

Ordinance No. ____-19

Ordinance regarding home occupations

The City of St. Louis Park does ordain:

Section 1. Chapter 36, Section 36-142(d)(14) of the St. Louis Park City Code is hereby amended to read as follows.

- (14) *Home occupation* means an occupation, profession, or activity conducted in a dwelling unit, which is clearly an incidental and subordinate use to the residential use and which does not alter the exterior of the property or affect the residential character of the neighborhood.

Section 2. Chapter 36, Sections 36-163(e)(4) and (5) of the St. Louis Park City Code are hereby amended in their entirety to read as follows.

- (4) Family day care facilities serving 14 or fewer persons with the following condition:
- a. No person is employed at the residence who does not legally reside in the home except that a licensed family day care facility may have one outside employee.
- (5) Home occupations complying with all the following conditions:
- a. The city has approved a Registration of Land Use for any home occupation established after **[July 12, 2019]**, that has customers or students coming to the site.
 - b. The home occupation and structure housing the home occupation meets all applicable fire and building codes, as well as any other City, County, State, or Federal regulations.
 - c. The home occupation is clearly incidental and subordinate to the residential use of the property and does not change the character of the property.
 - d. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.
 - e. No portion of the home occupation is conducted within any attached or detached accessory building.
 - f. Operation of the home occupation is not apparent from the public right-of-way.
 - g. Only equipment, machinery, and materials which are normally found in the home are used in the conduct of the home occupation.
 - h. All material or equipment is stored within an enclosed structure.
 - i. The home occupation does not produce nuisance noise, odors, smoke, heat, glare, vibration, or electrical interference beyond the residential lot occupied by the home occupation.
 - j. No person is employed at the residence who does not legally reside in the home.
 - k. Persons do not come to the location of the home occupation to be dispatched to other locations.
 - l. Sale of products related to the home occupation is allowed with the following conditions:

1. products are shipped to and from the premises, or
 2. products sales occur off-site at a permissible location, or
 3. customers visit the premises by appointment only, or
 4. products are sold on the premises at garage sales as regulated by this chapter.
- m. No more than one non-illuminated wall sign up to two square feet in area is used to identify the home occupation.
- n. The home occupation does not include any of the following uses: auto body/painting, motor vehicle sales, motor vehicle service and repair, small engine repair, massage, medical/dental office, animal handling, beauty shop and barbershop, firearm sales, currency exchange, payday loan agency, sexually-oriented business or high-impact sexually oriented business.

Section 3. Chapter 36, Sections 36-164(e)(4) and (5) of the St. Louis Park City Code are hereby amended in their entirety to read as follows.

- (4) Family day care facilities serving 14 or fewer persons with the following condition:
- a. No person is employed at the residence who does not legally reside in the home except that a licensed family day care facility may have one outside employee.
- (5) Home occupations complying with all the following conditions:
- a. The city has approved a Registration of Land Use for any home occupation established after **[July 12, 2019]**, that has customers or students coming to the site.
 - b. The home occupation and structure housing the home occupation meets all applicable fire and building codes, as well as any other City, County, State, or Federal regulations.
 - c. The home occupation is clearly incidental and subordinate to the residential use of the property and does not change the character of the property.
 - d. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.
 - e. No portion of the home occupation is conducted within any attached or detached accessory building.
 - f. Operation of the home occupation is not apparent from the public right-of-way.
 - g. Only equipment, machinery, and materials which are normally found in the home are used in the conduct of the home occupation.
 - h. All material or equipment is stored within an enclosed structure.
 - i. The home occupation does not produce nuisance noise, odors, smoke, heat, glare, vibration, or electrical interference beyond the residential lot occupied by the home occupation.
 - j. No person is employed at the residence who does not legally reside in the home.
 - k. Persons do not come to the location of the home occupation to be dispatched to other locations.
 - l. Sale of products related to the home occupation is allowed with the following conditions:
 1. products are shipped to and from the premises, or
 2. products sales occur off-site at a permissible location, or

3. customers visit the premises by appointment only, or
 4. products are sold on the premises at garage sales as regulated by this chapter.
- m. No more than one non-illuminated wall sign up to two square feet in area is used to identify the home occupation.
 - n. The home occupation does not include any of the following uses: auto body/painting, motor vehicle sales, motor vehicle service and repair, small engine repair, massage, medical/dental office, animal handling, beauty shop and barbershop, firearm sales, currency exchange, payday loan agency, sexually-oriented business or high-impact sexually oriented business.

Section 4. Chapter 36, Sections 36-165(e)(4) and (5) of the St. Louis Park City Code are hereby amended in their entirety to read as follows.

- (4) Family day care facilities serving 14 or fewer persons with the following conditions:
 - a. No person is employed at the residence who does not legally reside in the home except that a licensed family day care facility may have one outside employee.
- (5) Home occupations complying with all the following conditions:
 - a. The city has approved a Registration of Land Use for any home occupation established after **[July 12, 2019]**, that has customers or students coming to the site.
 - b. The home occupation and structure housing the home occupation meets all applicable fire and building codes, as well as any other City, County, State, or Federal regulations.
 - c. The home occupation is clearly incidental and subordinate to the residential use of the property and does not change the character of the property.
 - d. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.
 - e. No portion of the home occupation is conducted within any attached or detached accessory building.
 - f. Operation of the home occupation is not apparent from the public right-of-way.
 - g. Only equipment, machinery, and materials which are normally found in the home are used in the conduct of the home occupation.
 - h. All material or equipment is stored within an enclosed structure.
 - i. The home occupation does not produce nuisance noise, odors, smoke, heat, glare, vibration, or electrical interference beyond the residential lot occupied by the home occupation.
 - j. No person is employed at the residence who does not legally reside in the home.
 - k. Persons do not come to the location of the home occupation to be dispatched to other locations.
 - l. Sale of products related to the home occupation is allowed with the following conditions:
 1. products are shipped to and from the premises, or
 2. products sales occur off-site at a permissible location, or
 3. customers visit the premises by appointment only, or
 4. products are sold on the premises at garage sales as regulated by this chapter.

