

A. Definition

A home occupation is defined as "The use of a portion of a dwelling as an office, studio, or workroom for occupations which are conducted in the home and are incidental to the primary use as a home or residence; provided additionally that:

1. individuals who perform occupation related activities at the home occupation residence must also live at that residence
2. individuals who do not live at the home occupation residence must not report to that residence for occupation related activities
3. such occupation shall not require interior or exterior alterations"
4. ~~the occupation shall not use any accessory building, yard, or any space outside the main building not normally associated with residential use.~~

Accessory buildings may be used to conduct all or a portion of the home occupation, so long as the use is contained within the accessory building.

Applications meeting these criteria may (as determined by the appropriate land use authority) be classified a home occupation rather than being classified by the actual activity associated with the business, ~~with the following exceptions as outlined in this ordinance. Child daycare/preschool for more than eight (8) children shall be classified as daycare, commercial rather than a home occupation. In addition, activities involving the sale, service, leasing and/or rental of motor vehicles shall not be classified as a home occupation."~~

B. Home Occupation License Required.

No person may conduct a business within a residence, the lot upon which it sits or within any of its accessory structures except as a home occupation in compliance with this Chapter. Except as specifically provided by Nibley City Ordinance, it shall be unlawful for any person to engage in or conduct a Home Occupation without having first procured a Home Occupation license from Nibley City, sometimes hereinafter to be called a "license". The license shall be renewed each year.

C. Planning Commission Approval Required

Subject to the provisions of this ordinance, the Nibley City Planning Commission shall review and approve, deny, or approve with conditions, all applications for a home occupation, except for those uses which meet the definition of "Home Office", as defined in Title 10 of the Nibley City Code. Uses meeting that definition may be reviewed and approved by City staff.

City staff may refer to the Planning Commission applications which meet the definition of "Home Office" if, in the determination of staff, there are circumstances which require the Planning Commission's review and approval.

C.D. Purpose.

The purposes of this section are to:

1. Provide an opportunity for home occupations as an accessory use when they are compatible with the neighborhoods in which they are located. A home occupation shall not be construed to mean an employee working in his home in the service of an employer whose principal place of business is licensed at another location.

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2. Provide an opportunity for a home occupation to engage in the business of child care and other group child activities and encourage this type of home occupation to draw clients/customers from their immediate neighborhood.
3. Guide business activities which are not compatible with neighborhoods to appropriate commercial zones.
4. Safeguard peace, quiet, and domestic tranquility within all residential neighborhoods. Protect residents from the adverse effects of business uses being conducted in residential areas from noise, nuisance, traffic, fire hazards and other possible business uses that create significant impacts on a neighborhood.

~~D. Neighborhood Disruptions Not Permitted.~~

~~The home occupation shall not interfere or disrupt the peace, quiet, and domestic tranquility of the neighborhood. The home occupation shall not create or be associated with or produce odor, smoke, dust, heat, fumes, light, glare, noises or vibrations, excessive traffic, or other nuisances including interferences with radio and television reception or any other adverse effects within the neighborhood.~~

E. Renter/Owner Responsibility.

If the applicant for a home occupation license rents or leases the property wherein the home occupation is intended to be conducted, the applicant must provide a letter of acknowledgment and consent from the property owner at the time the application is submitted to the Business License Office.

F. Interior Alterations/Remodeling.

Interior alterations of the principal dwelling for the purpose of accommodating the home occupation are prohibited if such alteration eliminates the kitchen, and/or all of the dining areas, bathrooms, living areas, or all of the bedrooms.

G. Restrictions

The following restrictions shall apply to any home occupation:

1. All home occupations are required to obtain and maintain a current city business license and meet all requirements of this code.
2. All home occupations shall comply with federal, state and local laws and ordinances.
3. Home occupations shall not involve the unauthorized use of hazardous or annoying substances or processes nor shall they create any hazardous or offensive odors, noises, fumes, gases, dust, radiation, glare, electrical interference, vibrations, heat, wastes, pathogens or any other harmful substances or effects.
4. Home occupations shall be conducted entirely within the dwelling unit and may not occupy, with either goods, materials, equipment or activities, any attached garage, ~~accessory building~~ or lot area. Training activities such as swimming, tennis and horseback riding or daycare or preschool activities may be conducted outdoors; provided, that no nuisance is created.
5. No more than one vehicle used with the home occupation and complying with provisions for vehicle storage of the zone in which the home occupation is located may be stored at the residence. Said vehicle and any other equipment associated with the home occupation shall be stored in the garage or behind the front plane of the home.
6. -Home occupations shall not cause excessive demands on city services.
7. Employees of home occupations shall consist only of members of the family residing in the dwelling or other individuals whose activities are conducted away from the residence.
8. The exteriors of dwellings may not be altered from a residential character as a result of or to enhance a home occupation.

Comment [SP1]: Commissioner Bliesner had suggested inserting the word "immediate" here. Where it is limited to those living in the home, I believe that is unnecessary.

9. Home occupations involving pedestrian or vehicle traffic shall be conducted only between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M.
10. More than one home occupation may be conducted in a dwelling; provided, that these regulations are followed as though there were only one occupation in the dwelling.
- ~~11. Meetings held for the purpose of marketing, taking orders or training may be held at the residence; provided, that no violations of this chapter occur.~~
- ~~12.~~11. The City may place additional restrictions on a home occupation relating to hours of operation, parking, traffic or other matters as it deems necessary to mitigate impacts on the neighborhood and the city in general.

