

ORDINANCE NO. TITLE VI NO. 1

Amendment to the Butler County Zoning Ordinance

1. SECTION IV DEFINITIONS

DELETE 48 Home Occupation

AND

ADD 48 : Home Occupation or Home Business

A secondary use carried on entirely within the residence or an accessory building or dwelling unit where there is no evidence of such occupation or business being conducted by virtue of large displays, or excessive noise, odors, electrical disturbances, or traffic generation. Allowed only by an annual permit issued by the Butler County Planning and Zoning Commission.

Add to 51 : Junk or salvage yard.

The storage of 3 or more vehicles in non-operating condition shall meet the requirement of the definition of a junk yard. Exemptions are vehicles stored inside of buildings.

2. SECTION VI GENERAL REGULATIONS AND PROVISIONS

ADD 22. Home Occupation or Home Business Standards:

The following standards and criteria shall apply to home occupations or business occupations.

(1) Clearly incidental and secondary to the use of the dwelling unit as a residence.

(2) Conducted entirely within an existing dwelling or accessory building located upon the property.

(3) Conducted by a member(s) of the family residing within the dwelling unit located on the property and no more than two non-residential employees.

(4) Customer parking shall be provided and be inconspicuous as possible on the premises.

(5) Water, sewer, and waste disposal systems shall meet all current state and local codes and requirements.

(6) Only one identification sign may be displayed upon the lot, subject to the following requirements:

a. Contains only the name of the occupany and the nature of the occupation.

b. Shall not contain more than 32 square feet and shall be no more than 12 foot in width.

c. Shall not be placed on County or State road right of way.

d. Shall not be illuminated.

Home occupation or home business shall be allowed only after the issuance of a permit. The permit needs to be signed by the Zoning Administrator in order to be valid. Cost of the permit shall be \$25.00 for the first year and \$10.00 per year for an annual renewal fee.

3. SECTION XVII REQUIREMENTS FOR LOCATION OF MOBILE HOMES AND MOBILE HOME PARKS.

Add new paragraph under "mobile homes located other than in mobile home parks".

A permit shall be issued by the Zoning Administrator prior to the placement of any mobile home. The permit shall state whether the mobile home is in compliance with the zoning ordinance. No fee shall be required for said permit.