

# Proposed Text Amendment

## Case #25-12-PLBD-00150

### SUBSECTION 4 – ZONING DISTRICTS...

**TABLE 4.3-1 PERMITTED USE SCHEDULE**

**X** = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

**P** = Use by Right

**D** = Individual Development Standards Apply - See Article 5

**S** = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

**Z** = Overlay Zoning Required

**\*\*\*** = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional		Commercial					Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	*
Household Living	Home Occupation		D	D	D	D	D	D	D	D	D	D		P	P	P						
			D	D	D	D	D	D	D	D	D	D		D	D	D						

### SUBSECTION 5 - DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

#### 5.4 HOUSEHOLD LIVING...

##### E. Home Occupations

- A. Where Required: All Residential Districts (Including AG).
- B. Maximum Area: Area set aside for Home Occupation shall occupy no more than twenty-five (25) percent of the gross floor area of the dwelling unit.
- C. Outside Storage: No outside storage or display of items associated with the Home Occupation is permitted.
- D. Operation:
  - 1) The Home Occupation must be conducted entirely within a dwelling unit. It must be a use which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the residence. Home Occupations are not permitted in a detached garage or other accessory structure, except for accessory dwelling units.
  - 2) Prohibited home occupations: Use or storage of any explosive or hazardous material in conjunction with any home occupation is prohibited.
  - 3) No display, stock-in-trade, nor commodity sold not made on the premises shall be permitted.
  - 4) Only one (1) person may be employed who is not an occupant of the residence.
  - 5) Activities shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the district in which it is located.
  - 6) Instruction in music, dancing, art or similar subjects shall be limited to no more than five (5) students at one time.

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**E. Commercial Vehicles:**

- 1) One commercial vehicle up to 30 feet in length may be kept on-site in conjunction with the home occupation.
- 2) A second commercial vehicle up to 30 feet in length may be kept on-site when located behind the front building line of the principal structure and within a covered attached or detached structure that is fully screened from adjacent residential uses.
- 3) When there are two vehicles kept on-site, only one of the two vehicles can be a truck that exceeds 20 feet in length, a bus or other non-automobile vehicle.

**Commentary: Permitted home occupations include but are not limited to offices, telephone sales, barber/beauty services, architects, accountants, and handcrafting.**