

Staff Report

Subject: Proposed Amendments to Section 3.15A Residential Business – Section D.5. - Interior Use, Accessory Structures, and Outdoor Activity
Author: Jennifer Rose – Planner I
Department: Development Services
Meeting Date: September 2, 2025

Item Description: Proposed amendments to Section D.5 (Interior Use, Accessory Structures, and Outdoor Activity) of the Residential Business Ordinance. The revisions clarify requirements for when and how outdoor business activities may occur on residential properties, ensuring such activities remain secondary to residential use and compatible with neighborhood character.

Executive Summary/Background

The proposed amendments restructure Section D.5 to:

- **Reaffirm the default rule** that all business operations must occur within an enclosed dwelling or approved accessory structure.
- **Require explicit application disclosure and public hearing** for any outdoor activity proposal.
- **Set minimum standards** for approved outdoor activities, including maximum size (200 sq. ft.), setbacks (20 ft.), full opaque screening, prohibition of power equipment except during approved hours, and ban on outdoor storage unless specifically authorized.
- **Place final discretion with the Board of Commissioners**, ensuring outdoor activity approvals are only granted where neighborhood compatibility and residential character are preserved.

Department Review: Development Services

FUNDING: N/A