

EXHIBIT A

Sec. 20-1015. Home-Based Businesses.

a. Purpose and findings of this section:

- (1) Establishes criteria for operators of home-based businesses in dwelling units within appropriate zoning districts;
- (2) Permits and regulates the conduct of home-based businesses as an accessory use in a dwelling unit, whether owner- or renter-occupied;
- (3) Ensures that such home-based businesses are compatible with, and do not have a deleterious effect on, adjacent and nearby residential properties and uses;
- (4) Ensures that public and private services, such as streets, wastewater, water or storm water systems, are not burdened by the home-based businesses to the extent that usage exceeds that normally associated with residential use;
- (5) Allows residents of the community to use their residences as places to enhance or fulfill personal economic goals, under certain specified standards, conditions and criteria;
- (6) Enables the fair and consistent enforcement of these home-based business regulations; and
- (7) Promotes and protects the public health, safety, and general welfare.

b. This section applies to any occupation, profession, or business activity conducted entirely within a dwelling unit and carried on by a member of the family residing in the dwelling unit, and which occupation or profession is clearly incidental and subordinate to the use of the dwelling unit for residential purposes and does not change the character of the dwelling unit. A home-based business is an accessory use to a dwelling unit.

No home-based business, except as otherwise provided in this section, may be initiated, established, or maintained in the unit except in conformance with the regulations and performance standards set forth in this section.

c. Types of home-based businesses. Three types of home-based businesses are defined and regulated under this section:

- (1) Type A residential home-based businesses. Type A residential home-based businesses are those in which household residents use the dwelling unit they occupy as a place of work, but no employees come to the site, and customers or clients are by appointment only. **Type A residential home-based businesses do not require a permit or registration.**

- a. Where allowed. Type A residential home-based businesses are permitted by right as an accessory use to a principal dwelling use. Type A residential home-based businesses are subject to the general regulations of this subsection.
- b. Permitted and conditional uses. The home-based business regulations of this section establish regulations and standards for home-based work activities rather than limit the range of work activities to a specific list of occupations or business types. Type A home-based businesses that comply with all applicable regulations of this section are permitted by right unless otherwise expressly stated.
- c. General regulations for Type A residential home-based businesses. All Type A residential home-based businesses are subject to the following general regulations:
 - 1. All individuals engaged in a Type A residential home-based business must reside in the dwelling unit in which the residential home-based business is located as their primary place of residence.
 - 2. Residential home-based businesses must be accessory and secondary to the use of a dwelling unit for residential purposes. They may not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood. Residential home-based businesses may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a residential neighborhood in Yorkville. Residential home-based businesses must be operated so as not to create or cause a nuisance.
 - 3. Any tools or equipment used as part of a residential home-based business must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
 - 4. External structural alterations or site improvements that change the residential character of the lot upon which a residential home-based business is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting, or the addition of a separate building entrance that is visible from abutting streets.
 - 5. Residential home-based businesses must be conducted entirely within the dwelling unit. Materials related to the home-based business must be stored entirely within the dwelling unit or an accessory structure.
 - 6. No window display or other public display of any material or

merchandise is allowed.

7. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 CFR 171.8.
 8. Only licensed automobiles, passenger vans and passenger trucks may be used in the conduct of a residential home-based business. No other types of vehicles may be parked or stored on the premises. This provision is not intended to prohibit deliveries and pickups by common carrier delivery vehicles (e.g., postal service, United Parcel Service, Fed Ex, Amazon, et al.) of the type typically used in residential neighborhoods.
 9. No nonresident employees are allowed except for the purposes of student instruction, teaching or tutoring.
 10. Up to four individual client or customer appointments are permitted at any one time. For the purposes of this subsection, each "client or customer" may be accompanied by his/her immediately family.
 11. The area devoted to the conduct of all Type A residential home-based businesses present on the subject property is limited to 33% of the dwelling unit's floor area or 750 square feet, whichever is less.
 12. The following uses are expressly prohibited as Type A residential home-based businesses:
 - i. Any type of assembly, cleaning, maintenance or repair of vehicles, equipment with internal combustion engines, or of large appliances.
 - ii. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations.
 - iii. Equipment supply or equipment rental businesses.
 - iv. Eating or drinking places.
 - v. Funeral or interment services.
 - vi. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.
- (2) Type B residential home-based businesses. Type B residential home-based businesses are those in which household residents use the dwelling unit they

occupy as a place of work and either one nonresident employee or more than 4 customers/clients come to the site at any one time. **Type B residential home-based businesses require a conditional use permit and registration.**

