

DER2015-00009

**Proposed Amendments to Section IV-E.7. of the Unified Zoning Code
Minimum Lot Size and Separation Requirements for Rural Home Occupations**

- 7. Qualifying conditions for rural Home Occupations.** In addition to the Home Occupations allowed by Sec. IV-E.5, rural Home Occupations (as specified in Sec. IV- E.8) are allowed by right on Sites in the RR and SF-20 zoning Districts under the following conditions:
- a.** Each Lot or tract shall be located upon a public road and shall contain a minimum of two acres.
 - b.** A rural Home Occupation must be located at least 75 feet from residences located off-site from the zoning lot or property containing the rural Home Occupation unless the off-site residence operates a rural home occupation.
 - c.** The rural Home Occupation may be conducted in an Accessory Structure having a Floor Area equal to the Floor Area of the principal residence or up to 3,000 square feet, whichever is greater.
 - d.** Outdoor Storage is permitted provided the size of the storage area does not exceed 10,000 square feet. The storage area shall be located behind the front of the buildings within which the Home Occupation is conducted. Outside storage shall not be located within any required Building Setback or within 50 feet of a property line, whichever is greater. Screening of the storage area by Structures, solid or semi-solid fencing and / or landscape materials from Abutting roads and Adjacent properties is required on properties of less than five acres in size or within 50 feet of a property line or public right-of-way. Fences used to accomplish Screening shall be constructed to prevent the passage of debris or light and constructed of either brick, stone, architectural tile, masonry units, wood or similar material (not including woven wire) and shall be not less than six nor more than eight feet in Height. Landscape material intended to be used for Screening purposes must be indicated on a plan drawn to scale and submitted to the Planning Director for review and approval. Landscape material must provide the desired Screening effect within the first growing season following installation and throughout the year every year thereafter. Screening requirements for rural Home Occupations may be reduced or waived by Administrative Adjustment as described in Sec. V-I.2.
 - e.** No more than the equivalent of four full time employees or persons, other than persons occupying the Dwelling Unit as their residence, shall be employed at any rural Home Occupation site. A full time employee is a person employed by, or who conducts business on behalf of, a rural Home Occupation in time increments of eight hours or more per day. A part time equivalent full time employee is defined as any person employed by, or who conducts business on behalf of, a rural Home Occupation in time increments of less than eight hours per day. Determination of an employee's status as a full time or part time equivalent on-site status shall be determined by payroll records, time cards or other business records. Employees or persons lacking a record on which to determine the employee's full time or part time equivalent shall be considered full time employees.
 - f.** Only the standards of Secs. IV-E.3.a and IV-E.3.c shall apply to rural Home Occupations.
 - g.** One onsite, free-standing (or attached to an Accessory Building), non- illuminated Sign up to 12 square feet in size located outside public right-of-way shall be permitted.
 - h.** Rural Home Occupations as specified in Sec. IV-E.8 that do not meet one or more of the conditions above, but are limited to no less than 20,000 square feet may be approved as Conditional Uses in accordance with the requirements and procedures for Conditional Uses in this Code.