

City of West Allis, WI
Thursday, April 12, 2018

Chapter 12. Zoning and City Planning

SUBCHAPTER I. Zoning Code

12.17. Home Occupations.

- (1) Permit. No person shall engage in a home occupation without having first obtained an occupancy permit from the Building Inspector. The permit shall be issued if the occupation conforms to the provisions of this section. The permit shall not be transferable to another premises or person.
- (2) Standards. Home occupations shall conform to the following standards:
 - (a) The principal use of the premises shall be for single-, two-family dwelling or residential condominium dwelling unit purposes.
[Ord. O-2010-0030, 9/7/2010]
 - (b) The occupation shall be carried on solely within either the main or an accessory building, and for single- and two-family applications it shall utilize no more than twenty-five percent (25%) of the gross floor area of any such building. For residential condominium dwelling units, the home occupation shall not exceed ten percent (10%) of the gross floor area of the residential condominium dwelling unit.
[Ord. O-2010-0030, 9/7/2010]
 - (c) No person who does not reside on the premises may be employed.
 - (d) No internal or external structural alterations or special construction of any building is allowed.
[Ord. O-2010-0030, 9/7/2010]
 - (e) Services or sales conducted on the premises shall be by appointment only.
 - (f) No goods, materials, parts, tools or other equipment shall be displayed, used or stored outside a building.
 - (g) No equipment may be used which creates excessive dust, smoke, odor, noises, electrical disturbances or other conditions which are detrimental to the character, condition, value and enjoyment of other residential property in the neighborhood.
 - (h) No excessive vehicular or pedestrian traffic shall be generated and no off-street parking demand created.
 - (i) No vehicle will be used in connection with the occupation other than one owned by the permittee and which may be legally parked on the premises.
 - (j)

One nonilluminated sign not exceeding two (2) square feet in area to advertise the occupation carried on the premises shall be permitted. No other signage or advertising display of any kind on the premises shall be permitted.

- (k) No other local ordinance, provision or state statute or rule will be violated.
- (3) Permitted Occupations.
- (a) Art studios.
 - (b) Computer programming.
 - (c) Dental laboratories.
 - (d) Drafting and graphic services.
 - (e) Dressmaking, sewing and tailoring.
 - (f) Family Day Care Home and Accessory Play Areas. The Permit, as required in paragraph (1), shall not be required when home is licensed by the State of Wisconsin, Department of Health and Social Services, although the operator shall register the business with the City. Paragraphs (2)(b), (c) and (f) shall not apply to this occupation. The Permit and Standards requirements of paragraphs (1) and (2) shall not apply to in-home child care for three (3) or fewer children.
[Ord. 6179, 8/15/1995]
 - (g) Home Crafts.
 - (h) Music Lessons.
 - (i) Professional Offices.
 - (j) Sales Representatives - Office Only.
 - (k) Secretarial Services.
 - (l) Watch and Jewelry Repair.
 - (m) Other similar occupations with the approval of the City.
- (4) Prohibited Occupations. Any occupation not specifically permitted under this Section.
- (5) Violations. In addition to all other remedies provided by law, the Building Inspector may revoke a home occupation permit for any violation of this Section.