

City of Farmington
430 Third Street
Farmington, MN 55024

*A Proud Past - A Promising
Future
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Quality, Timely and Responsive
Service to All of Our Customers*

**AGENDA
PLANNING COMMISSION**

April 11, 2017

7:00 PM

City Hall Council Chambers

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - (a) Approve Planning Commission Minutes
- 3. PUBLIC HEARINGS**
 - (a) Urban Chicken Permit - Terry & Kim Larson (19055 Enchanted Way)
 - (b) Ordinance Amendment to Section 10-5-14 (Downtown Business) B-2 Zoning District as it Relates to Lot Area and Lot Width Requirements
 - (c) Ordinance Amendment to Section 10-5-15 (Heavy Business) B-3 Zoning District to Conditionally Allow Warehousing Facilities
- 4. DISCUSSION**
 - (a) Home Occupation Ordinance
- 5. ADJOURN**



City of Farmington

430 Third Street
Farmington, Minnesota
651.280.6800 - Fax 651.280.6899
www.ci.farmington.mn.us

TO: Planning Commission
FROM: Tony Wippler, Planning Manager
SUBJECT: Approve Planning Commission Minutes
DATE: April 11, 2017

INTRODUCTION

Attached, are the minutes from the March 14, 2017 regular meeting.

DISCUSSION

NA

ACTION REQUESTED

Approve the minutes from the March 14, 2017 regular meeting.

ATTACHMENTS:

Type	Description
□ Backup Material	March 14, 2017 Regular Meeting Minutes

**Planning Commission
Minutes
Regular Meeting
March 14, 2017**

1. Call to Order

Chair Rotty called the meeting to order at 7:00 p.m.

Members Present: Rotty, Bjorge, Franceschelli, Kuyper, Rich

Members Absent: None

Also Present: Tony Wippler, Planning Manager

2. Approval of Minutes

- a. **MOTON** by Bjorge, second by Kuyper to approve the minutes of February 14, 2017.

Voting for: Rotty, Bjorge, Franceschelli, Kuyper. Abstain: Rich. **MOTION CARRIED.**

3. Discussion

a. Discussion of Potential Ordinance Amendments

Staff proposed an amendment to the B-2 (downtown business) district lot area and width requirements. The existing lot width is 50 feet and lot area is 5,000 square feet. Staff recommends eliminating these requirements. The site plan requirements would remain in place. The building code does require a minimum square footage for habitable space. For any new construction, there is an overlay district with design standards. Commission members agreed with this amendment.

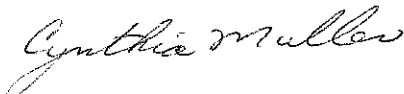
Staff also proposed the addition of warehouse facilities as a conditional use in the B-3 (heavy business) district. There are 63 properties zoned B-3 and are along First Street, to the north of downtown along Willow and Pine Streets, and the Farmington Business Park. Commission members agreed with this amendment.

A public hearing for these amendments will be held at the April 11, 2017, Planning Commission meeting.

4. Adjourn

MOTION by Franceschelli, second by Rich to adjourn at 7:20 p.m. **APIF, MOTION CARRIED.**

Respectfully submitted,



Cynthia Muller
Administrative Assistant



City of Farmington

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www.ci.farmington.mn.us

TO: Planning Commission
FROM: Tony Wippler, Planning Manager
SUBJECT: Urban Chicken Permit - Terry & Kim Larson (19055 Enchanted Way)
DATE: April 11, 2017

INTRODUCTION

Terry and Kim Larson are seeking approval of an Urban Chicken Permit. The subject property is 19055 Enchanted Way.

Planning Review

Site Address: 19055 Enchanted Way

Property Owner / Applicant: Terry & Kim Larson - 19055 Enchanted Way

Attachments:

- Application (Exhibit A)
- Letter from the Applicant (Exhibit B)
- Site Plan / Survey (Exhibit C)
- Aerial of Property (Exhibit D)
- Plans for coop and run (Exhibit E)

Property Legal Description: Lot One (1), Block One (1), AKIN PARK 3RD ADDITION

Lot Area: 12,231 square feet (0.28 acres)

Existing Land Use: Single-family residence

Surrounding Land Uses: The subject property is completely surrounded by single-family residences.

Existing Zoning: R-1 (Low Density Residential)

DISCUSSION

Terry and Kim Larson have applied for an Urban Chicken Permit. The permit is requesting the keeping of 3 hen chickens on the property located at 19055 Enchanted Way. The proposed coop, as shown in Exhibit E, is 16 square feet in size (4' x 4'). A run is proposed to be attached to the coop and would be 32 square feet in size (4' x 8'). The run and coop meet the size limitations as outlined in the City Code.

As shown in Exhibit C, the coop and run are proposed to be located in the rear of the property towards the southwest corner of the property. Code requires that all coops and runs be setback a minimum of 10 feet from all property lines and also be a minimum distance of 25 feet from any principal structure on an adjacent lot. It appears the placement as shown in Exhibit C meets these requirements.

Lot coverage with a coop of 16 square feet would be approximately 16.25%. The maximum lot coverage allowed in the R-1 zoning district is 30%.

