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Housing & Community Development

TO: Board of Adjustment

FROM: Michelle Spohnheimer, Housing & Community Development Director 

DATE: November 17, 2017 – Meeting Date

PUBLIC HEARING for Home Occupation Special Use Permit request for 405 W. Madison St. for occupant Kurt Hilleman to operate a gunsmith service.

Kurt is relocating to Marshalltown and would like to operate a gunsmith service out of the property at 405 W. Madison. The property is owned by Aundray Jones and would be occupied as a rental property.

2. Criteria:

- a) No Exterior Display. *That in connection with which there is no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, with the exception of section 'd' herein;*
- b) Residential Design Features. *That the building shall include no features of design not customary for residential use;*
- c) Residential Character. *That the building or premises occupied shall not be rendered objectionable or detrimental to the residential character of the neighborhood due to exterior appearance or by the emission of dust, gas, noise, odor, or smoke, or in any other way.*
- d) Signs. *Any sign utilized by a home occupation in an "R" district shall be limited to one building mounted sign which shall not exceed one square foot in area.*
- e) Equipment. *Any merchandise or stock in trade sold, repaired or displayed shall be stored entirely within the residential structure or in an accessory building.*
- f) Employment. *On-site employees must be members of the immediate family residing on the premises. Additional employees may be permitted as required by law or may be permitted through the Special Use Permit process by the Board of Adjustment.*
- g) Traffic and Parking. *Traffic generated by the home occupation shall not be objectionable to the neighboring residents. Off-street parking shall be adequate to accommodate the parking demand generated by the home occupation.*
- h) Structural modifications *or additions to the residence for the expansion of a home-occupation are prohibited.*
- i) Non-compliance. *Any home-occupation which does not abide by the terms of this section shall be punishable under the Violation and Penalty section of the zoning ordinance.*

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Dan Kester, Bill Martin, Bethany Wirin

