



ATTACHMENT A

IN HOME BUSINESS STANDARDS

[Excerpt from Sec 3.7 of Cascadia Employment Based Planned Community Development Agreement]

3.7 In-Home Business.

3.7.1 Applicability. In-Home Businesses are only permitted as an accessory used in conjunction with a residence.

3.7.2 Exemptions. Home-Based Day Care activities are exempt from these rules.

3.7.3 Performance Standards.

- A. The activity is clearly incidental and secondary to the use of the property for residential purposes and shall not change the residential character of the dwelling or neighborhood;
- B. External alteration inconsistent with the residential character of the structure is prohibited;
- C. Use of hazardous materials or equipment must comply with the requirements of the Uniform Building and Fire Codes;
- D. The activity does not create noticeable glare, noise, odor, vibration, smoke, dust, or heat at or beyond the property lines;
- E. Use of electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or fluctuations in line voltage at or beyond the property line is prohibited;
- F. Manufacturing shall be limited to the small-scale assembly of already manufactured parts but does not preclude production of small, individually hand-crafted items, furniture, or other wood items as long as the activity meets the other standards of these rules;
- G. Customers or clients are prohibited on the premises prior to 8:00 a.m. and after 5:00 p.m.;
- H. Sales in connection with the activity are limited to merchandise handcrafted on-site or items accessory to a service (i.e., hair care products for a beauty salon):
- I. One non-freestanding business identification sign not exceeding two square feet in size is permitted; subject to review by Tehaleh Owners Association and consistent with covenants, conditions and restrictions;

- J. In addition to the single-family parking requirements, off-street parking associated with the activity may include one additional space.

3.7.4. Permitted Activities. Activities which comply with the following standards are permitted outright:

- A. Two non-resident employees are permitted;
- B. The activity is limited to 1,000 square feet or a size equivalent to 50% of total floor area of the living space within the residence, whichever is less;
- C. One vehicle, up to 10,000 gross vehicle weight, is permitted in connection with activity;
- D. The activity shall be performed completely inside the residence, an accessory structure, or a combination of the two; and
- E. There shall be no outside display or storage of materials, merchandise, or equipment.