

## Existing Code and Policies regarding home based business.

### *The current county code and regulations for home occupations are summarized below:*

- It is an accessory use to a residence.
- Not more than six (6) persons, other than members of a family residing on the premises, shall be regularly engaged in work at the site of the home occupation;
- The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 50% of the floor area of the dwelling including accessory buildings shall be used in the conduct of the home occupation;
- There shall be no change in the outside appearance of the building or premises, nor other visible evidence of the conduct of the home occupation, except for one (1) non-illuminated name plate sign not more than nine square feet in area;
- Parking for employees and for customers shall be provided off the street;
- No equipment or process shall be used in the home occupation which significantly interferes with the existing use of property in the adjacent area.
- A site plan is required as part of the home occupation submittal process.
- It is an administrative decision for approval of a home occupation.
- A home occupation must have a County business license.

### *What are some of the problems with the existing code?*

1. Non-impacting home businesses require costly license and inspection.
  - a. Costs for a home occupation total \$435 which includes application fees, review and inspection fees, fire review and inspection fees and business license fees.
  - b. Home occupations require inspections which take time.
2. Home occupations require an inspection which costs money and time.
3. The current home occupation is a single definition. This definition may be too much of an impact for some areas and too restrictive for other areas.
4. Enforcement of restrictions and regulations after the home occupation has been approved may be difficult.

### *What do the SGMP policies state about home based businesses?*

#### Key Issues:

- Provision of employment-generating land uses and residential uses in mixed use development should be balanced to maintain a mix of jobs and housing to provide for the needs of both employees and employers.
- Support and encourage local and small businesses that create employment opportunities in the County; including but not limited to technology, construction, healthcare, ecotourism, retail, office, media and film, consulting, finance, arts, manufacturing, green industry, aviation and industrial uses. Other diverse economic based industries should also be supported.
- Support existing and future development opportunities, including youth and young adults to obtain training to support professional career development are important, along with programs to retain young professionals.

#### Policies and Strategies:

- Policy 8.3: Coordinate land use and zoning and incentivize a broad mix housing types to address workforce housing.
- Policy 8.5: Small business development, enterprises, and compatible home based businesses should be supported.
- Strategy 8.5.1: Support incentives to encourage local businesses to retrofit buildings to achieve code compliance.
- Policy 10.2: Arts, Culture and Tourism should be supported as a critical component of the County's economy, through local arts, art-related business and cultural events.

## CDPs for Home Based Business: Options and Discussion

### ***Should there be multiple levels for home based businesses?***

For example, one level “no impact” could have an easier procedure (possibly no inspection, less cost, expedited). Suggestions for “no impact” may include:

- No traffic
- No noise
- No visual impact

Another example would be a slightly higher intensity for the next level which could be called a home business (home businesses are allowed in some community plans such as Agua Fria, El Valle de Arroyo Seco, San Pedro, 285 Corridor.) An example of home business regulations from El Valle de Arroyo Seco Community Plan are summarized below:

- Location-adjacent to Highway
- Density-at least 1.5 acres
- Activities-retail establishments, bed and breakfasts, professional services, small scale automotive (up to 2 bays), small scale restaurants, small scale daycare facilities, small animal breeding and boarding facilities, small manufacturing.
- Size- up to 2,000 square feet for the home business.
  - Outdoor storage facilities up to 1000 square feet for the home business.
- Home business signs.
- Home business submittal requirements, noticing, and application approval process.

### ***Should home based businesses be based on zoning or density or location?***

Should Low density areas allow greater flexibility? For example, should a welding shop be allowed on 160 acres if it does not impact the neighbors in comparison to higher density areas where it will impact the neighbors?

Should different regions of the County have different regulations for home businesses based on location, density, or zoning?

### ***What type of process should be used for a “no-impact” home occupation?***

For a “no impact” home occupation, if an applicant notices the home business in accordance with the regulations, is there a simplified process that protects the surrounding community and provides for an expedited approval process?

### ***What type of process should be used for a home business?***

Home businesses would have a greater impact than a home occupation, therefore, should more criteria be considered? For example:

- Limiting visual, noise, pollution impact on neighbors
- Fences for unsightly operations
- Noise buffering for operation
- Restrictions on noxious fumes
- Use of hazardous materials
- Size of operation
- Number of employees
- Number of trips or visits per day

***After approval has been granted and a home business is in existence, what can be done to ensure enforcement of regulations?***