

**B. Deed restriction.** A deed restriction shall be filed with the County Recorder prior to issuance of a building permit, which restricts the use of the guest house/pool house for temporary accommodation only and limits the improvements to those allowed by this Zoning Code.

**C. Development and use standards.**

1. Only one guesthouse or pool house is allowed on a single parcel. Both structures may be allowed on a single parcel with Use Permit approval, in compliance with Section 27.42.050.
2. The total site coverage including a guesthouse, the main dwelling and other accessory structures, shall not exceed the maximum allowable site coverage for the applicable zoning district.
3. A guesthouse/pool house shall not exceed 840 square feet. Square footage is measured from the exterior walls at the building envelope, excluding any garage area or unenclosed covered porch areas. All floor area within the building envelope shall be identified and square footage for each area provided. For the purposes of measurement all attached and/or interior storage areas, mezzanines, lofts, attics (except those less than 7' in height accessed by a crawlspace and/or other code compliant access), and similar uses shall be counted in the total square footage.
4. The architecture of the guesthouse/pool house shall be consistent and compatible with the main dwelling.
5. A guesthouse/pool house shall not contain kitchen/and or cooking facilities. A wet bar is permitted, with a maximum sink size of 12"x12", unless otherwise approved by the Building Official and/or Planning Director.
6. The height of a guest house/pool house shall not exceed 15 feet, except where a greater height is authorized through Minor Use Permit approval.

Revised 04/18/07, ORD. 2007-214

**27.34.100 - Home Occupations**

**A. Permit requirement.** A Zoning Clearance shall be obtained in compliance with Section 27.42.020 (Zoning Clearances) to establish a home occupation. The applicant shall sign a statement certifying agreement and compliance with the operating standards identified in Subsection B., below before issuance of the Zoning Clearance.

**B. Operating standards.**

1. The home occupation shall be clearly secondary to the full-time use of the structure as a dwelling, and shall not be conducted within a garage or accessory structure. Garage areas converted to habitable space with the appropriate permits may be used.

(Revised 08/1/01, ORD. 2001-148)

2. The use shall not require any modification not customarily found in a dwelling, nor shall the home occupation activity be visible from any adjoining public rights-of-way or from neighboring parcels.
3. The use shall not display advertising signs, merchandise or stock in trade, other than a single-family residential name plate in compliance with Section 27.32.110.A (Signs Permitted in Residential Zoning Districts).
4. The use shall be confined to not more than 25 percent of the floor area of the main dwelling nor more than 400 square feet of floor area, whichever is greater. Home occupation activities and storage shall not occur out-of-doors or within a required parking area.
5. Only one vehicle with a capacity not exceeding one ton may be used by the resident directly or indirectly in connection with a home occupation.  
(Rev 8/1/01 Ord 2001-148)
6. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. The use shall not employ the storage of pesticides or explosive, flammable, or hazardous materials.
7. The use shall not create dust, electrical interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration, or other hazards or nuisances.
8. The home occupation shall be limited to eight customers and two deliveries each day.
9. The use shall not employ any persons not residing on the premises.  
(Revised 08/1/01, ORD. 2001-148)

**C. Home occupations requiring Minor Use Permit approval.** The following are activities that may not comply with the operating standards in Subsection B. above, but may be allowed with Minor Use Permit approval, in compliance with Section 27.42.050.

1. A use exceeding 400 square feet or 25 percent of the floor area of the main dwelling, whichever is greater. In no case shall the use, including storage areas and accessory structures, exceed either 1,000 square feet or 40 percent of the floor area of the main dwelling.
2. A use employing no more than one person living off-site and working at the dwelling.
3. Uses that entail food handling, processing, or packing.
4. Hand woodworking or machine work.
5. More than one home occupation in a single dwelling unit.

6. Uses generating up to two customer visits at a time or more than two deliveries each day. In no case shall customer or delivery traffic exceed more than 10 trips each day.

### **27.34.110 - Mixed-Use Development**

- A. Maximum density.** When residential dwelling units are combined with office or retail commercial uses in a single building or on the same parcel, the maximum density shall be 16 dwelling units per acre, and up to 32 units per acre in the Shiloh Road Village Vision Plan area, plus any density bonus units approved in compliance with Chapter 27.22 (Affordable Housing Requirements and Incentives). (Revised 08/3/05, ORD. 2005-192)
- B. Location of units.** Residential units shall be located only on second or higher floors. Accessible residential units (as defined by the Town's adopted Building Code) that comply with ADA requirements may be located on the ground floor. (Revised 03/03/04, ORD. 2004-178)
- C. Access and parking.** The number of parking spaces shall comply with the requirements of Chapter 27.30 (Parking, Loading, and Access). Residential parking and commercial parking may be located in the same location/facility.
- D. Loading and refuse areas.** Commercial loading areas and refuse storage facilities shall be located away from residential units and shall be completely screened from view from the residential portion of the project. Where appropriate, the Director may allow the shared use of refuse storage facilities.
- E. Lighting.** Lighting for the commercial uses shall be appropriately shielded so as not to spill over into other residential area or impact the residential units in any way.
- F. Sound mitigation.** All residential units shall be designed to be sound attenuated against present and future project noise. New projects, additions to existing projects, or new nonresidential uses in existing projects shall provide an acoustical analysis report, by an acoustical engineer, describing the acoustical design features of the structure required to satisfy the exterior and interior noise standards.
- G. Joint owners' association.** A joint owner's association shall be formed where there is more than one property owner and shared interest in maintaining common facilities related to lighting, signage, landscaping, shared parking, etc. The association shall be formed of equal voting rights according to type of use (i.e., residential, commercial, office). The association bylaws shall be subject to review by the City Attorney and approval by the Director.
- H. Design considerations.** The design of mixed-use projects shall demonstrate compatibility between the different uses. In order to properly mix residential and nonresidential uses on the same site, potential noise, odors, glare, pedestrian traffic, or other significant impacts shall be reduced to a level of insignificance. Also, the design of the mixed use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to properly mitigate any potential impacts.