

VILLAGE OF BROOKLYN ORDINANCE CHAPTER 117

AN ORDINANCE TO AMEND

**SECTIONS 117-1011 OF CHAPTER 117 OF THE
ZONING CODE OF THE VILLAGE OF BROOKLYN**

THE BOARD OF TRUSTEES OF THE VILLAGE OF BROOKLYN DO ORDAIN AS FOLLOWS:

Section 117-1011: Chapter 117, Zoning Code; Article V Zoning Districts and Land Use; Division 7 Special Regulations, Section 117-1011 Home occupation/Home Business, of the Village of Brooklyn Code is hereby amended to read as follows:

Sec. 117-1011. - Home occupation/Home Business.

A home occupation/professional home office is any home occupation/profession carried on by a member of the immediate family residing on the premises, which meets all of the following conditions:

- (1) The home occupation/profession shall be conducted within the enclosed area of the dwelling unit and not in an accessory building, unless authorized by the Plan Commission as a conditional use. This excludes sales of home-grown produce grown onsite. A site plan of the property, accompanied by a floor plan/sketch, shall be submitted as part of a CUP application.
- (2) There shall not be any evidence of any kind visible from the exterior of the residential site that indicates it is being used in part for any purpose other than that of a dwelling or allowed accessory use except for those signs permitted in such residential district.
- (3) No products shall be kept or commodities sold, other than those made on the premises, unless authorized by the plan commission as a conditional use. A site plan of the property, accompanied by a floor plan/sketch, shall be submitted as part of a CUP application.
- (4) No storage or display of materials, goods, supplies or equipment related to the operation of the home occupation/profession shall be visible outside the dwelling or accessory building located on the premises.
- (5) The home occupation/profession must not create environmental, public safety or health hazards such as smoke, odor, glare, noise, dust, vibrations, fire hazards, electrical interference, admissions or any other nuisance not normally associated with the residential use of the district.
- (6) The use shall not involve the use of non-customer commercial vehicles for more than occasional delivery of materials to or from the premises, and traffic generated by the home occupation may not exceed that which is customary to residential occupancies in the neighborhood.
- (7) A home occupation shall not occupy more than 25 percent of the floor area of the story of the dwelling that is devoted to such home occupation/profession. In this provision, garage or accessory building space is not included within the total floor calculation.

- (8) Persons employed by home occupation/profession shall be limited to resident family members and not more than one nonresident employee, unless authorized by the Plan Commission as a conditional use. Applicants may be required to supply documentation on the business plan, employees, services and other pertinent information commensurate with the type of occupation.
- (9) Under no circumstances shall a vehicle repair or vehicle body work business qualify as a home occupation/profession.
- (10) The home occupation/profession must be clearly secondary and incidental to the residential use of the property.
- (11) The home occupation/profession must not interfere with residential occupancy of other parcels in the district
- (12) Signage by the home occupation will be governed by chapter 115, pertaining to signs. One sign shall be permitted, which sign shall be attached to the building or the accessory building, and shall not exceed four square feet and shall not be lighted at night.
- (13) Garage sales as a type of home occupation are allowable in all residential districts provided that not more than two are held on a single premises per year and that each such sale shall not exceed four days in duration.
- (14) Day care is allowable as a home occupation/profession in a residential district where such use falls within the definition "family day care home" as defined in Wis. Stats. § 66.304(1), and any amendment or revision thereof.
- (15) No on-site production shall be permitted which is typically only permitted in the industrial zoning districts.
- (16) No mechanical or electrical equipment shall be installed or maintained other than as is customarily incidental to residential use.
- (17) Customer traffic generated by the home occupation/profession may not exceed that which is customary to residential occupancies in the district. For the purpose of administrating a standard, no more than 1 customer per day is allowed in a home occupation without a conditional use from the Plan Commission.
- (18) For uses involving regular customer traffic, hours of operation shall be limited from 7 AM to 6 PM.
- (19) A home occupation of an individual with a disability, who is incapable of employment outside the home by reason of significant physical or mental disability, as verified by a signed physician statement verifying the disability, is exempt from the requirements of (4), (8), (9) & (17) with authorization from the Plan Commission as a conditional use.

(Ord. of 12-17-2012, § 48-571)

Adopted by the Board of Trustees of the Village of Brooklyn, Wisconsin, this
11th day of April, 2022.

APPROVED:



Mark Bruner, Village President

Ayes: 6
Nays: 0

ATTEST:



Linda Kuhlman, Clerk-Treasurer

AFFIDAVIT OF POSTING

STATE OF WISCONSIN)

:SS

COUNTY OF GREEN)

I, Linda Kuhlman, Village Clerk/Treasurer for the Village of Brooklyn, County of Dane, State of Wisconsin, do solemnly swear that on April 12, 2022, Chapter 117, Zoning Code; Article V Zoning Districts and Use; Division 7 Special Regulations, Section 117-1011 Home occupation/Home Business, of the Village of Brooklyn Code is hereby amended to read as follows, was posted at the following locations:

1. Village Hall
210 Commercial Street
Brooklyn WI 53521
2. U S Post Office
218 Commercial Street
Brooklyn WI 53521
3. Village of Brooklyn website
www.brooklynwi.gov

Further affiant saith naught.

Dated this 13th Day of April, 2022



Linda Kuhlman
Village Clerk-Treasurer

SUBSCRIBED AND SWORN to before
me on this 13th day of April, 2022



Notary Public, Green County WI

My Commission expires: 09-01-2024