

2400.2720 STANDARDS FOR MIXED COMMERCIAL-RESIDENTIAL USES.

A. Permitted home occupation uses are as follows:

(1) A home occupation may include offices, service establishments, or home crafts that are typically considered accessory to a dwelling unit. Home occupations may involve only limited retailing, by appointment only, associated with fine arts, crafts, or personal services.

(2) A home occupation must not involve the conduct of a general retail or wholesale business, a manufacturing business, a commercial food service requiring a license, or auto service or repair for any vehicles other than those registered to residents of the property or the owner of the property.

(3) A home occupation must be carried on wholly within the main building. A home occupation is not allowed in detached accessory buildings or garages.

(4) A home occupation must be conducted by residents living in the main building, and up to two additional employees.

(5) Additions to the dwelling for the primary purpose of conducting the home occupation must not exceed ten percent of the ground floor area of the dwelling.

(6) Service and teaching occupations must serve no more than one party per employee at a time and may not serve groups or classes.

(7) There may be no exterior storage of products or materials.

(8) Only one business vehicle no larger than a pickup truck or van may be parked on the property.

(9) The use must not adversely affect the residential character of the neighborhood due to noise, odor, smoke, dust, gas, heat, glare, vibration, electrical interference, traffic congestion, number of deliveries, hours of operation, or any other annoyance.

(10) A home occupation may have an identification sign no larger than two square feet in area, which shall not be located in a required yard.

B. The standards in item A for permitted home occupations apply for conditional uses of home occupations with the following exceptions:

(1) A commercial food service requiring a license may be allowed by conditional use.

(2) A home occupation may be allowed within a detached accessory building or garage by conditional use.

(3) A sign up to seven square feet in size may be allowed by conditional use.

C. Live-work unit uses are as follows:

(1) The work space component must be located on the first floor or basement of the building, with an entrance facing the primary abutting public street.

(2) The dwelling unit component must be located above or behind the work space, and maintain a separate entrance located on the front or side façade and accessible from the primary abutting public street.

(3) The office or business component of the unit may not exceed 30 percent of the total gross floor area of the unit.

(4) A total of two off-street parking spaces must be provided for a live-work unit, located to the rear of the unit, or underground, and enclosed.

(5) The size and nature of the work space must be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit requires the building to be classified as a mixed-use building.

(6) The business component of the building may include offices, small service establishments, home crafts that are typically considered accessory to a dwelling unit, or limited retailing, by appointment only, associated with fine arts, crafts, or personal services. The business component must be limited to those uses otherwise permitted in the district that do not require a separation from residentially zoned or occupied property or other protected use. It may not include a wholesale business, a manufacturing business, a commercial food service requiring a license, a limousine business, or auto service or repair for any vehicles other than those registered to residents of the property.

Statutory Authority: *MS s 15B.06*

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