Home Business Ordinance

City Council
Second Reading
May 14, 2012
Tonight

- Staff Presentation
- Public Hearing
- Council Deliberation
  - Policy Options
  - Adoption
Conditional Use Permit

• Staff time (prior to building permit):
  o Maintenance facility – approximately 35 hours
  o Library – approximately 30 hours
  o SMA Prayer House – approximately 80 hours (still under review)
  o Boys & Girls Club – approximately 35 hours

• Notice / Appeal process:
  o Notice of Application
  o Notice of Decision
  o Notice sent to paper, posted on site, mailed
  o Appeal to Hearing Examiner, LUPA
Legal, Non-Conforming

- Existing legal non-conforming uses would not be subject to the proposed home business ordinance.
Retail Sales

- **Option**: Limits retail sales for businesses requiring federal / state approval (e.g. firearms and alcohol)

- Page 2, Exhibit 2 – draft language

- Amends two sections
  - Definition
  - Limits retail sales to goods produced on-site
Prohibited Uses

• **Option**: Identify uses that should be prohibited as a home business

• Page 3, Exhibit 2 – draft language

• Replaces section 3 to include a list of prohibited uses
  - Electrical & Mechanical Occupancy
Uses requiring a change in occupancy related to electrical / mechanical

- Businesses using equipment such as arc welders and acetylene torches for fabrication, kiln ovens (pottery, ceramics), paint shops, a distillery.
- Requires an increased fire separation rating (1-3 hour) from adjacent spaces and or buildings depending upon the type of use (occupancy classification).
Appointment Hours

• Option: Provide appointment hours consistent with the solicitor requirements

• Page 4, Exhibit 2 – draft language

• Revise standards in subsection 4(g) to provide appointment hours
Floor Area

- **Option:** Limit floor area associated with a home business to 50%
- Page 5, Exhibit 2 – draft language
- Revise definition to specify that home businesses are less than 50% of the floor area
Number of Businesses

- **Option:** Clarify the limitation of one home business per residence

- Page 6, Exhibit 2 – draft language

- Revise definition to explicitly limit home businesses to one business per residence
Parking

- **Option**: Provide an upper limit for parking of vehicles associated with a type 2 business

- Page 7, Exhibit 2 – draft language

- Revise standards such that no more than 6 vehicles associated with the home business may be visible
Separation

- **Option**: Create a minimum lot dimension for residences with a Type 2 Home Businesses

- Page 8, Exhibit 2 – draft language

- Revise standards to require a minimum lot dimension of 100 feet for Type 2 Home Businesses
Employees

• **Option:** Limit the number of employees engaged in retail / service to 3 non-residents

• Page 9, Exhibit 2 – draft language

• Revise standards to limit non-resident employees for Type 1 home businesses
Public Hearing
Council Review

- Retail sales
- Prohibited uses
- Appointment hours
- Floor area limitation
- One home business per residence
- Visible vehicles for Type 2 businesses
- Minimum lot dimension for Type 2 businesses
- Upper limit on employees