessory uses with limitations.*

(1) Home occupations shall only be permitted to exist in those particular instances whereby the residential character and integrity of the neighborhood are not disturbed. The occupational activity at the home shall not be noticeable. Home occupations which are characterized by a high intensity of use, only appropriate to a commercial zoning district, shall not be allowed as home occupations within residential districts.

(2) Home occupations shall be permitted for purposes of regulation and protection of residential neighborhoods. Home occupations which do not involve client business visits to the home shall be permitted. This type of home occupation is typified where business transactions with clients are conducted by telephone, mail or off the premises of the license holder.

(3) The following uses by the nature of the business investment and/or conduct or the environmental and social impacts, have a pronounced tendency to exceed the performance limits placed upon home occupations allowed under this section, and ultimately have a detrimental effect on the residential character of a neighborhood. Therefore, the uses listed below and others similar in nature shall not be permitted as home occupations when the specified activity is carried on at the home premises.

- Auto mechanical/body repairs, painting of vehicles, trailers or boats.
- Beauty salons and barber hair styling shops.
- Carpentry, cabinet makers, furniture refinishing or upholstery.
- Contractor's equipment storage yards.
- Escort services and massage parlors.
- Marijuana cultivation.

- Professional offices of medical doctors, dentists, chiropractors, ophthalmologists and optometrists and other health care professions.
- Restaurants and taverns.
- Retail/wholesale merchandising with in-person sales.
- Tow truck services.
- Veterinary uses.

In addition to these enumerated, any work activity held illegal by other applicable civil or criminal statutes shall be prohibited as a home occupation.

(4) Performance standards. In order for any home to be permitted or continue to be permitted, the following performance standards shall be agreed to in writing by the applicant and be maintained for the duration of the permit.

- a. The home occupation shall be clearly incidental and subordinate to the residential use, and shall under no circumstances change the residential character of the dwelling unit.
- b. Number of occupations. Multiple home occupational licenses may be permitted subject to the following restrictions:
 1. All multiple licenses shall only be for residents of that dwelling unit.
 2. The total floor area for all licenses shall be subject to the requirements noted in [Section 28-360\(4\)\(d\)](#).
- c. The home occupation shall be conducted at the permitted address only by residents of that dwelling unit.
- d. The home occupation shall only be conducted within the living area of the dwelling unit and shall not occupy more than twenty-five (25) percent and up to a maximum of four hundred (400) square feet. The living area is that part of the dwelling unit which is enclosed and which is protected from the elements and heated, including interior halls, closets, utility and storage areas, but excluding garages, carports, screened porches, unenclosed and unheated areas. In the event a residence has multiple licenses, the maximum floor area for

all licenses shall not exceed the above noted maximum square footage.

e. No activity of a home occupation including the storage and outdoor storage or window display of merchandise is permitted.

f. There shall be no change in the outside appearance of the premises nor the installation of any sign to give indication that a home occupation is being conducted.

g. No supplies or equipment shall be used in the home occupation which create fire or explosion hazards, electrical interference, noise, vibration, glare, fumes, or odors detectable to the normal senses off the lot if the occupation is conducted in a single-family dwelling unit or mobile home or residential coach. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuation in line voltage off the premises.

h. In the conduct of the home occupation, the use of commercial vehicles by the home

occupation personnel shall be limited to no more than one (1) vehicle which shall be no greater in size than one (1) ton, and shall be parked in an adequate off-street parking area. No auxiliary equipment or trailers shall be stored on site unless they are enclosed in a garage or screened from view. In the event a residence has multiple licenses, the maximum number and size of commercial vehicles for all licenses shall not exceed the above noted requirements.

i. No advertising in the public media shall include the residential address of the home occupation. Telephone numbers may be included in such advertising.

(5) Through the conditional use permit process the City Council may modify the foregoing requirements of this section to accommodate the special needs of handicapped individuals applying for home occupation permits, provided that the public welfare would not be adversely affected.

(6) A home occupation shall be subject to all applicable City occupational licenses and other permits and approvals as necessary

I HAVE READ AND UNDERSTAND THE PROVISIONS OF THE HOME OCCUPATION ORDINANCE AND AGREE TO ABIDE BY THE PROVISIONS THEREIN. ALSO UPON BEING FOUND, BY DUE PROCESS, TO BE IN VIOLATION OF ANY OF THE AFORE STATED PROVISIONS SHALL BE SUBJECT TO HAVING MY LICENESE REVOKED ALONG WITH ANY PENALTIES PROVIDED BY LAW.

LICENSEE SIGNATURE

DATE

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20 _____.

NOTARY PUBLIC

(PRINT, TYPE OR STAMP COMMISSIONED NAME)

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPES OF I.D. PRODUCED _____