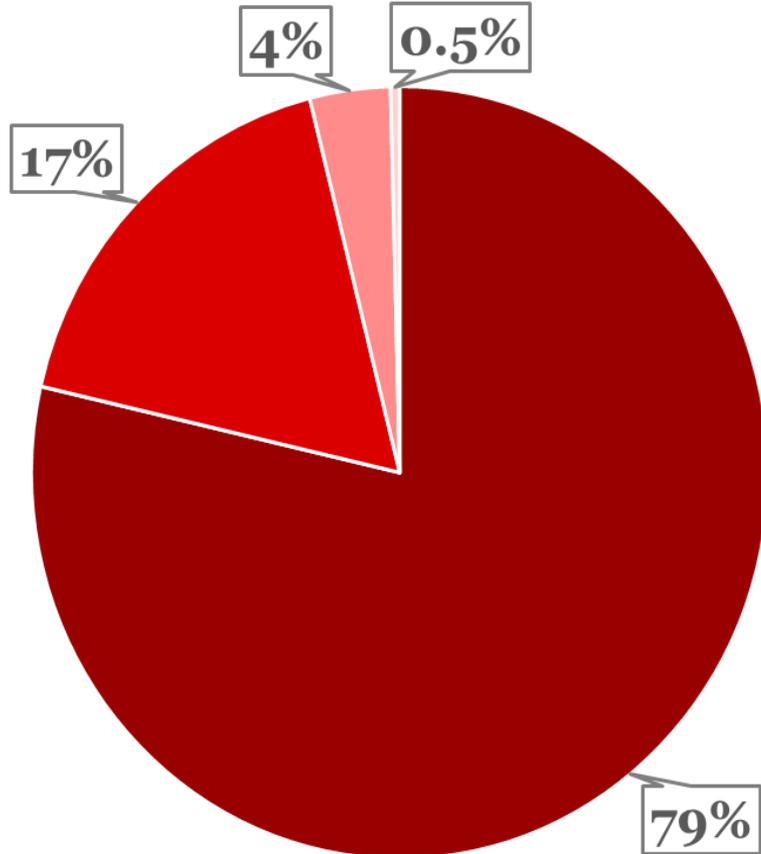




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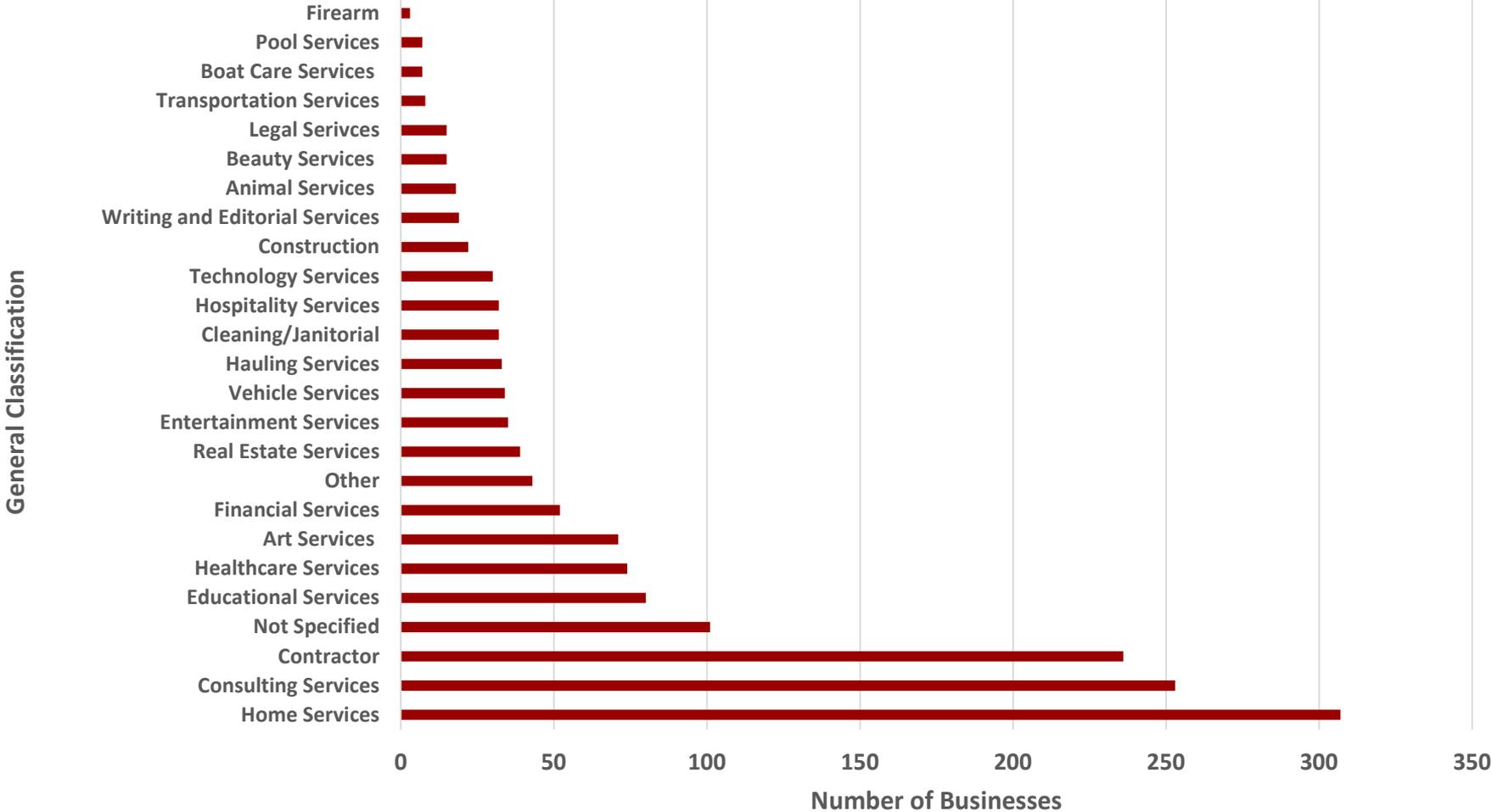
Draft Zoning Ordinance Text Amendments
Home Occupations