- m. No more than one non-illuminated wall sign up to two square feet in area is used to identify the home occupation.
- n. The home occupation does not include any of the following uses: auto body/painting, motor vehicle sales, motor vehicle service and repair, small engine repair, massage, medical/dental office, animal handling, beauty shop and barbershop, firearm sales, currency exchange, payday loan agency, sexually-oriented business or high-impact sexually oriented business.

Section 5. Chapter 36, Section 36-166(e)(4) of the St. Louis Park City Code is hereby amended in its entirety to read as follows.

- (4) Family day care facilities serving 14 or fewer persons with the following conditions:
 - a. No person is employed at the residence who does not legally reside in the home except that a licensed family day care facility may have one outside employee.

Section 6. Chapter 36, Section 36-166(e)(7) of the St. Louis Park City Code is hereby amended in its entirety to read as follows.

- (7) Home occupations complying with all the following conditions:
 - a. The city has approved a Registration of Land Use for any home occupation established after **[July 12, 2019]**, that has customers or students coming to the site.
 - b. The home occupation and structure housing the home occupation meets all applicable fire and building codes, as well as any other City, County, State, or Federal regulations.
 - c. The home occupation is clearly incidental and subordinate to the residential use of the property and does not change the character of the property.
 - d. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.
 - e. No portion of the home occupation is conducted within any attached or detached accessory building.
 - f. Operation of the home occupation is not apparent from the public right-of-way.
 - g. Only equipment, machinery, and materials which are normally found in the home are used in the conduct of the home occupation.
 - h. All material or equipment is stored within an enclosed structure.
 - i. The home occupation does not produce nuisance noise, odors, smoke, heat, glare, vibration, or electrical interference beyond the residential lot occupied by the home occupation.
 - j. No person is employed at the residence who does not legally reside in the home.
 - k. Persons do not come to the location of the home occupation to be dispatched to other locations.
 - l. Sale of products related to the home occupation is allowed with the following conditions:
 - 1. products are shipped to and from the premises, or
 - 2. products sales occur off-site at a permissible location, or

3. customers visit the premises by appointment only, or
4. products are sold on the premises at garage sales as regulated by this chapter.
- m. No more than one non-illuminated wall sign up to two square feet in area is used to identify the home occupation.
- n. The home occupation does not include any of the following uses: auto body/painting, motor vehicle sales, motor vehicle service and repair, small engine repair, massage, medical/dental office, animal handling, beauty shop and barbershop, firearm sales, currency exchange, payday loan agency, sexually-oriented business or high-impact sexually oriented business.

Section 7. Chapter 36, Section 36-167(e)(4) of the St. Louis Park City Code is hereby amended in its entirety to read as follows.

- (4) Family day care facilities serving 14 or fewer persons with the following conditions:
 - a. No person is employed at the residence who does not legally reside in the home except that a licensed family day care facility may have one outside employee.

Section 8. Chapter 36, Section 36-167(e)(6) of the St. Louis Park City Code is hereby amended in its entirety to read as follows.

- (6) Home occupations complying with all the following conditions:
 - a. The city has approved a Registration of Land Use for any home occupation established after **[July 12, 2019]**, that has customers or students coming to the site.
 - b. The home occupation and structure housing the home occupation meets all applicable fire and building codes, as well as any other City, County, State, or Federal regulations.
 - c. The home occupation is clearly incidental and subordinate to the residential use of the property and does not change the character of the property.
 - d. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.
 - e. No portion of the home occupation is conducted within any attached or detached accessory building.
 - f. Operation of the home occupation is not apparent from the public right-of-way.
 - g. Only equipment, machinery, and materials which are normally found in the home are used in the conduct of the home occupation.
 - h. All material or equipment is stored within an enclosed structure.
 - i. The home occupation does not produce nuisance noise, odors, smoke, heat, glare, vibration, or electrical interference beyond the residential lot occupied by the home occupation.
 - j. No person is employed at the residence who does not legally reside in the home.
 - k. Persons do not come to the location of the home occupation to be dispatched to other locations.
 - l. Sale of products related to the home occupation is allowed with the following conditions:

1. products are shipped to and from the premises, or
 2. products sales occur off-site at a permissible location, or
 3. customers visit the premises by appointment only, or
 4. products are sold on the premises at garage sales as regulated by this chapter.
- m. No more than one non-illuminated wall sign up to two square feet in area is used to identify the home occupation.
- n. The home occupation does not include any of the following uses: auto body/painting, motor vehicle sales, motor vehicle service and repair, small engine repair, massage, medical/dental office, animal handling, beauty shop and barbershop, firearm sales, currency exchange, payday loan agency, sexually-oriented business or high-impact sexually oriented business.

Section 7. This ordinance shall take effect fifteen days after its publication.

First Reading	May 20, 2019
Second Reading	June 17, 2019
Date of Publication	June 27, 2019
Date Ordinance takes effect	July 12, 2019

Reviewed for administration:

Adopted by the City Council *June 17, 2019*

Thomas K. Harmening, City Manager

Jake Spano, Mayor

Attest:

Approved as to form and execution:

Melissa Kennedy, City Clerk

Soren Mattick, City Attorney