Section 10-6-29(k)6 states that any chicken coop or run must be screened from view with a solid fence or landscaped buffer with a minimum height of 4 feet. The property is fenced with 4 foot high chain link fencing on the side lot lines and a 6 foot high wooden privacy fence along the rear property line. Staff feels the coop and run will be sufficiently screened as it is screened from the north by an existing shed on the applicant's property. The coop and run are screened to the south by the 6 foot high privacy fence. Screened to the west by a tree and neighbors shed and will be screened to the east most of the year by the applicant's garden.

ACTION REQUESTED

Approve the Urban Chicken Permit subject to the following conditions:

1. A renewal permit shall be applied for and administratively approved every year after the Urban Chicken Permit has been approved that chickens are kept on the property.
2. All other requirements specified in section 10-6-29 of the city code shall be abided by.

ATTACHMENTS:

Type	Description
▣ Backup Material	Exhibit A - Application
▣ Backup Material	Exhibit B - Letter from Applicant
▣ Backup Material	Exhibit C - Site Plan / Survey
▣ Backup Material	Exhibit D - Aerial of Property
▣ Backup Material	Exhibit E - Coop plans



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URBAN CHICKEN PERMIT APPLICATION

- ☐ Please identify coop and run information on a scaled site plan or property survey that shows lot lines, structures and existing conditions.

Site Address for chickens: 19055 ENCHANTED WAY, FARMINGTON MN 55024

The above referenced property's Homeowner's Association rules, if any, do not prohibit the keeping of chickens on the property: (please initial) Yes _____ No _____ Not Applicable TSL

Applicant: TERRY LARSON Phone: 612-616-1264

Address: 19055 ENCHANTED WAY FARMINGTON MN 55024
Street City State Zip Code

Property Owner Name: TERRY & KIM LARSON Phone: 612-616-1264

Address: 19055 ENCHANTED WAY FARMINGTON MN 55024
Street City State Zip Code

Property Owner Signature
(If different than applicant): Terry Larson Date: 11 MAR 17

Current Zoning District: R-1

Current Land Use: RESIDENTIAL

Coop/Run Information

Number of Chickens: 3

Dimension of chicken coop: 4' x 4' (detailed plans & elevations required)

Dimension of chicken run: 4' x 8' (detailed plans & elevations required)

Description of exterior materials for the coop and run: GREEN TREATED WOOD, T11 SIDING, 1/2" HARDWARE CLOTH, STEEL ROOFING.

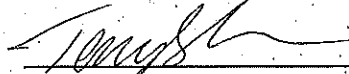
Will a fence be added in addition to the coop and run? Yes _____ No X

If yes, describe location, size and materials for fence: _____

I hereby acknowledge that this information is complete and accurate; that the work will be in conformance with the ordinances and codes of the City of Farmington; that I understand this is not a permit, but only an application for a permit. I acknowledge that structures will be constructed in accordance with the approved plans.

TERRY S. LARSON

Applicant's Printed Name



Applicant's Signature

11 MAR 17

Date

FOR OFFICE USE ONLY

Request submitted to Planning staff on _____

Public Hearing set for: _____

Advertised in Local Newspaper: _____

Planning Commission Action: _____ Approved _____ Denied

Fee Paid _____

City Council Action (if necessary): _____ Approved _____ Denied

\$100

Date for Renewal, if approved: _____

Comments: _____

Conditions Set: _____

Planning Division: _____

Date: _____

DRAFTED BY:
City of Farmington
430 Third Street
Farmington, MN 55024

Terry & Kim Larson
19055 Enchanted Way
Farmington, MN 55024
terry.s.larson@gmail.com
612-616-1264

MARCH 11, 2017

City of Farmington Planning Commission
430 Third Street, Farmington, MN 55024

To whom it may concern,

Attached is my application for an urban chicken permit. I am requesting to keep 3 hen chickens on my property located at 19055 Enchanted Way. My proposed coop as shown in the attached plan is approximately 16 square feet (4' x 4'). The run, which will be attached and below the coop, is approximately 32 square feet (4' x 8'). The coop and run are proposed in the attached site plan colored green and to be located in the rear of the property near the southwest corner. The coop and run will be setback 10 feet from the west property line and 13 feet from the rear (south) property line.

The coop and run will be screened from view from three sides. The west property line has a chain link fence adjacent to where the coop and run is located. The west property line is also screened by an existing tree and the adjacent property owners shed. The south property line has a six foot wood privacy fence in place. The coop and run will be located on the south side of an existing shed structure thus screened from the north side view. The only side not screened 100% of the time is the east property line. Located on the east property line is a garden that provides a partial landscape buffer for six months of the year.

