

# ***Proposed Activity Standards Outline***

## **10.27,N Home-based Businesses**

The Commission intends to change its activity standards regarding home occupations. The changes would include the following:

1. Change the term “home occupation,” to “home-based business”
2. Allow expansion of the gross floor area for major home-based businesses, beyond the current limit of 1,500 hundred square feet, up to 2,500 square feet with a permit by special exception. Expansion would be possible provided the following criteria could be met:
  - a. Expansion would not change the character of the area (e.g., warehouse building or noisy commercial operation in a neighborhood);
  - b. The use would not generate traffic more intensive than current patterns in the area; and
  - c. Nuisance impacts could be adequately buffered from nearby existing uses.
3. **Farm Stands** would be allowed as home-based businesses, or as a component of a home-based business. Farm stands would be permissible so long as:
  - a. Set back a safe distance from a public road,
  - b. Primarily sell agricultural produce or products, and do not exceed 200 square feet in size
4. If a farm stand grows beyond what would be considered a home occupation, or if it were the primary use on a parcel, the facility would have to rezone to a development subdistrict.

## **10.27,S Resource-based Commercial Development Standards**

Topics that will be addressed in Section 10.27,S include standards for the following uses:

1. **Natural resource processing without structural development. (Temporary or mobile)**
  - a. *Resource dependency:*
    - i. Facility must be located near raw materials used for processing activities.
  - b. *Scale:*
    - i. Facility must be temporary or mobile.
    - ii. Site must be three acres or less.
  - c. *Compatibility:*
    - i. Facilities must be located at least ½ mile from compact patterns of residential development (defined as four or more dwellings within a 500-foot radius).
    - ii. Facilities must be located at least ½ mile from Management Class 1, 2, or 6 lakes, and at least ¼ mile from all other waterbodies.
    - iii. Uses that generate noise, odors, or that require exterior storage must be adequately buffered from public roads and other uses nearby.

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- d. *Traffic:*
  - i. Traffic generated by a facility must be consistent with the existing pattern when considering the type of traffic (e.g., trucks or passenger vehicles), and hours of operation.
  - ii. Heavy loads must be accommodated by infrastructure that exists on the network of roads used to transport goods.
- e. *Decommissioning:*
  - i. Upon completion of processing activities, the site shall be restored to pre-development conditions to the extent practicable.

### **2. Natural resource processing with structural development. (Permanent)**

- a. *Resource dependency:*
  - i. Facilities must be located near raw materials used for processing activities.
  - ii. If a facility is located on a farm, 50% of raw materials must come from same farm or immediate area.
- b. *Scale:*
  - i. Permanent structures associated with processing activities would be limited to a footprint of 4,000 square feet of gross floor area.
  - ii. On-farm poultry processing would be limited to 20,000 or fewer birds per year.
- c. *Compatibility:*
  - i. Facilities must be located at least ½ mile from compact patterns of residential development (defined as four or more dwellings within a 500-foot radius).
  - ii. Facilities must be located at least ½ mile from Management Class 1, 2, or 6 lakes; and at least ¼ mile from all other waterbodies and major flowing waters.
  - iii. Facilities that generate noise, odors, or that require exterior storage must be adequately buffered from public roads and other uses or resources.
- d. *Traffic:*
  - i. Traffic must be consistent with the existing pattern in the area when considering the type of traffic (e.g., trucks or passenger vehicles), and hours of operation.
  - ii. Heavy loads must be accommodated by existing infrastructure on the network of roads used to transport goods.
- e. *Decommissioning:*
  - i. Upon completion of processing activities, the site shall be restored to pre-development conditions to the extent practicable.

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### **3. Recreation supply facilities with or without structures (Temporary, mobile, or permanent)**

- a. Resource dependency:*
  - i.* Facilities must supply equipment, pre-prepared food, or other supplies, primarily for use by people pursuing recreational activities on nearby resources such as trails or waterbodies.
- b. Proximity to resource:*
  - i.* Facilities must be located within ¼ mile of access points to permanent trails, or access points on waterbodies or major flowing waters.
  - ii.* Facilities would not be allowed on Management Class 1, 2, or 6 lakes.
- c. Scale:*
  - i.* Lot size, and road frontages must be adequate for commercial uses, and must conform with existing dimensional requirements described in Section 10.26.
  - ii.* Temporary or mobile facilities must not include permanent structures.
  - iii.* Permanent facilities may have structures with a footprint of up to 2,500 square feet of gross floor area.
- d. Compatibility:*
  - i.* Facilities must be secondary to the primary purpose of public access to the recreational resource it is located near, and the development and associated activities should not interfere with the ability of recreational users to access the resource.
  - ii.* Facilities must meet existing lighting and noise standards, described in Chapter 10, Section 10.25,F.
- e. Sanitation:*
  - i.* Development sites for temporary or mobile businesses should have enough area to provide adequate, temporary sanitation facilities for customers and employees.
- f. Parking & Traffic*
  - i.* Parking available for customers and employees must be sufficient for the proposed use, and may not effectively remove parking for existing trailheads or water access points.
  - ii.* Plans to accommodate vehicular traffic must meet existing Vehicular Circulation, Access and Parking standards described in Chapter 10, Section 10.25, D.
  - iii.* Parking areas must meet all dimensional requirements described in Chapter 10, Section 10.26.

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### **10.25 or 10.27 Wildlife Passage Around Commercial Development**

(Section number to be determined)

The Commission intends to add a standard that would require wildlife passage around commercial development that is along a road or waterbody. Leaving a 500' wide area for wildlife to cross roads or access waterbodies will help prevent adverse impacts from additional commercial development opportunities.