

[Print](#)

Lockport, Illinois Code of Ordinances

§ 156.035 HOME OCCUPATIONS.

No home occupation, as defined herein shall be established, altered or enlarged in any residence district unless the home occupation complies with the use limitations imposed by this chapter. Any home occupation that is customarily incidental and subordinate to the principal use of a building as a dwelling shall be permitted in any dwelling unit.

(A) *Definition.* A **HOME OCCUPATION** is a business, profession, occupation or trade conducted for pecuniary gain entirely within a residential building, or, when permitted by division (B) within a structure that is accessory to a residential building.

(B) *Limitations.* In addition to all of the use limitations applicable in the district in which a home occupation is located, no home occupation shall be permitted unless it complies with the following restrictions in all residence districts.

(1) No person who is not a member of the immediate family occupying the dwelling unit shall be employed in connection with the occupation.

(2) There shall be no manufacturing or processing of any sort.

(3) For a home occupation one flat or dimensional surface sign (as described in § 155.04 of this code) shall be permitted that is, consistent with the character of residence, attached flush with the structure, not more than five square feet in area, shall not be illuminated, and indicated only the name, occupation and phone number of the business.

(4) No wholesale, jobbing or retail business shall be permitted unless sales are conducted entirely by mail or telephone and the business does not involve the receipt, shipment, delivery or storage of merchandise on or from the premises.

(5) There shall be no alteration of the principal residential building which changes the character as a dwelling.

(6) No more than 25% of the area of a dwelling shall be devoted to the home occupation.

(7) No mechanical or electrical equipment may be used except such types as are customary for purely domestic household, or hobby purposes. Furthermore, no equipment which creates noise vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district shall be used in the home occupation.

(8) There shall be no storage outside a principal building or accessory structure of equipment or materials or products used in the home occupation.

(9) The home occupation shall be conducted entirely within the principal residential building or in a private garage accessory thereto.

(10) The home occupation shall be conducted in a manner which would not cause the premises to differ from its residential character either by use of colors, materials, lighting, or the emission of sounds, noises, or vibrations.

(11) The home occupation shall not have an adverse affect on the neighborhood through the congestion of city streets.

(C) *Particular home occupations permitted.* Customary home occupations include, but are not limited to, the following list of occupations, provided, however, that each listed occupation shall be subject to the requirements of divisions (A) and (B).

- (1) Dressmakers, seamstresses, and tailors.
- (2) Music teachers, but regular instruction shall be limited to one pupil at a time, except for occasional groups.
- (3) Artists, sculptors, authors and composers.
- (4) Office facilities for architects, engineers, lawyers, insurance agents and members of similar professions.
- (5) Offices of duly ordained leaders of a religious or spiritual community.
- (6) Office facilities for real estate and other salesmen, sales representatives and manufacturers representatives, when no retail or wholesale transactions are conducted on the premises.
- (7) Homecrafts, such as model-making, rug-weaving, lapidary work, and cabinet making, provided, however, that no machinery or equipment shall be used or employed, other than that which would customarily be incidental to residential occupancy. The machinery or equipment shall include that which would customarily be employed in connection with a hobby or avocation not conducted for gain or profit.
- (8) Day care homes, provided that they are licensed by the Illinois Department of Children and Family Services.
- (9) Barber shops and beauty shops.

(D) *Particular home occupations prohibited.* Prohibited home occupations include, but are not limited to, the following list of occupations and other home occupations that cannot meet the requirements of divisions (A) and (B).

- (1) Dancing schools.
- (2) Funeral homes.
- (3) Nursery schools and day care centers.
- (4) Restaurants.
- (5) Stables, kennels, or animal hospitals.
- (6) Tourist homes and lodging houses.
- (7) Medical or dental offices, clinics or hospitals.
- (8) Antique shops or sales.

(79 Code, § 151.035) (Ord. 90-194, passed 4-2-90; Am. Ord. 94-362, passed 5-2-94)