Home Use Classification

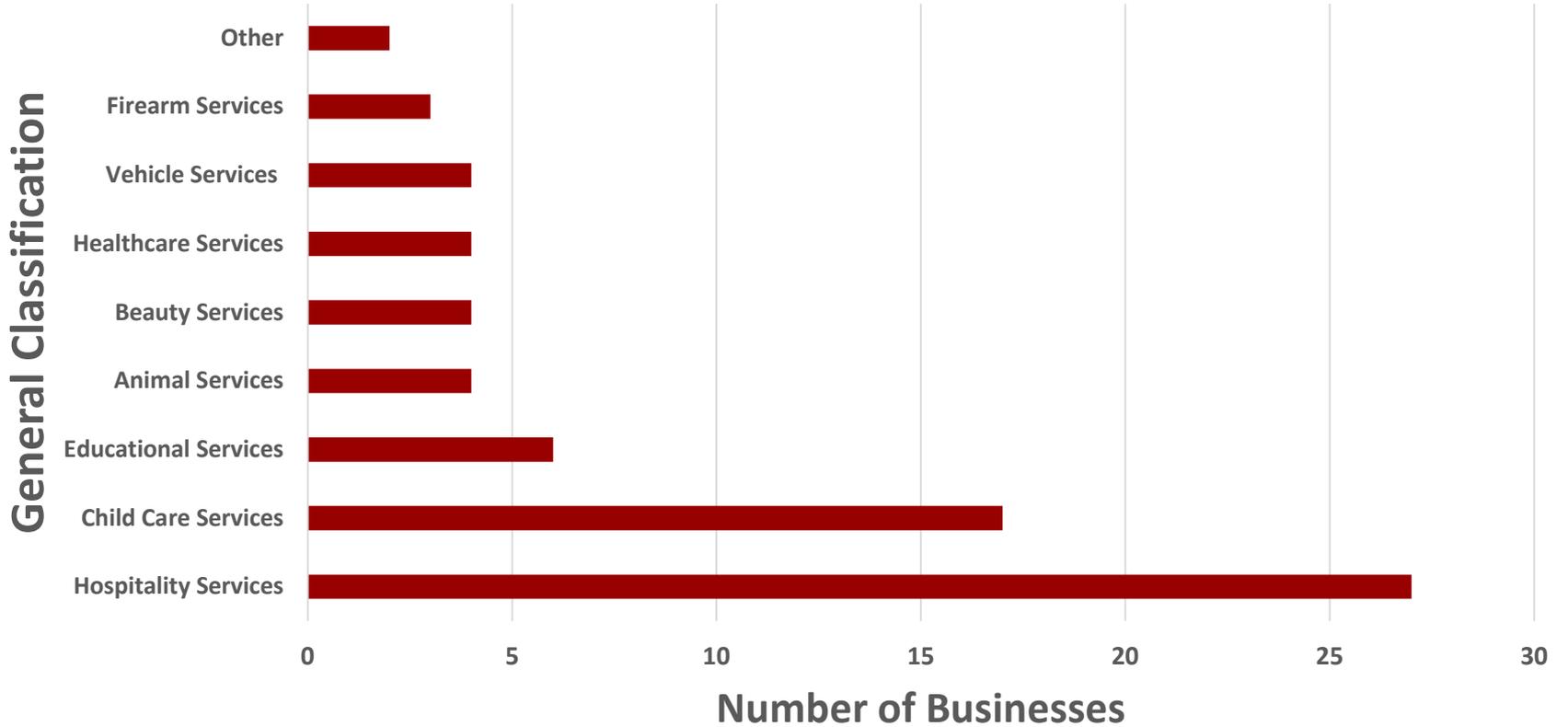


■ Base of Operations ■ Merchant ■ Clients on Site ■ Exempt

Base of Operation Types



Clients on Site



Background

- York County Chamber letter
- Board appointed citizen committee
- Home Based Business Committee
 - Worked for 6 months
 - Reviewed existing businesses
 - Proposed changes to Zoning Ordinance
- Planning Commission
 - Recommend approval 7:0 on January 13, 2021
- Board worksession on June 4, 2024

Current Ordinance

- Must reside on premises
- Limited to 25% or 400 square feet
- No sales of goods or on-site customers
- No additional traffic
- Parking 10' from property line, screening
- No heavy vehicle or equipment over 1 ton

Current Ordinance

- 24.1-282 – list of permitted
- Artists, authors, day care not more than 4, seamstress, home crafts
- Office for clergy, salespersons, accountants, architects, etc.
- Telephone answering service
- Permitted in RC, RR, R33, R20, R13
 - Photography studio
 - Tutoring, music, or voice lessons for not more than 4

Current Ordinance

- Home occupations requiring SUP
 - Generate parking demand
 - On-premise retail sales, personal service, customer contact
 - Barber and beauty shops, antique shops, bicycle rental, rental of rooms (90 days), day care for more than 4, customer contact, firearm sales
 - Small contracting businesses – RC, RR, WCI
 - Docking workboats and off-loading seafood – RR, RC
 - Non-resident employees

Current Ordinance

- Special Use Permit limits
 - Monday through Saturday – 8 am to 8 pm
 - Parking 10' from property line, screening
 - Limited to 25% or 400 square feet, unless Board allows more
- Contractors and Workboats have additional limits.

Current Prohibited

- Automobile repair and servicing
- Funeral chapels or funeral homes
- Gift shops
- Medical or dental clinics or hospitals
- Restaurants, tearooms, or other eating or drinking establishments
- Commercial stables or kennels