Regards,

Terry Larson

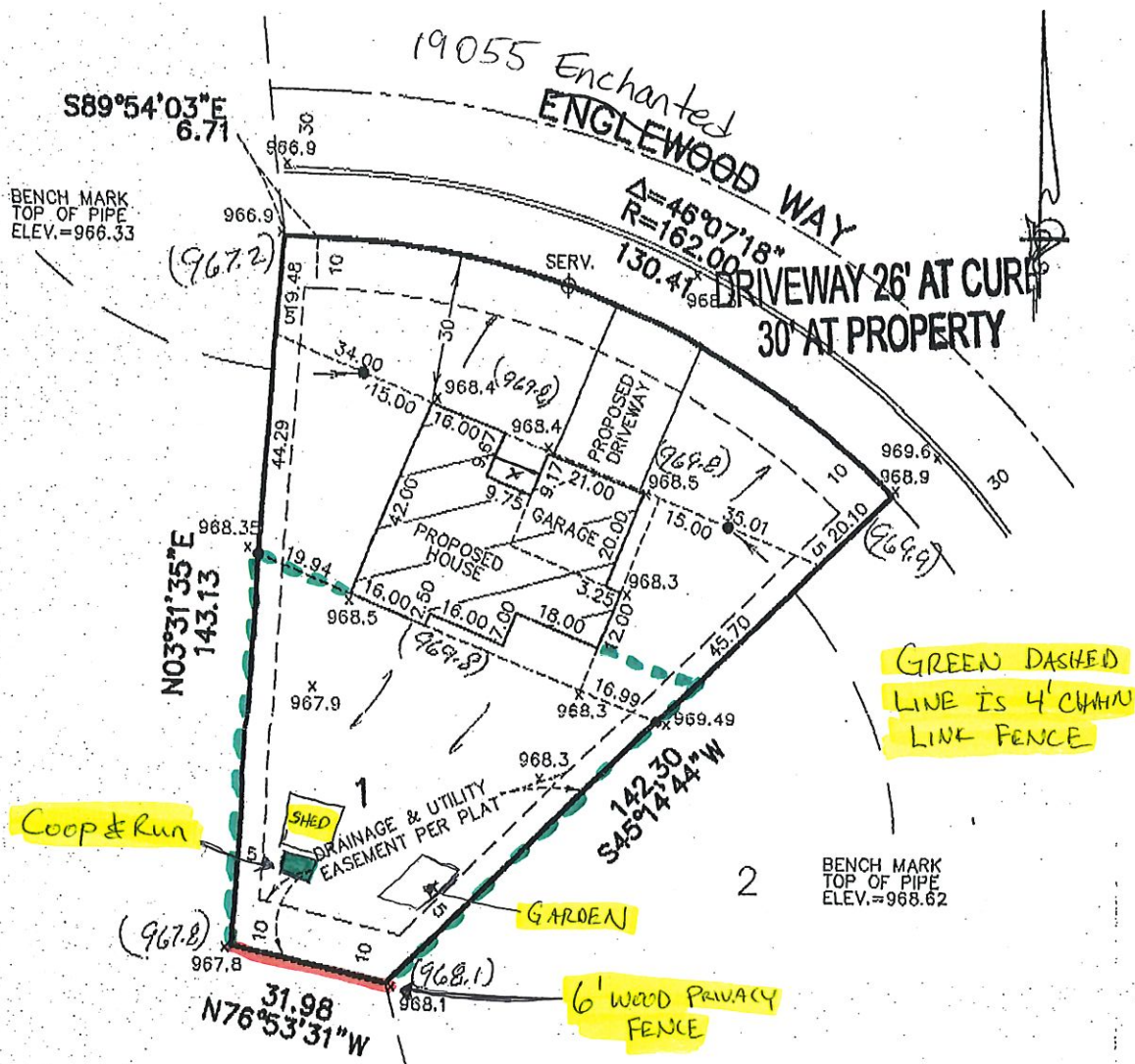


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LAND PLANNERS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(612) 681-1914 FAX: 681-9488

625 Highway 10 N.E.
Blaine, MN 55434
(612) 783-1880 FAX: 783-1883

Certificate of Survey for: **BENCHMARK HOMES**
TUSON



NOTE: PROPOSED GRADES SHOWN PER GRADING PLAN BY: NEOLUND

NOTE: BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL AND VERTICAL LOCATION OF STRUCTURES ONLY. SEE ARCHITECTURAL PLANS FOR BUILDING AND FOUNDATION DIMENSIONS.

NOTE: NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY THE SURVEYOR. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC HOUSE PROPOSED IS NOT THE RESPONSIBILITY OF THE SURVEYOR.

NOTE: THIS CERTIFICATE DOES NOT PURPORT TO SHOW EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT.

NOTE: CONTRACTOR MUST VERIFY DRIVEWAY DESIGN.

NOTE: BEARINGS SHOWN ARE BASED ON AN ASSUMED DATUM

WE HEREBY CERTIFY TO BENCHMARK HOMES THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE BOUNDARIES OF:

LOT 1, BLOCK 1, AKIN PARK 3RD ADDITION
DAKOTA COUNTY, MINNESOTA

IT DOES NOT PURPORT TO SHOW IMPROVEMENTS OR ENCHROACHMENTS, EXCEPT AS SHOWN, AS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION THIS 9TH DAY OF MAY, 1995.

SCALE: 1 INCH = 30 FEET

PROPOSED HOUSE ELEVATION

LOWEST FLOOR ELEVATION: 967.3

TOP OF BLOCK ELEVATION: 970.9

GARAGE SLAB ELEVATION: 970.1

X 000.00 DENOTES EXISTING ELEVATION

(000.00) DENOTES PROPOSED ELEVATION

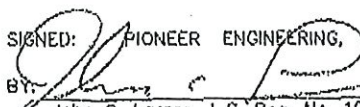
--- DENOTES DRAINAGE AND UTILITY EASEMENT

