

CITY OF BRIER HOME OCCUPATION CRITERIA

BMC 17.12.040 states that all home occupations shall be permitted in single family residential zoning districts provided they meet certain criteria. **Please explain how your proposed home occupation meets each of the follow criteria. Provide your responses on a separate piece of paper referencing the criteria (1,2,3, Etc.).** Giving complete information is in your best interest. If a question does not apply mark as "N/A".

Criteria 1. The floor area devoted to a home occupation shall not exceed twenty-five percent of the living area of the dwelling unit or one thousand two hundred fifty square feet, whichever is less. The "living area" shall not include entry areas, hallways, attached or detached garages and workshops and laundry rooms. For a daycare and adult care operation, the "floor area" for the home occupation shall include only the floor area used for performing the paperwork for the operation.

Criteria 2. The home occupation shall be clearly incidental and secondary to the use of the property for residential purposes.

Criteria 3. The home occupation must be carried on by resident(s) of the dwelling unit with not more than three nonresident persons being employed on a full-time basis or the equivalent of full-time hours. "Resident" shall mean a person who actually resides within the dwelling unit on a full-time basis and intends to remain permanently at the dwelling unit. Persons engaged in building trades or similar fields using the dwelling unit as an office for business activities carried out off the premises may have more employees if such employees do not work on the premises.

Criteria 4. There shall not be conducted on the premises the business of selling stocks of merchandise, supplies or products, except that retail sales may be made in conjunction with other permitted home occupations. For example, a hair stylist would be allowed to sell combs, shampoo and other miscellaneous items to clients. However, a dressmaker, for example, would be required to do custom work for specific clients and would not be allowed to develop stocks of dresses on-site for sale to the general public.

Criteria 5. There shall be no exterior evidence of the home occupation, and the structure in which the home occupation is located shall be residential in character. Structural modifications or additions shall require planning commission and city council approval.

Criteria 6. The home occupation and activities associated with such home occupation shall be visually buffered from adjacent land uses. Fencing and/or landscaping may be required by the director or city council, as applicable, to mitigate the impacts of the home occupation on adjacent land uses.

Criteria 7. There shall be no externally visible storage of business materials, except nursery plants.

Criteria 8. Electrical or mechanical equipment or processes that create visible or audible interference in radio or television receivers or fluctuations in line voltage outside the dwelling unit or outside a

detached garage or workshop that contains the home occupation, or which create a hazard or nuisance such as noise, vibration, dust, heat, odors, glare, fumes or fire hazards, shall be prohibited.

Criteria 9. The home occupation shall not generate significantly greater traffic volume than would normally be associated with residential use and shall not create a nuisance to the neighborhood. Deliveries from commercial suppliers to the property shall not exceed an average of two trips per week over a one-month period.

Criteria 10. Off-street parking shall be provided for employees and clients.

Criteria 11. No internal or external alterations involving a change in the fire rating of the structure shall be permitted.

Criteria 12. The hours of operation for any home occupation shall be within the following time periods: 7 a.m. to 8 p.m. Mondays through Fridays and 9 a.m. to 6 p.m. Saturdays. Daycare operations may commence as early as 6 a.m.; however, no outdoor play shall be permitted before 7 a.m. Adult education classes shall be required to terminate by 9:30 p.m. Home occupations that are not detectable (for example, that involve writing only) are exempt from the foregoing hour limitations.

Criteria 13. Adult education classes shall be held no more frequently than fifteen times per month in order to be considered a home occupation. Classes that meet more frequently than three times in any seven-day period shall be subject to conditional use permit requirements as described in Section 17.36.050 of this code.

Criteria 14. The home occupation shall not result in significant adverse impacts on the environment.

Criteria 15. One sign shall be allowed, which shall not to exceed six square feet, shall not be illuminated, shall be constructed of wood with routed lettering that is compatible with the city's semi-rural character, and shall comply with the sign ordinance of the city. A sketch of the proposed sign shall accompany the home occupation business license application.

Criteria 16. All home occupations shall be subject to inspection, upon reasonable request, of the city planner or designee.

Criteria 17. The home occupation shall comply with all the requirements of the city's nuisance and noise ordinances.

Criteria 18. If two or more home occupations shall operate on one property, the combined home occupations shall comply with the foregoing performance standards.