

## DRAFT 8.7.23

### FOR ORDINANCE REVIEW COMMITTEE DISCUSSION ONLY

At its June 13, 2023 meeting, the Ordinance Review Committee asked the City staff to review the Home Occupation provision of the Zoning Ordinance to update them and make sure that they address the sorts of activities that the City administration has been receiving complaints about. The proposed revisions below have been generated by Planning staff and the City Attorney's office for discussion by the ORC.

Draft Home Occupation Amendments

#### 4.4 HOME OCCUPATIONS

In the RA, R-1, R-2, R-3 and R-4 districts, home occupations are permitted subject to the following regulations and any other applicable laws and regulations, including in this chapter:

1. The home occupation must be conducted by a full-time resident of the property, and must be clearly incidental and subordinate to its use for residential purposes by its occupants.
2. ~~There is a~~ No sign, advertising device, or other manifestation may be displayed on the inside of the dwelling so as to be visible through a window or glass area or located on the exterior of the dwelling structure or within any yard area, which such sign, device, or manifestation suggests or implies the existence of a home occupation.
3. The home occupation ~~is~~ must be conducted wholly within the main building. No outside storage of goods, products, supplies, equipment, or other materials associated with the home occupation is permitted.
4. ~~There is not involved~~ The home occupation shall not involve the keeping of a stock in trade and no article shall be sold or offered for sale from the home to customers or visitors to the home. Articles made in the home by the inhabitants thereof may be delivered by the resident to markets off premises.
5. ~~The H~~ Home occupations shall not be carried on to an extent so as to require parking in excess of that required for the residential structure in which it is located.

6. ~~The~~Any home occupation ~~that may not~~ creates objectionable noise, fumes, odor, dust, or electrical interference detectable to the normal senses off the premises, or create a hazard or a nuisance~~or more than normal residential traffic shall be prohibited.~~
7. Engaging in the sale, repair, storage, or rental of autos, trucks, recreational vehicles, boats or construction and landscape equipment or machinery is prohibited as a home occupation.
8. Traffic generated by the home occupation shall not be more than would normally be expected in a residential neighborhood. The home occupations shall not serve more than four customers or clients at one time, and there shall be no more than two employees on the premises at any time, with a limitation of no more than ten customer or client trips per day.
9. Deliveries related to the home occupation shall be limited to package services (e.g., UPS, USPS, FEDEX, Amazon, etc.). Deliveries may also be accomplished using the passenger vehicle of the resident(s) engaged in the home occupation.