---> DENOTES DRAINAGE FLOW DIRECTION

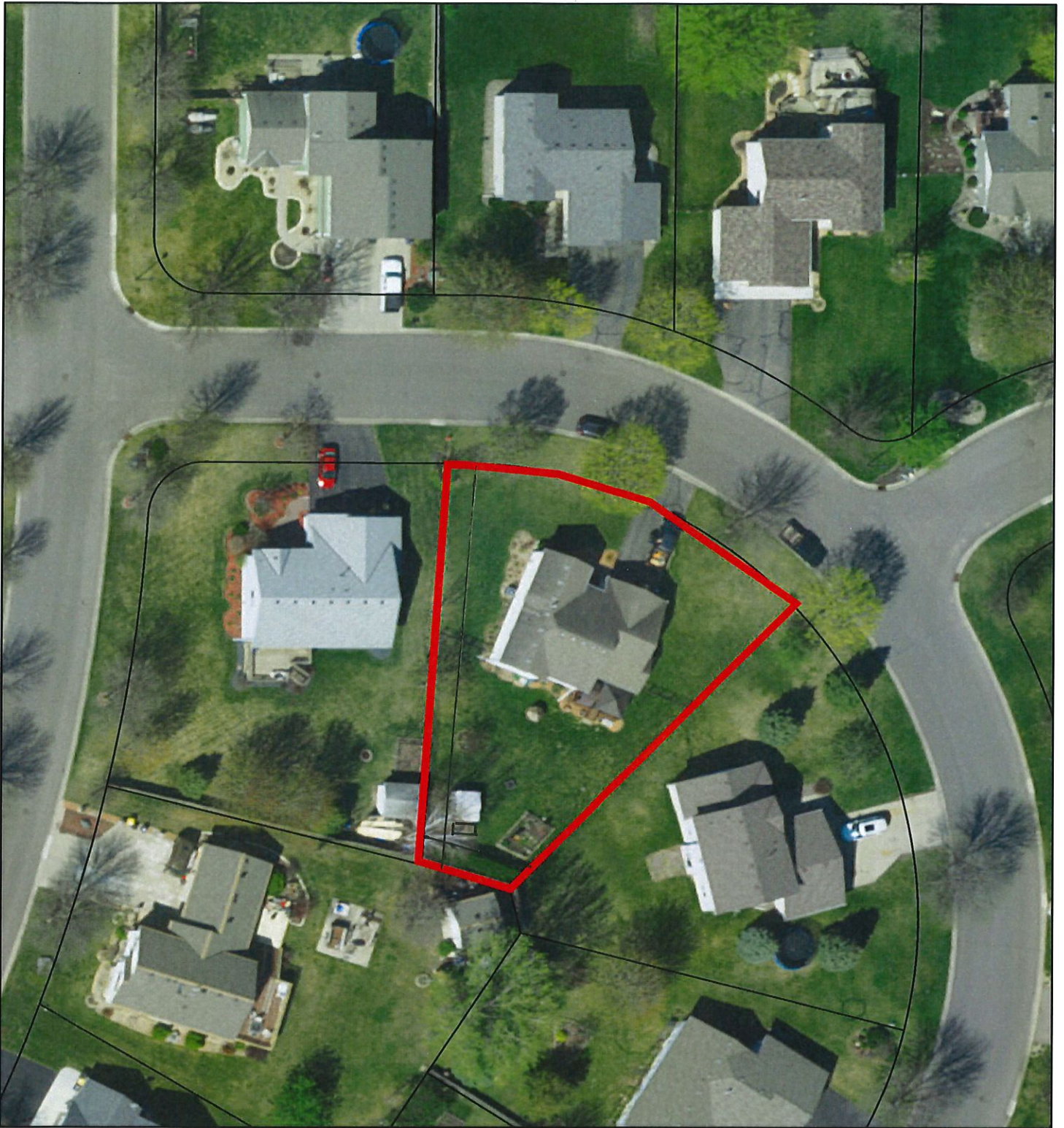
● DENOTES MONUMENT

---○--- DENOTES OFFSET HUB

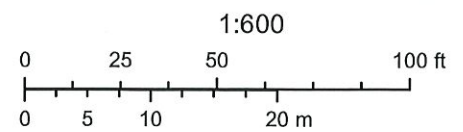
SIGNED: PIONEER ENGINEERING, P.A.

