

Proposed Local Law C – 2021 Definition of a Home Office

Modify 240-1 “Definitions; Home Professional Office as follows

Delete the underlined language, add the italicized language:

HOME PROFESSIONAL OFFICE

The office or studio of a practitioner of a recognized profession, such as a physician, dentist, architect, accountant, engineer, lawyer or the like, of a profession or business that is located within the dwelling which the professional *such person* both owns and resides in, provided that such use:

A.

Is clearly incidental to the resident's use of the premises and is conducted entirely within the dwelling in which the practitioner resides.

B.

Does not occupy more than 25% of the gross floor area of the dwelling and not more than 800 square feet.

C.

Is not advertised by display of goods or advertising other than a sign as permitted by the Code of the Incorporated Village of Flower Hill.

D.

Does not result in an alteration or exterior feature which would change or modify the residential character or appearance thereof.