

4. **Minimum Lot Size**

- a. **Restaurants:** 20,000 SF
- b. **Services:** N/A
- c. **Retail:** N/A

5. **Stacking Spaces**

- a. **Restaurants:** For fast food restaurants or any window designated for the pick-up of readily consumable food or beverage, a minimum of ten (10) stacking spaces entering and one stacking space exiting must be provided for each drive through window, including the vehicle being serviced. Where an order board and pickup window are involved at such an establishment, a minimum of five (5) stacking spaces should be provided before the order board.
 - b. **Services:** For banks, a minimum of five (5) stacking spaces entering and one (1) stacking space exiting must be provided for each drive through window or ATM, including the vehicle being serviced.
 - c. **Retail:** For pharmacies or any window designated for the pick-up of retail goods to be used or consumed later, a minimum of three (3) stacking spaces entering and one (1) stacking space exiting must be provided for each drive through window, including the vehicle being serviced.
6. **Size:** Stacking lanes must be a minimum of 10 feet wide and each space shown must be 20 feet long.
7. **Circulation:** Stacking lanes should be separate from internal aisles which allow traffic to circulate through the site without entering the drive through facility.
8. **Exiting Space:** Exiting stacking space must be separate from other circulation aisles and must be at least 50 feet from the curb line of the street to which they will exit.
9. **Traffic/Pedestrian Circulation:** Stacking lanes should be designed and located to minimize traffic congestion and to promote pedestrian safety using pavement markings, signs, and designated walkways.

5.1-1.D Home-Based Business

Conditions apply in the following zoning districts: RS, R, RU, RM, CN, CR, MDD, WW, MTC, MVC
Special Permit required for Major Home Occupations.

Home-based businesses are permitted accessory uses in residential dwellings, regulated according to business intensity as defined by the following three categories:

- 1. **Home Office** (No Zoning Permit Required) - The use of a dwelling as a home-based business where there is occasional business use (as part of employment typically occurring elsewhere) or a home-based business involving no non-resident employee(s) and no patron, client, or associate visits to the business, and in either case meets the following:
 - a. No business is conducted on the premises except by computer, mail, telephone or future communication technology;
 - b. No external evidence of the business is visible;
 - c. No business signs are erected; and
 - d. No pedestrian or vehicular traffic is generated by the business.



2. **Home Occupation, Minor** (Requires Administrative Site Plan) - The use of a dwelling for a home-based business involving any of the following:
 - a. Business is other than what is allowed under a Home Office;
 - b. Business has up to one (1) non-resident employee; or
 - c. Business has up to five (5) patron, client, or associate visits per day.
3. **Home Occupation, Major** (Requires Special Permit in Residential Districts and Administrative Site Plan in all districts) - The use of a dwelling for a home-based business, other than a Home Office or Home Occupation, Minor, and involving any of the following:
 - a. A maximum of two (2) non-resident employees;
 - b. More than five (5) patron, client, or associate visits per day; or
 - c. Classroom, studio or outdoor teaching activity not normally permitted in the district.
4. **Regulations/Applications:**
 - a. **Home Office:** Allowed in one- and two-unit dwellings and multi-unit dwellings if the above requirements for a Home Office are met.
 - b. **Home Occupation, Minor:** Allowed in one- and two-unit dwellings with an Administrative Site Plan approval and subject to the following conditions.
 - c. **Home Occupation, Major:** Allowed in one- and two-unit dwellings with a Special Permit in Residential Districts and an Administrative Site Plan approval in all districts and subject to the following conditions.
5. **Conditions:**
 - a. **Size:** The home-based business must not occupy more than an area equal to 25% of the gross floor area of the dwelling unit or 500 SF, whichever is less.
 - b. **Residential Character:** The home-based business must not change the exterior residential character of the dwelling in any visible manner.
 - c. **Residential Use:** The home-based business must be clearly incidental to the residential use of the dwelling.
 - d. **Employees:** A home-based business may allow the following employees.
 - Home Occupation, Minor: Up to one (1) non-resident employee
 - Home Occupation, Major: Up to two (2) non-resident employees
 - e. **Signage:** Any signage on the site must meet the requirements of Section 8.4 of these regulations.
 - f. **Storage:** The home-based business must not store any materials, products, or equipment outside of the space allocated in subsection 5.a above.
 - g. **Traffic:** The home-based business is allowed pedestrian or vehicular traffic based on the following:
 - **Home Occupation, Minor:** Maximum of five (5) patron, client or associate visits per day. Typically, by appointment only.
 - **Home Occupation, Major:** More than five (5) patron, client or associate visits per day or as stipulated in the Special Permit for the site. Typically, by appointment only.
 - h. **Parking:** Parking spaces must be provided for the principal use in accordance with Section 8.2 and the following:
 - **Home Occupation, Minor:** One (1) additional onsite parking space must be provided for patrons, clients or associates.
 - **Home Occupation, Major:** Two (2) additional onsite parking spaces must be provided for patrons, clients or associates or as specified in the approved Special Permit.