BY: 
John C. Larson, L.S. Reg. No. 19828

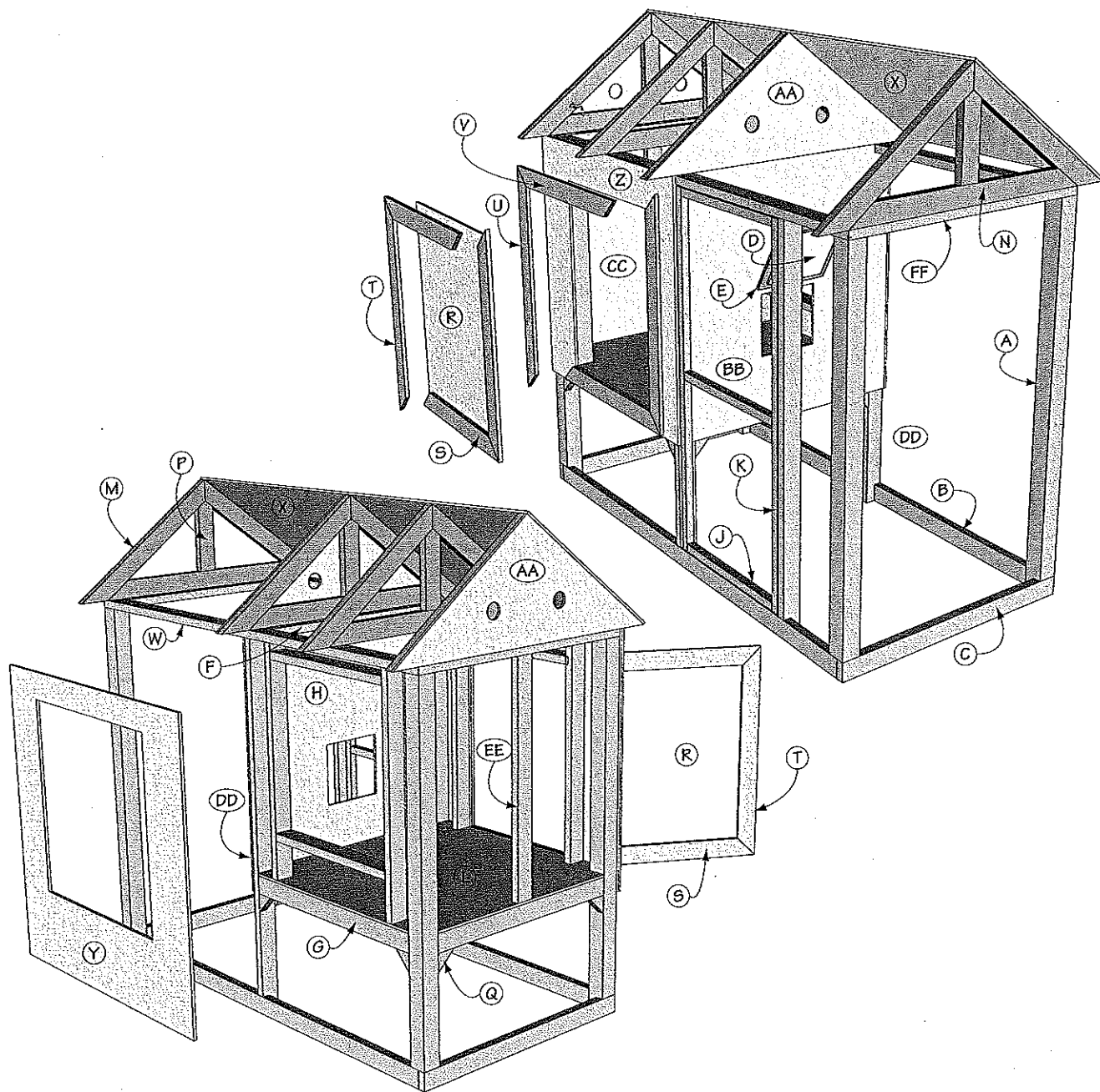
Dakota County, MN



April 4, 2017

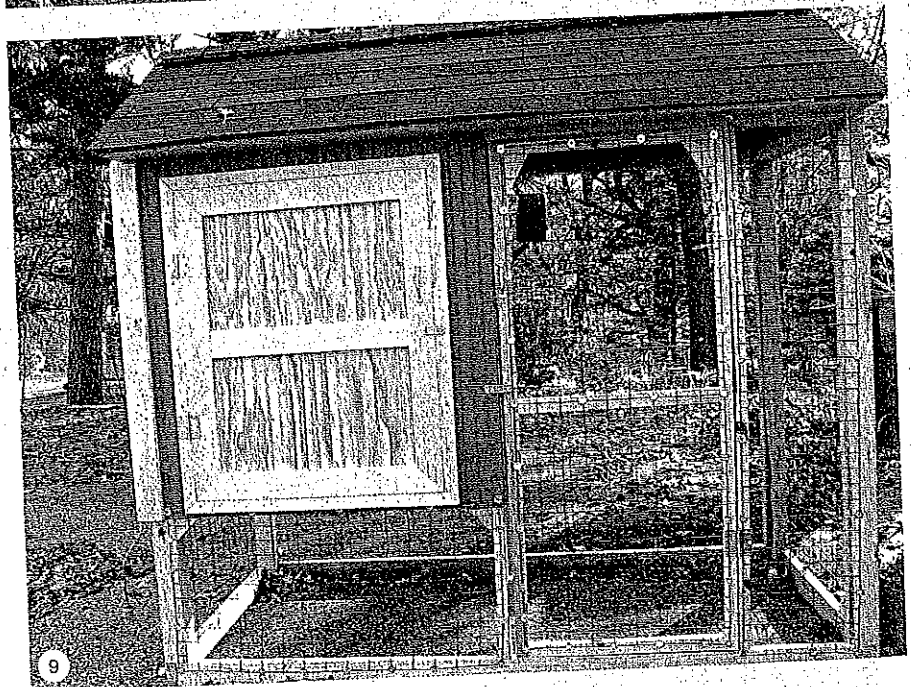
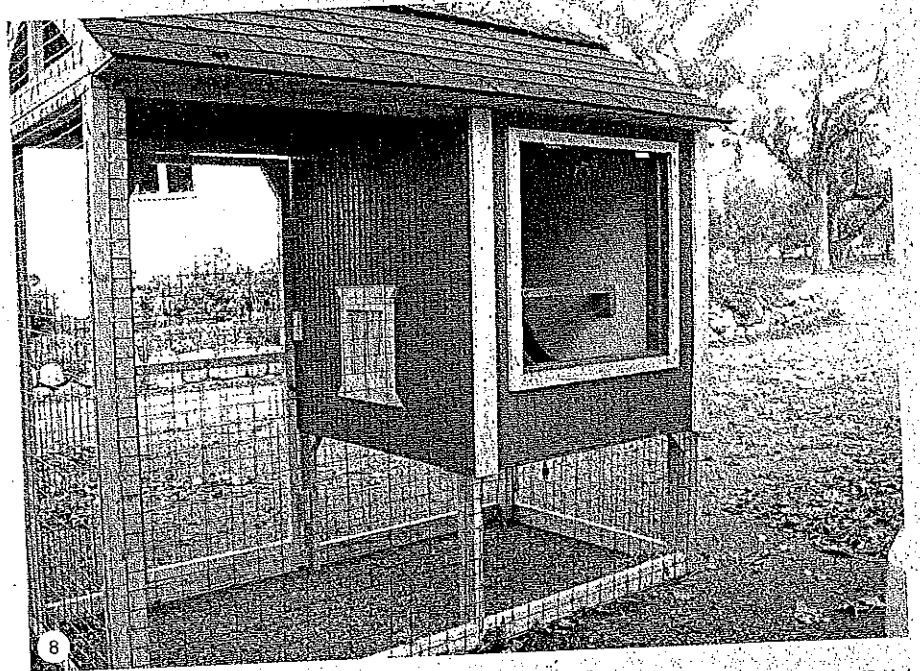