- a. Where allowed. Type B residential home-based businesses may be approved as an accessory use to a principal dwelling use. Type B residential home-based businesses are subject to all applicable regulations of this subsection.
- b. Permitted and conditional uses. The home-based business regulations of this section establish regulations and standards for home-based work activities rather than limit the range of work activities to a specific list of occupations or business types. **Conditional use permits approved as to Type B Home-based businesses may include conditions that vary from the provisions of this ordinance, depending on the unique characteristics of the home-based business under consideration, in accordance with the provisions governing the issuance of conditional use permits set forth in Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.**
- c. General regulations for Type B residential home-based businesses. All Type B residential home-based businesses are subject to the following general regulations:
 1. Type B residential home-based businesses are allowed only if reviewed and approved in accordance with the conditional use procedures of Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.
 2. Residential home-based businesses must be accessory and secondary to the use of a dwelling unit for residential purposes. They may not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood. Residential home-based businesses may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a residential neighborhood in Yorkville. Residential home-based businesses must be operated so as not to create or cause a nuisance.
 3. One nonresident employee is allowed with a Type B residential home-based business. Residential home-based businesses that have more than 4 clients or customers coming to the site at any one time, may not have nonresident employees. For the purpose of this section, the term "nonresident employee" includes an employee, business partner, co-owner or any other person affiliated with the residential home-based business, who does not live at the site, but who visits the site as part of the residential home-based business.

4. Customer visits are allowed only between the hours of 7:00 a.m. and 7:00 p.m.
5. Any tools or equipment used as part of a residential home-based business must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
6. External structural alterations or site improvements that change the residential character of the lot upon which a residential home-based business is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting, or the addition of a separate building entrance that is visible from abutting streets.
7. Residential home-based businesses must be conducted entirely within the dwelling unit. Materials related to the home-based business must be stored entirely within the dwelling unit or an accessory structure.
8. No window display or other public display of any material or merchandise is allowed.
9. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 CFR 171.8.
10. Only licensed automobiles, passenger vans and passenger trucks may be used in the conduct of a residential home-based business. No other types of vehicles may be parked or stored on the premises. This provision is not intended to prohibit deliveries and pickups by common carrier delivery vehicles (e.g., postal service, United Parcel Service, Fed Ex, Amazon, et al.) of the type typically used in residential neighborhoods.
11. The area devoted to the conduct of all Type B residential home-based businesses present on the subject property is limited to 49% of the dwelling unit's floor area or 1,000 square feet, whichever is less.
12. As part of the conditional use process, renters will need to obtain written permission from the property owner to carry out Type B residential home-based businesses.
13. The following uses are expressly prohibited as Type B residential home-based businesses:
 - i. Any type of assembly, cleaning, maintenance or repair of vehicles, equipment with internal combustion engines, or of large appliances.

- ii. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations.
 - iii. Equipment supply or equipment rental businesses.
 - iv. Eating or drinking places.
 - v. Funeral or interment services.
 - vi. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.
- d. Home-Based Business Registry.
1. Intent and Purpose. The intent and purpose of the Home-Based Business Registry is to quicken response times to home-based businesses needing fire, rescue and/or law enforcement services, and to protect the health, safety, and welfare of residents and those frequenting home-based businesses.
 2. Any person receiving a conditional use permit to conduct a Type B home-based business shall file with the Village Administrator/Clerk a Home-Based Business Registration Form. The Home-Based Business Registration Form shall contain the following information:
 - i. Business name and address
 - ii. Business owner and address
 - iii. Property owner name and address
 - iv. Hours of operation
 - v. Whether the business is continuous or seasonal
 - vi. Number of employees
 - vii. Estimated number of customers or clients per day
 - viii. Description of products sold and/or services provided
 - ix. Emergency contact information
 - x. Hazardous chemicals and/or substances kept on site
 - xi. Form of ownership (i.e., sole proprietorship, partnership, corporation, or limited liability company)

