ADDENDUM “K”

TYPE 2 HOME OCCUPATION (Eligible for Administrative Approval)

CITY CODE SECTION 134-3.9.4 HOME OCCUPATIONS

A. Description. Home occupations are business activities or professions conducted wholly or partly within a property as an accessory use to an allowed household living principal use.

B: General Regulations for All Home Occupations. All home occupations are subject to the following regulations: Please state how your request satisfies each requirement:

1. The proposed location, design, construction, and operation of the use adequately safeguards the health, safety, and general welfare of persons residing or working adjoining or surrounding property.

2. The use must not unduly increase congestion in the streets, or public danger of fire, safety or flooding.

3. The use must not diminish or impair established nearby property values.

4. The use shall be clearly incidental to or secondary to the residential use on the premises.

5. The use shall not cause or produce noise, vibration, smoke, dust, odor, or heat or any other impact of a type or quantity not in keeping with the residential character of the neighborhood.

6. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted material of a type or quantity not ordinarily used for household purposes shall be used or stored on the premises, and the applicant must identify the proper disposition of any hazardous waste. No activity will be allowed which is hazardous to the public health, safety or welfare.

7. No outside operation, storage or display of materials or products shall occur.

8. No more than 50% of the gross floor area of the building or accessory building shall be used for such business, including the storage of materials or products.

9. No alteration of the residential appearance of the premises shall occur unless allowed by applicable building type and design regulations. This includes external structural alterations or site improvements that change the residential character of the lot upon which a home occupation is located. Examples of such prohibited alterations include the addition of commercial-like exterior lighting or the addition of a separate building entrance that is visible from abutting streets.

10. The home occupation, including any business storage, shall not displace or impede use of parking spaces required by this code. The home occupation shall not displace, interfere with or impede access to public parking.

11. The home occupation shall not cause the congregation of business employees at the site or congestion in the availability of on-street parking.
12. At least one individual engaged in the home occupation must reside in the household unit in which the home occupation is located as their primary place of residence.

13. The home occupation shall be in effect only for so long as the premises are occupied by the person in business.

14. The home occupation shall comply with all applicable codes including local building codes.

15. The home occupation shall meet all general regulations and all applicable supplemental regulations.

C: Board of Adjustment Reconsideration: Any approved home occupation may be subject to reconsideration by the board of adjustment if at any time the zoning enforcement officer determines that the conduct of the occupation does not comply with one or more general regulations for home occupations or applicable supplemental regulations, or has become detrimental to the neighborhood.

E. Type 2 Home Occupations.

1. The community development director is authorized to approve Type 2 home occupation uses for the following: **Select One**
   a. Commercial services as defined by section 134-3.5.6 of this article;
   b. Grooming of household pets as defined by section 134-3.5.2.B of this article; and
   c. Office as defined by section 134-3.5.13 of this article.

2. In addition to the general regulations for home occupations, Type 2 home occupations are subject to the following supplemental regulations:

   Please state how your request satisfies each requirement:

   a. Hours of operation must not infringe on the residential atmosphere of the neighborhood. All outside activity related to the home occupation must cease between the hours of 7:00 p.m. and 7:00 a.m.

   b. No more than two clients or customers may be present at any one time on the site of a Type 2 home occupation. Family members of the client or customer shall not be counted towards the two-person limit.

   c. A maximum of one nonresident employee is allowed with a Type 2 home occupation. For the purpose of this provision, the term “nonresident employee” includes an employee, contractor, business partner, co-owner or any other person affiliated with the home occupation who does not live at the site, but who visits the site as part of the home occupation.