



City of Villa Park

Requirements for Home Occupations

The City of Villa Park allows residents to establish and operate home-based businesses in the R-1 and E-4 Residential Zones. All such businesses, in addition to other businesses operating in or within Villa Park, require a business license issued by the City of Villa Park (Villa Park Municipal Code § 8-1.1) Requirements for Home Occupations are found in Villa Park Municipal Code § 23-14.

ARTICLE 23-14. HOME OCCUPATIONS: PERFORMANCE OF DEVELOPMENT STANDARDS

In addition to the requirements for each residential zone, the following performance and development standards shall apply to the establishment and operation of home occupations in the R-1 and E-4 Zones.

SECTION 23-14.1. PURPOSE AND INTENT

These regulations are provided so that certain incidental and accessory uses may be established in residential neighborhoods under conditions that will insure their compatibility with the neighborhood. They are intended to protect the rights of the residents to engage in certain home occupations that are harmonious with a residential environment.

SECTION 23-14.2. HOME OCCUPATIONS PERMITTED

Home Occupations are permitted when conducted as an accessory use to a residential use in any zone that specifies home occupations as a permitted use; subject to the requirements of Article 23-6. E-4 Single-Family Residential Estate and R-1 Single-Family Residential Zone Regulations.

SECTION 23-14.3. GENERAL REQUIREMENTS

The establishment and conduct of home occupations shall comply with the following requirements:

- a. There shall be no exterior evidence of the conduct of a home occupation.
- b. A home occupation shall be conducted only within the enclosed living area of the dwelling unit. There shall be no use of garage space which interferes with the parking of vehicles necessary to satisfy the off-street parking requirements of this chapter.
- c. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited.
- d. The home occupation shall not create any light, noise, odor, dust, vibration, fumes or smoke that is readily discernible at the lot boundaries.
- e. Only the residents of the dwelling unit may be engaged in the home occupation.
- f. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- g. There shall be no signs other than those permitted by the zone regulations or sign provisions of this chapter.
- h. The required residential off-street parking shall be maintained.
- i. A home occupation shall not create greater vehicular or pedestrian traffic than normal for the zone in which it is located.
- j. There shall be no dispatching of persons, vehicles or equipment from the premises pursuant to the conduct of a home occupation.