3. Changes and updates. The operator of a home-based business shall submit an updated Home-Based Business Registration Form if any information located on the form has changed or is no longer current.
- (3) Rural home-based businesses. Rural home-based businesses are those that do not comply with the Type A or Type B residential home-based business regulations and in which household residents use the dwelling unit they occupy or an accessory building as a place of work. **Rural home-based businesses are permitted in the A-2 General Farming and Residential District II or A-3 General Farming District III and require a conditional use permit and registration.**
- a. Where allowed. Rural home-based businesses may be approved as an accessory use to a principal dwelling use or accessory use to an agricultural use only in the A-2 General Farming and Residential District II or A-3 General Farming District III. Rural home-based businesses are subject to the supplemental regulations of Subsection (c) and all other applicable regulations of this section
 - b. Permitted and conditional uses. The home-based business regulations of this section establish regulations and standards for home-based work activities rather than limit the range of work activities to a specific list of occupations or business types. **Conditional use permits approved as to Rural Home-Based Businesses may include conditions that vary from the provisions of this ordinance, depending on the unique characteristics of the home-based business under consideration, in accordance with the provisions governing the issuance of conditional use permits set forth in Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.**
 - c. Supplemental regulations for rural home-based businesses.
 1. Rural home-based businesses are allowed only if reviewed and approved in accordance with the conditional use procedures of Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.
 2. A maximum of three nonresident employees are allowed with a rural home-based business.
 3. Customer visits are allowed only between the hours of 7:00 a.m. and 7:00 p.m.
 4. Rural home-based businesses must be accessory and secondary to the use of a dwelling unit for residential purposes or accessory to any on-site agricultural use. They may not change the character of the property they occupy or adversely affect the character of the surrounding area. Rural home-based businesses may not, for example, produce light, noise, vibration,

odor, parking demand, or traffic impacts that are not typical of a rural or semirural area in Yorkville. Rural home-based businesses must be operated so as not to create or cause a nuisance.

5. Rural home-based businesses may be conducted within the principal dwelling unit or within an accessory building,
6. Accessory buildings in which rural home-based businesses are conducted must be set back at least 150 feet from any offsite dwelling unit.
7. Any tools or equipment used as part of a rural home-based business must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
8. No window display or other public display of any material or merchandise is allowed.
9. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 CFR 171.8.
10. As part of the conditional use process, renters will need to obtain written permission from the property owner to carry out the rural home-based business.
11. Roadside stands, as defined in Section 20-1, and permitted as an accessory use in agriculturally zoned districts, are not subject to any of the home-based business provisions set forth in this ordinance.
12. The following uses are expressly prohibited as rural home-based businesses:
 - i. Any type of motor vehicle repair, except where permitted pursuant to a conditional use permit as a rural home-based business under this ordinance.
 - ii. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.
13. Home-based agricultural related businesses (HBARB) must comply with the following standards, as set forth in Section 20-1226 (15):
 - i. Allowed as a conditional use approval in all agricultural districts.

