

From: Elva Pedrego  
Sent: Friday, September 25, 2015 3:33 PM  
To: Celia Turner  
Subject: FW: Co8-15-02 Text Code Amendment - Home Occupations

Can you include this as additional materials to the text code amendment for the P & Z meeting next week?

Thanks,  
E  
From: LCMNA2@aol.com [mailto:LCMNA2@aol.com]  
Sent: Friday, September 25, 2015 3:10 PM  
To: Elva Pedrego  
Cc: allesfine2@aol.com; RomeroNeighbors@gmail.com  
Subject: Co8-15-02 Text Code Amendment - Home Occupations

Hello Elva,  
As ARS 11-820.B. permits the County to impose "reasonable operating requirements on a home-based business or a residential property used by a home-based business," The La Canada / Magee Neighborhood Association, Inc., advises the following to prevent further negative impact of residential property used as home-based businesses and to preserve the established ambiance of residential neighborhoods:  
Any and all items on display shall remain inside the dwelling or accessory building  
Any and all items on display shall not be visible through doors or windows of the residence or accessory building so as not to function as advertising. No signage on the drapes, etc.  
All exterior signage shall be temporary, not exceeding the mandated four feet of total area, and shall be displayed only during business hours. Previously established signs shall be grandfathered-in.  
Thank you for this opportunity to comment. I have indeed participated in all or most of the previous revisions to the Home Occ Ordinance.  
Donna Heidinger, LCMNA Liaison  
Arizona Revised State Statutes  
§11-820. Restriction on regulation; home-based businesses; exception; definitions  
A. Any ordinance authorized by this chapter shall not restrict or otherwise regulate the owner of a home-based business that holds a valid license from:  
1. Making residential property improvements to add doors, shelving or display racks for use by the home-based business.  
2. Displaying a temporary commercial sign on the residential property during business hours, if the sign is not more than twenty-four inches by twenty-four inches.  
3. Selling or offering for sale any goods.  
B. This section does not preclude a county from imposing reasonable operating requirements on a home-based business or a residential property used by a home-based business.  
C. For the purposes of this section:  
1. "Goods" means any merchandise, equipment, products, supplies or materials.  
2. "Home-based business" means any business for the limited manufacture, provision or sale of goods or services that is owned and operated by the owner or tenant of the residential property.  
3. "License" means any permit, certificate, approval, registration, charter or similar form of authorization that is required by law and that is issued by any agency,

department, board or commission of this state or of any political subdivision of this state for the purpose of operating a business in this state or to an individual who provides a service to any person and the license is required to perform that service.

Pima County Code 18.09.030 - Home occupations.

A.

General Standards. Home occupations are permitted so long as they meet the following standards:

1.

A home occupation permit is required to be obtained from the chief zoning inspector:

a.

The home occupation permit shall apply only to a full time occupant of the dwelling.

b.

If there is a change in use, a new home occupation permit shall be required.

2.

The home occupation must be conducted within a dwelling or an accessory building of not more than two hundred square feet.

3.

There shall be no public display of stock-in-trade upon the premises.

4.

Not more than one nonresident of the premises is employed.

5.

Not more than one-fourth of the floor area of one story of the main dwelling or an accessory building of not more than two hundred square feet in area shall be used for the home occupation.

6.

No equipment or material associated with the home occupation shall be stored outdoors.

7.

The residential character of the dwelling, and subject property shall not be changed by said use.

8.

Such occupation shall not cause any sustained, unpleasant, or unusual noises or vibrations, or noxious fumes or odors, or cause any traffic congestions in the immediate neighborhood.

9.

All parking used in conjunction with the home occupation shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping.

10.

No more than one vehicle shall be used in conjunction with the home occupation. This vehicle shall not exceed eighteen feet in overall length and seven feet in overall height and must be parked on the private property. If the vehicle displays any advertising or other indication of the home occupation or any product or service, it shall be stored in a carport or garage, or shielded from view from any adjoining properties and the street by landscaping, fencing or any other suitable material.

11.

Home occupations shall not provide overnight accommodations.

12.

Home occupations shall serve no more than five clients in one day and no more than two clients at any one time.

13.

The maximum sign area permitted shall not exceed two square feet. The maximum height of any ground sign shall be four feet.

14.

The following uses shall not be permitted as home occupations:

- a.  
Auto repair and service.
- b.  
Veterinarian service, kennels, and pet grooming.
- c.  
Commercial food preparation.
- d.  
Mortuary or embalming service.
- e.  
Tattoo parlor.
- f.  
Welding service.
- g.  
Any commercial use not customarily associated with home occupations as a secondary use.