



Application for Class 1 Home Occupation

Application # _____

Warren County Zoning Department
406 Justice Drive, Room 167 Lebanon, Ohio 45036
wczoning@co.warren.oh.us

(Eff. 9-27-24)

Application for Class 1 Home Occupation

- 1) Applicant Name(s): _____
Phone: _____ E-mail: _____
Address: _____
- 2) Property location for Class 1 Home Occupation: _____
- 3) Sidwell / Parcel Id _____
- 4) Township: _____
- 5) Reason for Class 1 Home Occupation Application:

Warren County Rural Zoning Code Requirements:

3.203.4 Home Uses:

- (A) **Home Occupations:** This sub-section allows limited business uses as a home occupation. There are two (2) classifications of home occupations — Class 1 and Class 2. Class 2 allows for greater intensity.
 - (1) **All Uses:** A home occupation shall be permitted within the principal dwelling unit, provided that:
 - (a) The use is clearly incidental and subordinate to the principal residential use;
 - (b) The use is compatible with other uses, maintains and preserves the character of the neighborhood, and does not create a nuisance or detract from residential function and tranquility;



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- (c) The use does not produce offensive noise, vibration, smoke, dust, odors, lighting, electrical interference, radioactive emission, environmental pollution, or other nuisances;
 - (d) The use does not exhibit exterior indication of its presence or any variation from residential appearance, except for a sign as permitted per (h);
 - (e) Display of Goods: No commercial display of materials, merchandise, goods, or equipment is visible from public rights-of-way or surrounding properties;
 - (f) Operating Hours: Client visits and the delivery of merchandise are restricted to no earlier than 8:00 a.m. and no later than 8:00 p.m. daily, except on Sundays, which are restricted from noon to 6:00 p.m.;
 - (g) Sales: Only products or services generated by the home occupation shall be offered for sale. In addition, incidental retail sales are allowed in connection with a permitted home business (for example, a beautician may sell hair products to customers). No outdoor display of products for sale is permitted;
 - (h) Signage: Signage is limited to one (1) non-illuminated nameplate sign for identification purposes, not greater than two (2) square feet in area, mounted on the front face or driveway lamppost of the dwelling;
 - (i) Truck Traffic: The use does not require the delivery or shipment of materials, merchandise, goods, or equipment by other than passenger motor vehicles and small parcel delivery services; and,
 - (j) Vehicles: The use does not have more than one vehicle or trailer which is identified by a sign, logo, or emblem of the occupation, business, or activity that is visible from adjoining property or public rights-of-way.



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(2) **Class 1:** The following illustrates examples of **permitted uses**

1. Accountant
2. Architect
3. Baker
4. Barber
5. Beauticians
6. Builder
7. Caterer
8. Cabinet making
9. Chauffeur
10. Cleaning service
11. Construction contractor
12. Contract manager
13. Counselor
14. Dentist
15. Doctor
16. Draftsperson
17. Editor
18. Electrician
19. Engineer
20. Florist
21. Financial/investment broker
22. Graphic designer
23. Gun dealer (no on-site retail sales),
24. Hair stylist
25. HVAC installer
26. Instructor for arts, crafts, cooking, dancing, fitness, music, tutoring, and design including studios and workshops for an artist, sculptor, musician, and photographers, etc.
26. Insurance agent
27. Journalist
28. Land developer
29. Landscape designer
30. Lawyer
31. Manicurist
32. Manufacturer representative
33. Massager
34. Pedicurist
35. Pet groomer
36. Plumber
37. Professional Office
38. Psychologist
39. Publisher
40. Realtor
41. Repair service for watches and clocks, small appliances, computers, electronic devices, gunsmith, jewelry, etc
42. Salesperson
43. Surveyor
44. Telecommuter or telemarketer
45. Therapist
46. Travel agent
47. Workshop for a dressmaker, seamstress, tailor, weaver, or other like craft or service, such as for lapidary, jewelry making, welding, pottery, toy-making, and wood-working
48. Writer



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(a) **Development Standards:**

1. Accessory Storage Structure: The storage area dedicated to the home occupation use does not exceed two hundred (200) square feet in gross area.
2. Advertising: The use shall not be advertised in a manner that invites the public to the use.
3. Alteration: No alteration is made to accommodate the home occupation that changes the residential character;
4. Customer Visits: Ten (10) or less per day and not more than two (2) at the same time.
5. Floor Area: The area used for the home occupation does not exceed twenty percent (20%) of the gross floor area within the principal dwelling unit or one room, whichever is greater.
6. Outdoor Storage: The home occupation shall not use outdoor storage or detached structures.
7. Work Force: The home occupation is managed and owned by a person who resides in the dwelling unit and employs only family members living in the unit and one (1) non-resident of the household as on-site employees. There is no limit as to the number of people employed off-site by the home occupation.

I agree with the above sections of the Warren County Rural Zoning Code “A”.

**Give description of
Business:**

**Date Business to
Start/End:**



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I, the undersigned, attest and affirm that all information supplied by me, is true and correct. Making a false statement for the purpose of obtaining a government permit is a violation of Ohio Rev. Code Section 2921.13(A)(5). A violation of § 29.21(A)(5) is a misdemeanor of the first degree.

Owners Name (Please Print)

Owners Signature

The statements in the application are being relied upon by the issuer as the basis for issuance of this permit. This permit is revocable for failure to strictly comply with all the conditions listed above.

Zoning Inspector

Date