- ii. The operator shall reside in a residence on the property.
 - iii. The operator shall grow the primary portion of materials or products sold onsite.
 - iv. The HBARB must be located on a parcel not less than five (5) acres in area.
 - v. Maximum two (2) persons other than members of the immediate family may be employed in the HBARB at any given time.
 - vi. Any signage associated with the HBARB must comply with Chapter 55 of this code and will require zoning permit approval.
 - vii. Any structure that is utilized at the subject site that is associated with any aspect of the HBARB must meet the principal structure setbacks for the zoning district.
 - viii. Any accessory building used in association with the HBARB shall be clearly incidental to the principal use.
 - ix. Retail sales of ancillary non-agricultural items is subject to detailed plan approval by the Plan Commission and Village Board.
 - x. Proper sanitation approval must be obtained in full compliance with state sanitation codes.
 - xi. The HBARB product must consist of farm commodities that are entirely, or the majority of which are, planted or produced on the farm premises, or are agriculturally related.
 - xii. Food shall not be served to patrons other than small sample of product produced by the HBARB.
 - xiii. Limited outside customer activity may occur on the premises in accordance with Village approval.
- d. Home-Based Business Registry.
- 1. Intent and Purpose. The intent and purpose of the Home-Based Business Registry is to quicken response times to home-based businesses needing fire, rescue and/or law enforcement services, and to protect the health, safety, and welfare of residents and those frequenting home-based businesses.
 - 2. Any person receiving a conditional use permit to conduct a rural

home-based business shall file with the Village Administrator/Clerk a Home-Based Business Registration Form. The Home-Based Business Registration Form shall contain the following information:

- i. Business name and address
 - ii. Business owner and address
 - iii. Property owner name and address
 - iv. Hours of operation
 - v. Whether the business is continuous or seasonal
 - vi. Number of employees
 - vii. Estimated number of customers or clients per day
 - viii. Description of products sold and/or services provided
 - ix. Emergency contact information
 - x. Hazardous chemicals and/or substances kept on site
 - xi. Form of ownership (i.e., sole proprietorship, partnership, corporation, or limited liability company)
3. Changes and updates. The operator of a home-based business shall submit an updated Home-Based Business Registration Form if any information located on the form has changed or is no longer current.
- e. Unsafe home-based businesses. If any home-based business has become dangerous or unsafe; presents a safety hazard to the public, pedestrians on public sidewalks, or motorists on a public right-of-way; or presents a safety hazard to adjacent or nearby properties, residents, or businesses, the Zoning Administrator, Building Inspector or Code Enforcement Officer shall issue an order to the dwelling owner and/or tenant on the property on which the home-based business is being undertaken, directing that the home-based business immediately be made safe or be terminated. The property owner and/or tenant shall take the necessary corrective steps or measures and notify the official who issued the order of the corrective action taken. In the event of a failure to do so by the owner and/or tenant, after notice and a reasonable period, the Village may take any and all available enforcement actions to render the home-based business and dwelling safe. Costs incurred by the Village if forced to take enforcement actions, shall be borne by the property owner and the failure to take corrective action shall be treated as a zoning violation.

Home-Based Businesses

Characteristics	Type A	Type B	Rural
Use of Property	Accessory and secondary to principal dwelling use		Accessory and secondary to principal dwelling use and/or agricultural use
Zoning Districts	Not mentioned		A-2 and A-3 zoning districts only
Square Footage	33% of dwelling floor area or 750 square feet, whichever is less	49% of dwelling floor area or 1,000 square feet, whichever is less	Not mentioned
Setbacks	Not mentioned		150 feet from residentially-zoned lot
Employees	Residents only; non-residents only for student instruction/teaching	Residents + up to one non-resident, or more than four customers	Residents and up to three non-residential employees
Customers	By appointment only; up to four appointments at any time	More than 4 customers/clients at a time; no appointment necessary	Not mentioned
Customer Hours	Not mentioned		7:00 a.m. to 7:00 p.m.
Use of Accessory Building	Only for storage purposes		Allowed
Storage	In residence or accessory structure		
Exterior Structural or Site Alterations	Not permitted		Not mentioned
Owner Written Permission for Renter Use	Not mentioned	Required	
Signage	Not mentioned		Only mentioned with home-based agricultural related businesses
Displays	No window displays or public displays of material or merchandise		
Noise	Not audible beyond property lines		
Parking	Licensed passenger automobiles, passenger vans and passenger trucks only		Not mentioned
Hazardous Substances	Up to "Consumer Commodity" level permitted		
Home-Based Agricultural Related Businesses	Not mentioned		Allowed
Exceptions	Not mentioned		Roadside stands
Prohibited Uses	<ul style="list-style-type: none"> - Any type of assembly, cleaning, maintenance or repair of vehicles or equipment with internal combustion engines or of large appliances. - Dispatch centers or other businesses where employees come to the site and are dispatched to other locations. - Equipment supply or equipment rental businesses. - Eating or drinking places. - Funeral or interment services. - Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building. 	<ul style="list-style-type: none"> - Any type of assembly, cleaning, maintenance or repair of vehicles or equipment with internal combustion engines or of large appliances. - Dispatch centers or other businesses where employees come to the site and are dispatched to other locations. - Equipment supply or equipment rental businesses. - Eating or drinking places. - Funeral or interment services. - Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building. 	<ul style="list-style-type: none"> - Any type of motor vehicle repair, except where permitted pursuant to a conditional use permit as a rural home-based business under this ordinance. - Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.
Village Approval Required	No, permitted by right	Yes, conditional use	
Business Registration Required	No	Yes	

