

Home Occupations

Waveland Zoning Ordinance (#349)

Residential Zoning Districts

Definition

302.45 Home Occupations: Any use conducted within a dwelling and carried on by the inhabitants thereof. The home occupation use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof. It does not adversely affect the uses permitted in the residential district of which it is a part, nor does it create additional traffic to the residence. No more than one person may be employed by the home occupation other than the residents. No outdoor storage of materials, equipment and/or supplies is permitted.

Section 601. Use Requirements for Residential District R-1

Within a Residential R-1 District as shown on the "Zoning Map, City of Waveland, Mississippi", the following use provisions shall apply:

601.1 Uses Permitted

- M. **Customary home occupations, including the professional offices of a physician, dentist, musician, lawyer, architect, artist and engineer. All activity shall be conducted within the dwelling. There shall be no external evidence of such occupation except that a non-illuminated sign not more than five (5) inches by eighteen (18) inches, attached to the mailbox may be displayed. The following criteria shall be employed to determine a valid home occupation:**
1. There shall be no one employed by the Home Occupation business other than members of the resident family and one other person.
 2. The use shall not generate pedestrian or vehicular traffic beyond that reasonable to the district in which it is located.
 3. There shall be no storage of equipment, materials, merchandise or supplies outdoors.
 4. The use shall not involve the display of signs other than those permitted in the district of which it is a part.
 5. An office for home occupational purposes shall be located in the main dwelling and shall not occupy more than one room therein.
 6. In no way shall the appearance of the structure be so altered or the conduct of the occupation within the structure be such that the structure may be reasonably recognized, either by color, materials, construction, lighting, sound, noises or vibrations, as serving a non-residential use.