

OFFICIAL ZONING ORDINANCE

THE CITY OF RIDGELAND, MISSISSIPPI FEBRUARY 2001

Article III – General Regulations, Section 35 – Home Occupations

SECTION 35 - HOME OCCUPATIONS

Home occupations, as defined under Article II of this Ordinance, are permitted in any district where residential uses are allowed if a building permit or change of use permit is issued, and therefore subject to the following limitations:

- 35.01 **DISPLAY AND STORAGE:** No storage or display of materials, goods supplies, or equipment related to the operation shall be visible from the outside of any structure located on the premises.
- 35.02 **MAXIMUM AREA:** Not more than twenty-five percent (25%) of the floor area of the dwelling shall be used for the conduct of the home occupation.
- 35.03 **TRAFFIC AND PARKING RESTRICTIONS:** No traffic shall be generated by such home occupations in greater volumes than would normally be expected in a residential neighborhood (as determined by the Zoning Administrator), and any need for parking generated by the conduct of such home occupations shall be met off the street and other than in a required yard. Furthermore, an ample amount of such off-street parking shall be provided as determined by the Zoning Administrator at the time of the application for a building permit or change of use permit.
- 35.04 **EXTERIOR LIGHTING:** There shall be no exterior lighting which would indicate that the dwelling and/or accessory building is being utilized in whole or in part of any purpose other than residential.
- 35.05 **SIGNS RELATING TO HOME OCCUPATIONS:** One name plate measuring no more than one (1) square feet in area shall be allowed for each home occupation.
- 35.06 **NON-RESIDENT EMPLOYEES:** No more than one (1) actively-engaged, non-resident employee (i.e., a person not residing on the same premises with the operator) shall be employed in connection with any home occupation.
- 35.07 **ADDRESS OF CONVENIENCE:** A home occupation that is solely used for the purpose of receiving phone calls, mail, and keeping business records in connection with any profession or occupation shall be known as an "address of convenience."
- 35.08 **HOBBIES:** Such as boat building or repair, furniture making or repair, automobile repair and rebuilding, and other activities not normally carried on extensively in a residential district shall not be permitted to the extent that they are annoying or harmful to nearby residential occupants. Such uses that involve the use of power tools or the creation of noise not usual to a residential district shall not be permitted between the hours of 9:00 p.m. and 7:00 a.m.