

ORDINANCE NO. 2012-01

**AN ORDINANCE OF THE CITY OF VADER, WASHINGTON,
AMENDING ORDINANCE 97-08, DEVELOPMENT
REGULATIONS/COMPREHENSIVE PLAN, SECTION 8.080, HOME
OCCUPATIONS-CRITERIA.**

**NOW, THEREFORE, BE IT ORDAINED BY THE VADER CITY
COUNCIL, AS FOLLOWS:**

Section 1. The City of Vader Development Regulations is hereby amended as follows:

Section 2. Ordinance 97-08, Section 8.080 is repealed and replaced by Ordinance 2012-01, Section 8.080, providing for additional conditions to be applied by Council to any Home Occupation permitted in the City of Vader or in the Urban Growth Area of the City of Vader.

SECTION 8.080

A. In order to grant any permit for a Home Occupation use, the Council must find that the establishment, maintenance or operation of the Home Occupation use applied for will not, under the circumstances of the particular case, be significantly detrimental to the health, safety or general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to the property or improvements in the neighborhood or to the general welfare of the City.

B. In permitting a Home Occupation use, the Council may impose, in addition to the regulations and standards herein, other conditions found necessary to protect the best interests of the surrounding properties, neighborhood or the City. These conditions may include, but are not limited to, requirements increasing the required lot size or yard dimensions, increasing street widths, upgrading existing streets, controlling the location and the number of vehicle access points to the property, increasing the number of off-street parking or loading spaces required, limiting the number of signs, limiting the coverage or height of buildings because of obstruction to views and reduction of light and air to adjacent properties, limiting or prohibiting openings in sides of buildings or structures, establishing screening and/or landscaping standards to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area, and requirements under which any future enlargements or alterations of the use shall be reviewed by the city and new conditions imposed.

C. If a Home Occupation use is granted subject to certain conditions, such permit shall become void one year after approval, or after such greater or lesser time as may be specified as a condition of approval unless, within that time, the required building construction, alteration or enlargement has been commenced and diligently pursued, or if no such construction, alteration or enlargement is required, the permitted activity is being regularly conducted on the premises. The Council may extend the permit for a period of one year.

D. When a Home Occupation use is granted subject to conditions, and such Home Occupation use ceases for a period of six (6) consecutive months, or the property subject to the Home Occupation use is transferred or conveyed, then the property shall be limited to those uses permitted in that particular zoning district.

E. If the City is notified in writing of a violation of the permit authorizing the Home Occupation subject to conditions, then the City may notify the original applicant of the City's intent to hold a public hearing for the purpose of the City Council determining whether to revoke the permit for violations of standards or conditions imposed. The applicant shall be given full opportunity to show just cause of any violations or show City error in any violation determination.

Section 3. This Ordinance shall take effect upon legal publication, after adoption by City Council.

ADOPTED by the City Council of the City of Vader, Washington, and **APPROVED** by its Mayor at a regularly scheduled meeting thereof this 20th day of March, 2012.

SIGNED:

Mayor

ATTEST:

Clerk/Treasurer