

CODE OF ORDINANCES – CITY OF MINDEN, LOUISIANA
ARTICLE 2. GENERAL PROVISIONS
SECTION 2.12 Home occupations permitted.

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Home occupation(s) [is] defined as an accessory use of a one-family dwelling for gainful employment or otherwise involving the making or sale of goods and/or services and is permitted upon compliance with the following conditions:

- (a) The home occupation shall be incidental and subordinate to the residential use of the one-family dwelling and not more than 20 percent of the gross floor area of the dwelling.
- (b) The home occupation shall be conducted entirely within the dwelling and carried on by one or more persons, all family members and all of whom reside within the dwelling and provided that one person may be employed as an assistant, even though that assistant does not reside in the dwelling unit.
- (c) In no way shall the appearance of the dwelling or the lot on which it is located be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, and signs. There shall be no emission of vibrations, noises, odors, dust, smoke, or other pollution detectable outside the dwelling by the sense of normal human beings.
- (d) The home occupation shall not involve the use of advertising signs on the premises, or any other local advertising media which calls attention to the fact that the dwelling is being used for home occupation purposes, except for telephone listing, provided however, that an unilluminated sign, no larger than four inches wide and 18 inches long listing the practitioner and the type of home occupation may be provided.
- (e) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in residential neighborhoods and any need for parking generated by the home occupation shall be provided on the lot. Said off-street parking including resident parking shall utilize no more than 600 square feet of driveway. The home occupation shall not involve the use of commercial vehicles for delivery of materials, supplies and/or equipment to or from the premises, nor shall the parking of equipment, not normally domiciled within a residential area, be allowed either on the lot or adjoining public streets.
- (f) There shall be no outside storage of any kind related to the home occupation.
- (g) Exterior display of products is not permitted.

(aa) Following are examples of uses that may qualify under the above conditions as home occupations; provided, however, that home occupations are not limited to those listed below:
Professionals such as architects, engineers, draftsmen, and other similar professionals;

Office for salesman, real estate agent, sales representative, manufacture's representative, insurance agent, contractor;

Dressmaker, seamstress, tailor;

Music or dancing teachers, provided that the instruction shall be limited to no more than four students at a time. There shall be no electronic amplifications of sound;

Jewelry making;

Artists and sculptors;

Authors and composers;

Home crafts, such as model making, rug weaving and lapidary work;

Other similar uses as approved by the building inspector in accordance with standards provided herein.

(bb) The following uses and/or occupations, by the nature of the use and/or a pronounced tendency towards rapid growth of the use, could impair the character of the residential neighborhood. The following are examples of uses which shall not be permitted regardless of meeting the standards of section 2.12(a) through (g).

Animal hospitals or the care (boarding) of animals not owned by the resident(s);

Appliance repair;

Barber shops and beauty parlors;

Clinics;

Schools of any type or day care centers except day care centers/home nurseries providing care for fewer than five children;

Private clubs;

Renting of equipment such as tools, trailers and vehicles;

Antique shop;

Gift shop;

Auto or motorcycle, boat or trailer and similar repair and/or paint shops;

Radio and television repair;

Upholstery and furniture repair;

Cabinet making;

Other similar uses which may, in the opinion of the Minden Regional Planning Commission, cause an impact on the residential neighborhood as determined by standards provided herein.

- (h) To obtain a certificate of use and occupancy, the applicant shall obtain, from the City of Minden tax office, a home occupation questionnaire form. The completed form will be returned to the city tax office for processing and approval/disapproval. Whereas a certificate of use and occupancy and the appropriate occupational license will be issued within seven working days from the date of submission. Said certificate and license shall be renewed annually upon compliance with conditions and be subject to revocation for failure to comply with applicable conditions. Lack of compliance with annual renewal of the certificate of use and occupancy and license and/or lack of compliance with enumerated conditions of this ordinance or statements proffered in the home occupation questionnaire shall make said certificate and license subject to cancellation. Applicants whose applications are denied by the City of Minden tax office and/or building inspector may appeal to the Minden [Regional] Planning Commission, and the MRPC will make a recommendation to the city council who has final authority for deciding on a denied application.

(Ord. No. 709, § 1, 5-5-85; Ord. No. 712, § 1, 6-2-86)