Property Information
Dakota County



Cut List

PART	QUANTITY	DESCRIPTION	LENGTH x WIDTH x THICKNESS	
			INCHES	MILLIMETERS
A	4	base corner studs	72 x 3½ x 3½	1829 x 89 x 89
B	2	base long rails	93 x 3½ x 1½	2362 x 89 x 38
C	2	base short rails	48 x 3½ x 1½	1219 x 89 x 38
D	1	chicken door inside panel	12 x 12 x ½	305 x 305 x 13
E	1	chicken door outside panel	15 x 15 x ½	381 x 381 x 13
F	3	coop middle supports	41 x 3½ x 1½	1041 x 89 x 38
G	2	coop supports	43 x 3½ x 1½	1092 x 89 x 38
H	3	door framing rails	31 x 3½ x 1½	787 x 89 x 38
J	3	door rails	26½ x 1½ x 1½	673 x 38 x 38
K	2	door stiles	68 x 1½ x 1½	1727 x 38 x 38
L	1	floor	48 x 48 x ½	1219 x 1219 x 13
M	8	gable rafters	37½ x 3½ x 1½	948 x 89 x 38
N	4	gable ties	48 x 3½ x 1½	1219 x 89 x 38
P	4	gable vertical studs	14½ x 3½ x 1½	369 x 89 x 38
Q	8	gussets	3½ x 3½ x 1½	89 x 89 x 38
R	1	man door panel	38 x 30 x ½	965 x 762 x 13
S	2	man door rails	33 x 3½ x ¾	838 x 89 x 19
T	2	man door stiles	41 x 3½ x ¾	1041 x 89 x 19
U	2	man door trim rails	37 x 3½ x ¾	940 x 89 x 19
V	2	man door trim stiles	45 x 3½ x ¾	1143 x 89 x 19
W	2	plates long top	96 x 3½ x 1½	2438 x 89 x 38
X	2	roof panels	96½ x 37½ x ½	2451 x 948 x 13
Y	1	siding back	49½ x 49 x ½	1258 x 1245 x 13
Z	1	siding front	49½ x 49 x ½	1258 x 1245 x 13
AA	2	siding gables	59½ x 22½ x ½	1516 x 114 x 13
BB	1	siding inside	49½ x 48 x ½	1258 x 1219 x 13
CC	1	siding outside	49½ x 48 x ½	1258 x 1219 x 13
DD	3	studs center	72 x 3½ x 1½	1829 x 89 x 38
EE	5	studs short	44 x 3½ x 1½	1118 x 89 x 38
FF	2	top plates short	48 x 3½ x 1½	1219 x 89 x 38
GG	1	ladder	48 x 11 x ¾	1219 x 279 x 19
HH	4	ladder steps	11 x 1½ x ¾	279 x 38 x 19



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TO: Planning Commission

FROM: Tony Wippler, Planning Manager

SUBJECT: Ordinance Amendment to Section 10-5-14 (Downtown Business) B-2 Zoning District as it Relates to Lot Area and Lot Width Requirements

DATE: April 11, 2017

INTRODUCTION

Attached, for the Commission's consideration is an ordinance amending Section 10-5-14 of the City Code as it relates to minimum lot width and lot area in the B-2 (Downtown Business) zoning district.

DISCUSSION

Section 10-5-14(B) of the city code outlines the bulk standard requirements (i.e., lot area, lot width, setback, etc.) for the city's downtown business zoning district. Currently, the minimum standards for lot area and width within the B-2 zone are 5,000 square feet and 50 feet, respectively. It is staff's belief that it be more appropriate to not have minimum standards for lot width and area in this zoning district.

