

Home Occupations

To Whom It May Concern:

The attached is an Information Packet for Home Occupations within the City of St. Charles. Please read the entire document, at the end of this document is a Home Occupation Affidavit, which is to be completed and will need to be notarized. Once the Affidavit has been notarized, you will need to return it to the Building Zoning Division Office for the City of St. Charles. This packet is available online at our local website www.stcharlesil.gov under Applications for Forms.

The Home Occupation regulations are from the St. Charles Municipal Code, Title 17 “Zoning”, Chapter 17.20 “Use Standards”, Section 17.20.030 “Standards for Specific Uses”, Chapter 17.28 “Signs” Paragraph A “Residential District” and Table 17.28-1 “Signs Permitted in Residential District”, and Chapter 17.30 “Definitions” Section 17.30.020 “Use Definitions”. Our Zoning Ordinance is available online at our local website of www.stcharlesil.gov under City Codes.

If you have any questions on this information, please contact Building Zoning Commissioner Robert Vann at the Building Zoning Division Office.

Building Zoning Division
City of St. Charles
2 East Main Street
St. Charles IL 60174

Office No. 630.377.4406
Facsimile No. 630.443.4638

Attachment

Home occupations.

A. Home Occupations (See also definition in Chapter 17.30)

Home occupations are permitted in any dwelling unit. The purpose of home occupation standards is to allow home occupations to be conducted in a manner which is compatible with the neighborhoods in which they are located and which do not interfere with the rights of the surrounding property owners to enjoy the residential character of the neighborhood. Home occupations shall conform to the following standards, which are intended to preserve the residential character of neighborhoods:

1. The home occupation shall be incidental to the residential use of the dwelling unit.
2. A home occupation shall not be established prior to the member(s) of the family conducting the home occupation taking possession of, and residing in, the dwelling unit.
3. The home occupation shall be conducted entirely within the dwelling unit and shall be limited to the lesser of five hundred (500) square feet or twenty-five (25%) percent of the gross floor area of the dwelling unit, including any basement and attached garage.
4. Only one person who does not reside on the premises may be employed to work at the home occupation, with the exception that day care homes may have more than one (1) non-resident employee, to the extent required by State of Illinois licensing requirements.
5. Exterior building signs shall be permitted only as authorized by the sign regulations for the district.
6. No exterior storage or display of business equipment, materials, merchandise, inventory or heavy equipment shall be permitted.
7. A home occupation shall not generate noise, vibration, glare, fumes, odors or electrical interference discernable at the property line.
8. The home occupation shall not generate vehicular or pedestrian customer traffic between the hours of 9:00 pm and 8:00 am.
9. The receipt or delivery of merchandise, goods, or supplies for use in a home occupation shall be limited to the US Postal Service, similar parcel delivery service, or private passenger automobile.

10. The use of an accessory building for a home occupation shall be permitted provided the occupation is conducted wholly within the accessory building and the use does not exceed five hundred (500) square feet in area.
11. There may be more than one (1) home occupation permitted per dwelling unit; however, the total combined home occupations for any single dwelling unit shall not exceed any of the standards set forth in this Title.
12. No home occupation shall cause the rate of water usage (gallons per minute) to exceed the maximum rate capable of being produced by the existing water service.

17.28.050 PERMITTED SIGNS BY ZONING DISTRICT

A. Residential Districts

Table 17.28-1 lists signs permitted in residential districts. Other signs may be permitted in residential districts, as specifically provided elsewhere in this Chapter.

**TABLE 17.28-1
PERMITTED SIGNS FOR RESIDENTIAL DISTRICTS (RE, RS, RT, RM)**

Type	Maximum Number	Minimum ROW setback	Maximum Area	Maximum Height	Other Requirements
Residential Uses:					
Development Identification Signs	Two, plus one for each additional external street frontage for developments of more than ten acres	5 ft	10-30 units: 50 sf 30+ units: 75 sf	8 ft	Monument signs only; Shall not be internally illuminated
Nameplates	One per single family dwelling	5 ft if freestanding	2 sf	8 ft	May be attached to the building or freestanding
Bed and Breakfast Establishments:					
Identification signs	One	10 ft	6 sf	8 ft	Shall not be internally illuminated
Wall, awning and canopy signs	One	--	6 sf	--	Shall not be internally illuminated
Places of Worship:					
Identification Signs	One per street frontage	5 ft	On lots of 35,000 sf or more: 50 sf All other lots: 25 sf	8 ft	
Wall, awning and canopy signs	1 per building wall, but no more than 2 signs	--	1.5 sf per linear ft of wall on which located	--	
Other Non-Residential Uses (Includes non-residential uses allowed in the BT Overlay District; not permitted for Home Occupations):					
Identification Signs	One per lot	10 ft.	16 sf	8 ft	Shall not be internally illuminated
Wall signs	One per business or one per street frontage, whichever is greater	--	1.5 sf per linear ft of wall on which located	--	Shall not be internally illuminated
Awnings and Canopies	One per business or one per street frontage, whichever is greater	--	Lettering = 1 sf per linear ft frontage of awning/canopy	--	Awnings shall be made of cloth. Backlit awnings are prohibited