- Veterinary clinics

Zoning Ordinance Changes

- Most significant change to list of home occupations
- Replaced with more general allowances that concern citizens
 - Number of people on-site, which leads to increased intensity of the use and parking problems

Zoning Ordinance Changes

- Removed uses from 24.1-282
- Addressed intensity in 24.1-281
 - Allow a total of four (4)
 - Resident employees (including owner/operator),
 - Non-resident employees, AND
 - Customer/Clients.
 - Must meet parking and other requirements
 - Anything exceeding this requires a SUP

Zoning Ordinance Changes

- Off-street parking wholly on the property
- Surfaced parking spaces
- Includes required residential parking to be off-street, also with home occupation present

Zoning Ordinance Changes

- Special Use Permit required when exceeding general requirements:
 - More than four (4);
 - Greater than 400 square feet or 25%;
 - Hours before 8:00 am or after 8:00 pm;
 - Any other exceptions.

Prohibited Home Occupations

- Added new prohibited uses:
 - Convenience stores;
 - Small engine and equipment repair;
 - Tattoo parlors;
 - Gambling or gaming establishments; and
 - Vehicles that transport hazardous materials
- Removed gift shops

Diane Howell Ideas

- HBBs should be invisible
- New proposal eases requirements impacting residential neighborhoods
- Losing citizen input with “Anything Goes”
- Keep list of uses that are allowed
- Need to increase fines for violations

Chesapeake Ordinance

- Very similar to York County
- Differences
 - By-right 1 chair hair salon, Monday to Friday, 6 am to 6 pm, 1 customer
 - No accessory building can be used
 - Require SUP for tutoring
 - Prohibits many more uses

Recommendation

- Public hearing on September 17
- Direction?
 - Keep current ordinance
 - Make minor changes
 - Take forward HBB Committee recommendation
 - Form new HBB Committee
 - Other?

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Home Occupations

