

Sequential Ordinance No. 2026-2047

ORDINANCE TO AMEND CHAPTER 781 (1764) CITY OF ASHLAND “UNIFIED DEVELOPMENT ORDINANCE (U.D.O)” AND ZONING DISTRICT MAP IN PAMPHLET FORM, ASHLAND CITY ORDINANCES

The Mayor and Common Council of the City of Ashland do ordain as follows:

SECTION I

Part 5 Specific Use Standards

5. 1. Residential Uses:

F. 2. Permitted Home Occupations. *shall be amended to read as follows:*

c) Types of Permitted Home Occupations

1. Accounting, tax preparation, bookkeeping, and payroll services;
2. Artists, sculptors, and composers;
3. Baking and cooking;
4. Catering;
5. Child care: for 1 to 3 children as an unlicensed family daycare;
6. Computer systems design, repair, and related services;
7. Computer training;
8. Craft work, such as jewelry-making and pottery;
9. Drafting services;
10. Engineering, architecture, and landscape architecture;
11. Financial planning and investment services;
12. Hair salon, barbering, hairdressing, and other personal care services;
13. Home offices;
14. Information and data processing services;
15. Insurance sales;
16. Interior decoration (no studio permitted);
17. Internet sales;
18. Legal services;
19. Local Farm Products-Sales
20. Mail order business;
21. Musical instruction, voice, or instrument;
22. Musical instrument tuning and repair;
23. Offices for professional, scientific, or technical services or administrative services;
24. Photographic services;
25. Professional services, including the practice of law;
26. Real estate services and appraisal;
27. Sale of firewood, provided that: no on-site processing occurs; and that all on-site wood storage meets the requirements of the City of Ashland [Ordinance 750](#): Property Maintenance Ordinance, Section 750 (B): Firewood Storage;
28. Tailoring (e.g., dressmaking and alterations) services;

29. Teaching of crafts and incidental sale of supplies to students;
30. Telephone answering and message services; and
31. Tutoring.
32. Other uses as determined by Zoning Administrator or other authorized agent.

And

Standards for Permitted home Occupations. *shall be amended to read as follows:*

- a) The home occupation shall not result in the need for more than two (2) parking spaces at any given time in addition to spaces required by the occupant of the home. Exceptions include open house events, which shall not occur more than one per quarter annually;
- b) Not more than two (2) customer vehicles present on/at the property at one time, and no more than six (6) customer vehicle trips for business purposes per hour. Volume of vehicular or pedestrian traffic or parking shall not result in congestion or be in excess of what is normal in a residential neighborhood. . Hours for visits shall be between 8:00 AM and 8:00 PM;
- c) No more than twenty-five (25) percent of the total area of the principal structure shall be used for the home occupation activity;
- d) No structural alterations or construction involving features not customarily found in dwellings;
- e) Articles for sale may not be displayed outside the principal structure, with the exception of firewood meeting the requirements of the City of Ashland [Ordinance 750](#): Property Maintenance Ordinance, Section 750 (B): Firewood Storage or pumpkins, fruits, or vegetables by property owners engaged in Local Food Sales meeting the requirements of this Section and applicable County and State regulations;
- f) There shall be no exterior storage of equipment or materials used in connection with the home occupation, with the exception of firewood meeting the requirements of the City of Ashland [Ordinance 750](#): Property Maintenance Ordinance, Section 750 (B): Firewood Storage;
- g) Shall not involve the repair of vehicles and motors or construction of equipment and machinery;
- h) Deliveries and pickups shall be those normally associated with residential services, shall not block traffic circulation, and shall occur only between 8:00 AM and 8:00 PM, Monday through Sunday. An exception is permitted for deliveries made using the resident's vehicle(s);
- i) There shall be no detriments to the residential character of the neighborhood due to the emission of noise, odor, smoke, dust, gas, heat, vibration, electrical interference, traffic congestion, or other nuisances resulting from the home occupation;
- j) Storage of goods and materials shall not include flammable, combustible, or explosive materials which exceed typical levels allowable on a residential property;
- k) Existing public facilities and utilities shall be adequate to safely accommodate equipment used for the home occupation;

- l) Signage for home occupations shall comply with the requirements set forth in Section 6.6: Signs.

And

4. shall be amended to read as follows:

4. Standards for Local Farm Products, Sales.

- a) Products for sale must contain a minimum of 70% by weight ingredients from a farm operated and labored on by the resident (property owner or tenant) seeking a permit.
- b) Sales of ready to eat items shall be restricted to products in sealed packages only. No unsealed meals shall be served/sold on the premises.
- c) Products must not be adulterated or misbranded and must be stored safely to keep food safe prior to sale.
- d) No processing of products other than canning shall occur on the residential property.
- e) Renters wishing to sell local farm products must have the approval of their landlord. Such written approval must be maintained by the tenant and available upon request of City staff.
- f) Farmers who are property owners or tenants of the residential property may have a single Farm Stand, not to exceed 36 x 48 inches in footprint and not located in any vision triangle. Tenants must have approval of their landlords. Such written approval must be maintained by the tenant and available upon request of City staff. The Farm Stand must meet accessory structure setbacks.
- g) The property owner or tenant shall not have more than two (2) customer vehicles present on/at the property at one time, and no more than six (6) customer vehicles per hour. Volume of vehicular or pedestrian traffic or parking shall not result in congestion or be in excess of what is normal in a residential neighborhood.
- h) All products sold shall comply with all applicable local, state, and federal health and safety standards and the property owner or tenant conducting local food sales shall have all required County and State approvals and licenses.

And

4. Rural Home Occupations – Permitted Home Occupations. *shall become number 5.*

And

5. Standards for Permitted Rural Home Occupations in the Future Development District (FD) *shall become number 6.*

SECTION II

Part 12 Definitions

12.2 Defined Terms: *shall be amended to include as follows in alphabetical order:*

Local Farm Products, Sales. Home sales of residents' local farm products in which residential owners or tenants sell products in which at least 70% by weight ingredients are from a local farm on which the resident participates in the labor of farming.

SECTION III

Effective Date of Ordinance: This ordinance shall take effect on the day after publication.

PASSED: July 28, 2026

PUBLISHED: August 6, 2026

ATTEST:

Charles Ortman, Council President

Chianne Schweitzer, Deputy Clerk

Matthew MacKenzie, Mayor

APPROVED AS TO FORM:

Tyler W. Wickman, City Attorney