New Home-Based Businesses Ordinance Frequently Asked Questions

Q: Why are changes being made to the home-based businesses ordinance?

A: The current home-based businesses ordinance is strict and does not allow for unique home-based businesses and the Village wants to be welcoming of home-based businesses that complement the character and use of the neighborhood they're located in. Also, the current ordinance does not reflect the types of home-based businesses the residents of Yorkville want to operate on their properties. The Village wants to allow the types of uses that are most common around the Village and disallow potentially nuisance causing home-based businesses and those that otherwise change the character of the neighborhood they're operating in.

Q: What does the current home-based business ordinance require?

A: The current home-based business ordinance requires that:

- The home-based business be “clearly incidental” to the use of the dwelling unit as a residence;
- The home-based business requires no more than 2 non-resident employees;
- The proprietor of the home-based business must live in the dwelling unit;
- The proprietor is not operating a home-based business that requires:
 - The storage or use of toxic, explosive, flammable, combustible, corrosive, radioactive, or other restricted materials;
 - The loading of bullets or preparation of ammunition;
 - The sale, trade, lease, or rental of firearms and/or ammunition;
 - The use of more than 2 additional off-street parking spaces for clients or customers;
 - The use of processes that creates visual or audible electrical interference with off-premises radio or television receivers or creates a fluctuation in voltage off premises;
 - The display of stock in trade
 - The use of processes that generate noise, vibration, glare, odors, fumes, or hazards detectable to the normal senses off the property;
 - The use of an accessory building for any use besides storage;
 - The repair, servicing, salvage, wreckage, or painting services for non-property owner vehicles.

Q: I'm an accountant who operates my business out of my home office. Do I need a permit?

A: No, you likely will not need a conditional use permit to operate your accounting business out of your home. An accounting business would fall under a type A home-based business, which does not require a permit and allows up to 4 individual clients at any one time but does not allow any outside/non-resident employees to work at the home.

Q: I am a seamstress who operates my tailoring business out of my home. I also have customers stopping by for fittings. Do I need a permit?

A: You may need a conditional use permit for this home-based business. That largely depends on how many clients or customers you will have visiting at any given time and whether you require an outside or non-resident employee to perform your business required tasks.

If your business anticipates 4 or fewer clients or customers at any one time with no outside employees, then your tailor's business fits within type A, and you will not need a permit.

If you anticipate your business will have more than 4 clients or customers at any one time **or** your business requires an outside employee, your business will be classified as a type B home-based business, and you will need a permit.