As the Commission is aware, downtown's are typically very unique in how they have been set up and tend to be one of the oldest areas of the community. With that being said, downtown's typically have lots that vary widely in lot area and width. Farmington's downtown has a number of lots that currently do not meet the minimum standards for lot area and width. Any development or expansion on these "substandard" lots would require approval of a variance from the commission. One way to eliminate the need for variances in these instances is not to have minimum standards for lot area and width.

The practice of having no minimum standards for lot area and width in a central or downtown business district is not uncommon. Many communities institute this practice into their zoning codes largely due to the uniqueness that downtown's present. Nearby examples include the cities of Lakeville and Rosemount.

The Commission had discussed this proposed amendment at length at its meetings in January and March and were in agreement to move forward with a public hearing.

ACTION REQUESTED

Recommend approval of the attached ordinance amending Section 10-5-14 of the City Code as it relates to the minimum lot area and lot width within the B-2 zoning district and forward that recommendation on to the City Council.

ATTACHMENTS:

Type	Description
□ Ordinance	B-2 Ordinance Amendment

CITY OF FARMINGTON
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 10-5-14 (DOWNTOWN BUSINESS)
B-2 ZONING DISTRICT OF THE CITY CODE TO REMOVE THE LOT
AREA AND WIDTH REQUIREMENTS**

THE CITY COUNCIL OF THE CITY OF FARMINGTON ORDAINS:

SECTION 1. Section 10-5-14 of the Farmington City Code, is hereby amended by removing the ~~struckthrough~~ language and adding the underlined language as follows:

10-5-14: B-2 DOWNTOWN BUSINESS DISTRICT:

(A) Purpose: The B-2 downtown business district identifies a variety of general commercial and higher density residential uses for the downtown area in order to expand and strengthen the downtown as the primary commercial district for the city, create a pedestrian friendly downtown, and promote the city as a cultural center. Objectives of this district are to preserve historical buildings, require high design standards, and provide a diverse mix of community oriented commercial and cultural activities that are pedestrian oriented and accessible to area residents.

(B) Bulk And Density Standards:

1. Minimum Standards:

Lot area	5,000 square feet <u>None</u>
Lot width	50 feet <u>None</u>
Front yard setback	0 feet
Side yard setback	0 feet
Rear yard setback	0 feet
Height (maximum)	45 feet
Maximum lot coverage of all structures	100 percent

All standards are minimum requirements unless noted.

(C) Uses:

1. Permitted:

Animal clinics.

Breweries.

Clinics.

Clubs.

Coffee shops.

Commercial recreational uses.

Commercial services.

Distilleries.

Microdistilleries.

Neighborhood services.

Nonprofit recreational, cultural and entertainment uses.

Offices.

Personal and professional services.

Personal health and beauty services.

Public buildings.

Recreation equipment sales/service/repair.

Restaurants, class I, traditional.

Retail facilities.

Sexually oriented businesses - accessory.

Small breweries.

2. Conditional:

Auto repair, major.

Auto repair, minor.

Bed and breakfast.

Brewpubs.

Child daycare center, commercial.

Churches.

Cocktail rooms as accessory to a microdistillery.

Convenience store, with gas.

Dental laboratories.

Funeral homes.

Grocery stores.

Hotels.

Mixed use building.

Motels.

Multiple-family dwellings.

Outdoor sales.

Public and parochial schools.

Public utility buildings.

Restaurants, class II, fast food, convenience.

Restaurants, class III, with liquor service.

Restaurants, class IV, nonintoxicating.

Solar energy systems.

Taprooms as accessory to a brewery or small brewery.

Theaters.

3. Accessory:

Parking lots. (Ord. 015-706, 10-19-2015)

SECTION 2. Effective Date. This ordinance shall be effective upon its passage and publication according to law.

ADOPTED this ____ day of _____, 2017, by the City Council of the City of Farmington.

CITY OF FARMINGTON

By: _____
Todd Larson, Mayor

ATTEST:

By: _____
David McKnight, City Administrator

SEAL

Approved as to form the ____ day of _____, 2017.

By: _____
City Attorney

Published in the Farmington Independent the ____ day of _____, 2017.



City of Farmington

430 Third Street
Farmington, Minnesota
651.280.6800 - Fax 651.280.6899
www.ci.farmington.mn.us

TO: Planning Commission
FROM: Tony Wippler, Planning Manager
SUBJECT: Ordinance Amendment to Section 10-5-15 (Heavy Business) B-3 Zoning District to Conditionally Allow Warehousing Facilities
DATE: April 11, 2017

INTRODUCTION

Attached, for the Commission's consideration is an ordinance amending Section 10-5-15 of the City Code to conditionally allow warehousing facilities in the B-3 (Heavy Business) zoning district.

DISCUSSION

Staff is proposing to amend the B-3 zoning district to conditionally allow warehousing facilities. A warehousing facility as defined in City Code is "a building and/or facility used primarily for the extended storage of goods and materials".

Warehousing facilities are currently allowed in the IP (Industrial park), I-1 (Industrial) and the Business/Commercial Flex zones. It is allowed as a permitted use in all three zones.

As the Commission is aware the B-3 zone is the city's Heavy Business District which lends itself to certain commercial and industrial uses that are more intense and not generally compatible with uses identified in the city's other commercial zoning districts. Staff feels it would be appropriate to amend the B-3 zone to allow warehousing facilities as a conditional use.

ACTION REQUESTED

Recommend approval of the attached ordinance amending Section 10-5-15 of the City Code to conditionally allow warehousing facilities within the B-3 zoning district and forward that recommendation on to the City Council.

