



Proposed Code Amendment Title 21, *Land Development Code*

Proposal

- Amends Title 21, Land Development Code
Chapter 11, *Special Use Standards*
Chapter 5, *Home Occupations*
- Through on-going administration of the home occupation code, issues that need clarification or refinement have been identified.
- To address these issues, amendments are proposed to the home occupation standards.



Proposed Code Amendments Home Occupations

Bona Fide Resident

- **Issue:** “*Bona Fide Resident*” is not clearly defined. A person may own five homes in Sandy, spend some residency in each home and potentially operate five home occupations at the same time.
- **Proposal:** Bona fide resident is defined as a person who lives in the home at least six months out of the year, and proof of residency is required.



Proposed Code Amendments Home Occupations

Satellite Offices

- **Issue:** Satellite offices are not allowed, but clarification is needed.
- **Proposal:** The code amendment clarifies that satellite offices are not allowed if they need a home occupation business license. For example, an employer is not allowed to ask employees to manufacture goods with multiple deliveries at their residence.



Proposed Code Amendments Home Occupations

*Home Occupations
Outside of Home:
Garage or
Accessory Structure*





Proposed Code Amendments Home Occupations

Home Occupations Outside of Home in Garage or Accessory Structure

- **Issue:** Home occupations in an accessory structure or in a garage is limited to 200 s.f or 50% of the total floor space (whichever is the greater). This size limitation may be increased with an exception approved by the Planning Commission but currently, there are no criteria upon which the Commission may make that decision.



Proposed Code Amendments Home Occupations

Home Occupations Outside of Home

Proposal: Two criteria are added related to compatibility for Planning Commission approval:

1. The use does not adversely impact the residential character of the neighborhood, and
2. The total floor space used for the home occupation in a detached accessory structure does not exceed the maximum size of an accessory structure that is permitted by-right within the zone (i.e., the accessory structure does not require a conditional use permit).



Proposed Code Amendments Home Occupations

Maximum Area of a Home Occupation in a Detached Accessory Structure Allowed with Planning Commission Approval

Property Size	Maximum Floor Space
14,999 sq. ft. or smaller	750 sq. ft.
15,000 sq. ft.—19,999 sq. ft.	1,000 sq. ft.
20,000 sq. ft. or larger	1,500 sq. ft.



Proposed Code Amendments Home Occupations

Home Occupations Conducted Inside Garage

- **Issue:** Clarification needed for home occupations conducted inside a garage.
- **Proposal:** Clarification is provided to ensure the minimum parking area is maintained and clear during non-business hours.





Proposed Code Amendments Home Occupations

Prohibited Animal-related Activities

- **Issue:** Clarification is needed for commercial animal-related activities.
- **Proposal:** “*Animal Day Care*” and “*On-site Animal Training*” are specified as prohibited activities. In contrast, pet grooming services that do not include kenneling are specified as allowed, but only within the parameters of the home occupation standards.





Proposed Code Amendments Home Occupations

*Prohibited
Fitness or
Health Spa Facilities*





Proposed Code Amendments Home Occupations

Prohibited Fitness or Health Spa Facilities

- **Issue:** Currently prohibited as home occupations, regardless of the number of customers (*impact*) served at any one time.
- **Proposal:** Allow up to 2 customers at a time, because the impact is not anticipated to exceed normal activities that occur in a home in a residential neighborhood.



Proposed Code Amendments Home Occupations



***Adult Group Activities
(e.g. Social Dance Class)***

***Parent-child
(e.g. Mommy & Me)***





Proposed Code Amendments Home Occupations

Prohibited Parent-child or Adult Group Activities

- **Issue:** Customers have inquired about these activities, but there are concerns about excessive parking when adults (vs. children) participate in group activities on a regular basis.
- **Proposal:** Allow “*Parent-child or Adult Group Activities*,” but only up to 2 customers at a time.



Proposed Code Amendments Home Occupations

Adult Day Care

- **Issue:** “Elderly Day Care” is allowed as a home occupation but other adults with mental or physical disabilities who need care during the day is not provided for in the code.
- **Proposal:** The provision is expanded to “*Adult Day Care*” to allow care for individuals who have a ~~condition that is eligible for services~~ intellectual or physical disability or acquired brain injury, as defined by the Division of Services for People with Disabilities.



Planning Commission Recommendation

Recommend the City Council amend Title 21, of the Sandy Municipal Code, relating to Home Occupations based on the analysis and findings in the staff report and with a modification for *Adult Day Care*.

- No action required at this work session
- Decision scheduled for March 26th