- Q: I have a business that falls under type A or B. Can I operate my business out of an accessory structure on my property?
- A: No, an accessory building can only be used for storage for type A and B home-based businesses.
- Q: I have a tractor repair business that I run on 20-acre farm. Do I need a permit?
- A: Yes, you will need a conditional use permit. This type of business falls under the Rural type of home-based businesses which allows mechanical repairs on vehicles other than your own personal vehicle but does require a permit for this use.
- Q: I am an auto mechanic, and I want to operate a repair garage in an outbuilding on my farm where I service my client's cars; am I allowed to do that?
- A: Yes but, you must get for a conditional use permit.
- Q: Where do I obtain a permit for a type B or Rural home-based business?
- A: An application for a conditional use permit will be submitted to the county. An application for a conditional use permit can be found on the county's website.
- Q: What is the process for getting a conditional use permit?
- A: A conditional use permit application requires (1) an application be filled out; (2) a public hearing must be noticed and held by the Village Plan Commission; (3) the Plan Commission must recommend the matter to the Village Board for approval; and (4) the Village Board must approve the conditional use permit application.
- Q: I operate a business out of my home that doesn't fit into any of the categories in the new ordinance. Does that mean I'm not allowed to operate my home-based business?
- A: No, this does not mean you cannot operate your home-based business. The new ordinance allows the Village Board to consider a type of home-based business that does not fall within the three categories and, upon their discretion, approve the home-based business with modifications to the categories that the new ordinance sets out.
- Q: I operate an online business where I ship products to my customers, but no customers come to the house, and I have no other employees. Do I need a permit?
- A: No, you will not need a permit. This type of use fits squarely within the type A requirements: no outside employees, not more than 4 customers at a time, and no outside evidence of a home-based business taking place.
- Q: I do my own mechanical work on my personal car. Does this mean I need a permit to continue to work on my own vehicles?
- A: No, you will not need a permit to work on your own vehicles on your own property. Working on your own car is not a home-based business.
- Q: Will I need a permit to have a garage sale?
- A: No, you will not need a permit for a garage sale. A garage sale is not an occupation under the ordinance. Occasional yard sales do not need a permit, however if the yard sales become a serial occurrence, a permit may be required.
- Q: My kids want to have a lemonade stand. Will I need a permit for this use?
- A: No, you will not need a permit for a lemonade stand. This is not an occupation under the ordinance.

- Q: I want to host a Tupperware party. Will I need a permit?
A: No, you will not need a permit to host or sell Tupperware at a Tupperware party. The primary purpose of the party is for socialization, and therefore it is not an occupation under the ordinance.
- Q: I am renting my house from a landlord. Can I operate a home-based business out of a house I am renting?
A: The home-based business ordinance allows renters to operate a home-based business with a few caveats. If the home-based business sought to be operated is a type B or Rural home-based business that requires a permit, then written permission from the property owner must be obtained before a conditional permit application will be considered. For type A home-based businesses, which do not require a permit, it is still a good idea to get permission from the property owner and check your lease prior to starting the home-based business to make sure there are no prohibitions against operating a home-based business as a renter.
- Q: Will the changes to this ordinance affect my roadside stand?
A: No, you will still be able to operate your roadside stand in an A-2 or A-3 zoned area.
- Q: Am I allowed to sell produce I grow on my farm without a permit?
A: Yes, you are allowed to sell produce you grow on your farm as long as your home-based business is in compliance with §20-1225(15) of the Code regarding Home Based Agricultural Related Businesses (HBARB).
- Q: I have an existing home-based business that is in compliance with the current home-based business ordinance—will I need to do anything additional to comply with the new ordinance?
A: If you are in compliance with the current ordinance and have proof of your home-based business having been established before the effective date of the new ordinance, you will be “grandfathered” in under the current ordinance and will not need to change anything.
- Q: If my home-based business was not technically allowed by the current zoning ordinance, but no-one has made a complaint, do I still need to comply with the new ordinance?
A: Yes, you will need to comply with the new ordinance to continue to operate your home-based business. Compliance with the new ordinance will protect you from complaints in the future, and ensures that your home-based business is compatible with the use of your house for dwelling purposes, not just business purposes.
- Q: How do I know what type of home-based business my business operates as and what is required and allowed under the new ordinance?
A: The Village has created a chart that helps citizens easily understand the ordinance and determine which type of home-based business they may be seeking to operate. The chart is available on the last page of this document.
- Q: Does the Village Board have any flexibility to modify the ordinance requirements as part of the conditional use process?
A: Yes, the Village Board can deviate from the ordinance when a conditional use permit is applied for pursuant to type B and Rural home-based businesses. The Village Board will only deviate from the ordinance requirements when, in their discretion, the character of the neighborhood and property will not be affected, and the change makes sense with the type of home-based business being performed on the property.