

- In section 1325.02 of the city code (Accessory Uses), under Subdivision 3 (Home Occupations), I would like the council to consider moving line A.2. (“It shall be conducted entirely within the dwelling.”) to part B (Class I Accessory Home Occupations).
  - This would allow business activity outside the home (in an accessory structure or elsewhere on the property), but only as a Class II Conditional Accessory Home Occupation.
- Also in 1325.02, Subdivision 3, under part C (Class II Conditional Accessory Home Occupations), I would like the council to consider amending line 1.c (“It does not occupy more than thirty-three percent of the floor area of the dwelling”) to say “It does not occupy more than thirty-three percent of the floor area of the dwelling or accessory building.”
- In section 1325.02 of the city code (Accessory Uses), under Subdivision 3 (Home Occupations), I would like the council to consider moving line A.3. (“There is no exterior evidence of the home occupation.”) to part B (Class I Accessory Home Occupations).
- If that were to change, I would also suggest adding a line to part C.1. stating that “The home occupation and the conduct thereof shall not impair the residential character of the premises nor impair the reasonable use, enjoyment, and value of other residential property in the neighborhood.”

I believe that these changes are necessary to remove obstacles to some businesses that cannot be easily conducted within the dwelling, such as:

- Wood working
- Ceramics
- Market gardening (flower, vegetable, egg production)

## Restrictive Language

I understand that changing the code to allow business activity outside the home also has the potential to create problems and restrictive language would be needed to reduce that risk. Here are some examples from the zoning code of Bloomington:

**“Prohibited Uses.** The following home businesses are prohibited without limitation: motor vehicle or boat repair; small engine and major household appliance repair, motor vehicle or boat service; painting or repair of motor vehicles or boats, the sale, lease, or trade of firearms or ammunition, manufacturing, taxidermy shops, unlicensed massage or escort businesses.”

“Exterior storage or display of equipment or materials, tools, supplies, stock-in-trade, products or by-products used or produced in conjunction with the home business is prohibited.”

“All business activity associated with the home business must be conducted entirely within the principal residential dwelling unit with no more than 25% of the total gross floor area (GFA) of the principal residential dwelling unit (excluding garage space) utilized for the home occupation. The City Council may approve home business activities in accessory structures if it finds that typical residential activities in the neighborhood are not adversely impacted or that the home business operation in an accessory structure would not alter the residential character of the neighborhood.”