

Kendall Yards

Design Review Standards for In Home Occupations (Businesses)

Purpose:

The purpose of the design review standards for In Home Occupations (Businesses) is to provide detailed criteria, for the purpose of reviewing and allowing the operation of an in home occupation under the provisions of Article 4.1.1 of the Declaration of Covenants, Conditions and Restrictions for the Kendall Yards Homeowners Association. These criteria and standards are intended to maintain the aesthetic appearance, urban neighborhood character and enjoyment of the Kendall Yards Community.

THE FOLLOWING SUPPLEMENTAL DESIGN STANDARDS FOR IN HOME OCCUPATIONS ARE HEREBY ADOPTED AND APPLICABLE AS FOLLOWS:

1. Definition: An in home occupation (business) is defined as any business that is permissible by the state and local governing authorities to be allowed to operate in a residential environment.
2. Hours of Operation: The hours an in home business can be open to the public is between 7am and 10pm.
3. Employees: A maximum of one additional employee is allowed, over and above the occupying residents.
4. Signage: No signage of any size, type or configuration shall be allowed which would identify the premises as a business. The premises shall have every outward appearance of an occupied home.
5. Structures: The in home occupation must be confined to the principal residential structure on the lot and shall be limited to 20 percent of the total floor area to a maximum of 500 square feet.

6. Parking:
 - a. No more than one automobile used for the in home occupation can park on site, no larger than a quarter-ton panel or pickup truck.
 - b. Clients and/or suppliers are limited to three vehicles concurrently or not more than 10 per day.

7. Exclusions:
 - a. The in home occupation shall not deal with animals
 - b. The in home occupation shall not create a nuisance
 - c. The in home occupation shall not allow for goods to be sold on the premises

8. Approvals in Writing: The operations of an In Home Business shall require the written approval of the Design Review Committee (DRC). The DRC shall have the authority to require such additional standards and criteria as shall be necessary, depending on the nature of the requested business, in the sole discretion of the DRC, to protect the character and enjoyment of the Kendall Yards Community. Violation of the above criteria, standards or any additional criteria, imposed by the DRC, shall constitute grounds for the withdrawal of approval by the DRC.

These standards are adopted and approved this 12th day of December 2011.

The Kendall Yards Design Review Committee

By: _____

By: _____