



ADMINISTRATIVE ORDER

INTERPRETATION OF DEVELOPMENT CODE FOR HOME OCCUPATION #301031

CODE SECTIONS: 20.40.130, 20.40.400, 20.50.410(B)

Request for Interpretation of Home Occupation rules to allow “cyber-sales” of automobiles. This request is for a Home Occupation that will list the vehicles on-line. There will be as many as three vehicles stored on-site in an existing three-car garage. Customers will shop on-line, and the vendor will arrange for all auto viewing off-site. All auto detailing and repair work is to take place off-site at existing automotive repair shops. All transactions will take place on-line and/or off-site. No sign will be located on-site. The computer work and record-keeping will take place in an office occupying one bedroom of the house, which is less than 20% of the living area of the home.

Director’s Response:

The Use Tables (20.40.130) do not allow vehicle sales in Residential zones. The assumption is that this type of business involves storage of vehicles on a lot and customer traffic on-site. Since this proposal does not involve the visible storage of vehicles, and all transactions are arranged off-site via the internet, there will not be any of the impacts to neighbors normally associated with a vehicle sales business.

The Home Occupation regulations expressly forbid automotive repair work. This proposal contains a provision that all repair work will take place off-site at existing automotive repair shops.

The Home Occupation regulations allow sales, as long as the sales are arranged for off-site delivery.

Section 20.50.410(B) of the Development Code allows up to six vehicles to be parked or stored outside of a building on a single-family lot. This project will involve the storage of up to three vehicles within an existing garage.

Based on the application materials received June 8, 2001 and June 15, 2001, this Home Occupation may be granted, with the following conditions:

1. No more than three vehicles for re-sale may be stored on-site at a time.
2. No automotive repair, painting or bodywork of the vehicles for sale may take place on-site.
3. Sales shall be limited to mail- cyber- or telephone-order sales with off-site delivery and viewing.
4. Compliance with all other provisions of the Home Occupation regulations (Development Code Section 20.40.400) is required.

original on file signed by Tim Stewart

signed 6/19/01

Director's Signature

Date