H. Preschool/Daycare

1. Preschools for a maximum of eight (8) students may be conducted as home occupations with approval of a conditional use permit/concept plan with the following and other conditions as determined by the Planning Commission:
 - a. Maximum two (2) sessions per day and maximum four (4) sessions per week. Sessions shall be a maximum three (3) hours in length.
 - b. Students' ages shall be three (3), four (4) or five (5) years old.
 - c. Days and hours of operation shall be provided for review.
 - d. All life safety and building codes shall be met and a building permit, if necessary, shall be obtained for remodeling.
 - e. All state licensing requirements will be met.
 - f. All other requirements of this chapter and other local, state and federal laws shall be met.
- ~~2. Child daycare/preschool for more than eight (8) children shall be classified as daycare, commercial rather than a home occupation. In addition, activities involving the sale, service, leasing and/or rental of motor vehicles shall not be classified as a home occupation."~~

Comment [SP2]: Commissioner Bliesner mentioned a conflict between this and another provision. I will need the conflict pointed out to me in reading through this, I was unable to find the specific one.

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I. Prohibited Home Occupations.

The following uses, by nature of the occupation, substantially impair the use and value of residentially zoned areas for residential purposes and are, therefore, prohibited:

1. Mortuary, crematorium, columbarium, mausoleum
2. Animal hospitals or veterinary services.
3. Clinic, dental office, medical office, chiropractic office, or hospital.
4. Junk yard, auto wrecking yard, or salvage yard.
5. Stables, kennels, pet stores, or any other commercial animal breeding business, or similar activities are prohibited. ~~Activities may be allowed within the scope of a hobby license as issued by the Animal Services Division of Sandy City.~~
6. Storage, service, repair, sales or rental of ambulance, tow truck, recreational vehicle, water craft, automobiles, ATV, or other motorized vehicles.
7. Fitness or health spa facility.
8. Boutiques, sample sale, or craft shows.
9. Auto body repair, motor vehicle repair.
10. Use of specified chemicals, pesticides and flammable/combustible materials, and including any other process or business where current, adopted Building and Fire Codes would require an Operational Permit.
- ~~11. Number of vehicular stops/or visits that would exceed 24 per dayClient visits in excess of ten (10) per day.~~

J. Application

The following items shall be submitted to the city business licensing office in applying for a home occupation business license:

1. Application forms as provided by the city and the associated fee as determined by the Planning Commission.
2. Description of the nature of the home occupation and information as requested in the application.
3. Hours of operation and the number of customer visits to be made each day.
4. Other government approvals required for conducting the home occupation.
5. Signed affidavit by the applicant that all requirements and conditions of the city will be followed.

K. Application Appeal Procedure

If the Planning Commission finds that certain conditions cannot be met, that the proposed home occupation is not appropriate or is inconsistent with the definition and purpose of this chapter or if objections are filed, the application shall be denied.

Applicants wishing to appeal the denial of a home occupation permit may appeal the decision of the Planning Commission by following the appeal provisions outlined in Title 10-3 of the Nibley City Code.

~~The decision of the Planning Commission may be appealed to the City Council within fourteen (14) days of the Planning Commission decision. Costs of notification for the Planning Commission and/or City Council meetings shall be borne by the appellant. The Planning Commission or City Council may place conditions on the approval of the home occupation business license application pertaining to the conduct of the business.~~

L. Suspension/Revocation

A home occupation may be commenced only upon completion of all plan improvements as stipulated in the accompanying approval. The home occupation will be conducted in conformance with approved plans and conditions.

Application to amend a home occupation license may be requested by following the application procedures in this chapter. A home occupation license may be suspended or revoked by the Planning Commission, after a public hearing, if requested by the property owner or if it is shown that one or more of the following conditions exist:

1. The use is conducted prior to completion of all required improvements and conditions.
2. The use is established or conducted contrary to any of the approved plans or conditions.
3. The use is conducted contrary to local, state, or federal laws.
4. The use is creating a nuisance or hazard, whether it be through the condition of the property, the conduct of the business or the behavior of the occupants of the residence where the home occupation is conducted.
5. The applicant supplied false or misleading information when applying for a home occupation license; or withheld relevant information on the application or allowed such to happen.

Prior to holding a public hearing to consider the suspension or revocation of a home occupation license, the City shall give at least fourteen (14) days prior written notice, mailed or otherwise delivered to the address listed on the application as the address where the Home Occupation is being conducted, of the alleged violation or the manner in which the property no longer complies with the requirements for the

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Home Occupation, with the opportunity to correct the problem during said time. Any substantiated, unresolved complaint, regarding the violation of standards, qualifications or application requirements or any of the above violations, which is received and verified by the City, against any Home Occupation licensed under this section, will require that any licenses be revoked and the business cease to operate.

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Any person/persons whose license has been suspend or by the Nibley City Planning Commission, and who wishes to appeal said revocation may appeal the decision of the Planning Commission by following the appeal provisions outlined in Title 10-3 of the Nibley City Code.

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