ATTACHMENTS:

Type	Description
□ Ordinance	B-3 Ordinance Amendment

CITY OF FARMINGTON
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 10-5-15 (HEAVY BUSINESS)
B-3 ZONING DISTRICT OF THE CITY CODE TO CONDITIONALLY
ALLOW WAREHOUSING FACILITIES**

THE CITY COUNCIL OF THE CITY OF FARMINGTON ORDAINS:

SECTION 1. Section 10-5-15 of the Farmington City Code, is hereby amended by adding the underlined language as follows:

10-5-15: B-3 HEAVY BUSINESS DISTRICT:

(A) Purpose: The B-3 heavy business district is a transitional district designed to provide space for certain existing commercial and industrial uses which are compatible together but are more intense and therefore incompatible with uses identified in the B-1, B-2 and B-4 districts.

(B) Bulk And Density Standards:

1. Minimum Standards:

Lot area		5,000 square feet
Lot width		50 feet
Front yard setback		0 feet
Side yard setback		6 feet
Rear yard setback		6 feet
Minimum side and rear yard abutting any residential district:		
Off street parking and access drives		10 feet
Public and semipublic buildings		35 feet
Recreational, entertainment, commercial and industrial uses		50 feet
Height (maximum)		45 feet
Maximum lot coverage of all structures		35 percent

All standards are minimum requirements unless noted.

(C) Uses:

1. Permitted:

Animal clinics.

Auto repair, minor.

Auto sales.

Breweries.

Commercial services.

Convenience store without gas.

Data centers.

Distilleries.

Light manufacturing facilities.

Mechanical sales, service and repair.

Microdistilleries.

Offices.

Public buildings.

Restaurants, class I, traditional.

Retail facilities, greater than three thousand (3,000) square feet.

Sexually oriented businesses - accessory.

Small breweries.

Supply yards.

Truck terminals.

Wholesale businesses.

2. Conditional:

Auto repair, major.

Car washes.

Cocktail rooms as accessory to a microdistillery.

Convenience store with gas.

Greenhouses and nurseries, commercial.

Group daycare center, commercial.

Home and trailer sales/display.

Impound lot.

Manufacturing facilities.

Mini-storage units.

Outdoor sales.

Petroleum bulk storage.

Public utility buildings.

Recreational vehicle storage facilities.

Solar energy systems.

Taprooms as accessory to a brewery or small brewery.

Warehousing facilities.

3. Accessory:

Parking lots. (Ord. 016-721, 12-19-2016)

SECTION 2. Effective Date. This ordinance shall be effective upon its passage and publication according to law.

ADOPTED this ____ day of _____, 2017, by the City Council of the City of Farmington.

CITY OF FARMINGTON

By: _____
Todd Larson, Mayor

ATTEST:

By: _____
David McKnight, City Administrator

SEAL

Approved as to form the ____ day of _____, 2017.

By: _____
City Attorney

Published in the Farmington Independent the ____ day of _____, 2017.



City of Farmington

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Farmington, Minnesota
651.280.6800 - Fax 651.280.6899
www.ci.farmington.mn.us

TO: Planning Commission
FROM: Tony Wippler, Planning Commission
SUBJECT: Home Occupation Ordinance
DATE: April 11, 2017

INTRODUCTION

Staff would like to discuss the city's home occupation ordinance with the Commission. Section 10-6-2 of the City Code is attached for your reference.

DISCUSSION

Staff was recently contacted by a property owner who currently runs an approved home based business within the community. The individual was inquiring about the possibility of expanding their business to include up to two (2) additional employees. The employees would not live at the premises. As the Commission is aware, home occupations are allowed in residential homes by approval of a conditional use permit. Any change in the home occupation from what was originally approved would require an amendment be granted by the Planning Commission. In addition, the current code provision which is attached is very specific in that the home occupation must be conducted solely and entirely by persons who reside full time in the home.

Staff would like to discuss the home occupation code with the commission and determine what level of desire there may be to amend the code to address things such as additional employees, listing permitted and prohibited home based business, etc.

Staff does believe the existing home occupation ordinance should be reviewed as it is far too general and that it leaves staff in a position of having to make judgement calls on what truly needs to be reviewed and regulated under a home occupation ordinance.

ACTION REQUESTED

Staff would like to discuss the city's home occupation ordinance with the Commission.

ATTACHMENTS:

Type	Description
□ Backup Material	Section 10-6-2 Home Occupations

10-6-2: HOME OCCUPATIONS:

A home occupation is permitted as an accessory use if it complies with the requirements of this section following all procedures outlined for approval of a conditional use.

- (A) The home occupation shall be conducted solely and entirely by persons who reside full time in the home.
- (B) The home occupation shall be conducted wholly within the principal or accessory structures.
- (C) No structural alterations or enlargements shall be made for the sole purpose of conducting a home occupation.
- (D) Only one home occupation shall be permitted for each principal structure.
- (E) Exterior displays or signs other than a two (2) sided, two (2) square foot, nonilluminated sign and exterior storage of materials and exterior indication of the home occupation or variation from the residential character of the principal structure shall not be permitted.
- (F) The activity does not involve the manufacture, assembly or distribution of goods and the activity does not deal with the general retail public. (Ord. 002-469, 2-19-2002)