

# Home-Based Music Studios

Planning Division– Development Services

September 19, 2017



## ▶ Home Based Music Studios

### ▶ Background:

- Home Occupations is defined *as an occupation commonly carried on within a dwelling by members of the family occupying the dwelling. The use of the home for an occupation shall be incidental and subordinate to the use of the home as a dwelling.*
  - Permitted with conditions in several zoning districts
  - Require SUP approval as well
- Proposed Regulation:
  - Remove SUP requirement for music studios
    - Require compliance with use-specific standards to mitigate potential nuisances

## ► Home Based Music Studios

- SUP Approvals:
  - Used to evaluate applications for development and land uses that have a unique or widely varying operating characteristic or unusual feature.
  - Intended to ensure compatibility with surrounding properties and to mitigate potential impacts.
  - Since 2007, one application has been processed to allow for a home-based music studio; however, it was withdrawn by the applicant prior to City Council action.

## Home Based Music Studios

- Current limitations on use:
  - *General* – a home occupation permitted when it's an accessory use to a residential dwelling
  - *Employees* – must be operated by the homeowner and no more than two employees that reside outside the home
  - *Patrons* – no more than 4 at a time
  - *Hours of Operation* – 8:00 am to 8:00 PM only
  - *Product Display* - No external display of products
  - *Outdoor storage and Activities* – none allowed relating to the business
  - *Signage* – no advertisement on or off the premises
  - *Product Sales* – permitted provided compliance with all other conditions in this section

## Home Based Music Studios

- Current limitations on use (con't):
  - *Prohibited Equipment and Materials* – No chemical, electrical equipment other than normally found within a dwelling unit
  - *Nuisance* – no offensive noise, vibration, smoke, electrical interference, dirt, odors or heat in excess of those found normally in residential areas. No toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials shall be used or stored on site. (was inadvertently removed on draft)
  - *Parking and Business-Related Vehicles* (Vehicles Marked or Equipped Commercially) - No on-street parking by business related vehicles. No vehicles larger than a van, panel truck or pickup truck shall be permitted to park overnight on the premises.

# Home Based Music Studios

- ▶ Summary
  - ▶ The proposed new regulations will remove the requirement for approval of an SUP for home-based music studios
  - ▶ Home based businesses will still be required to comply with use-specific standards to mitigate potential impacts which are currently being drafted for review and comment.