

Chapter 23.82 Home Occupations

Sections:

- 23.82.010 Purpose
- 23.82.020 Definition
- 23.82.030 Permit Requirements
- 23.82.040 Development and Operational Standards
- 23.82.050 Restricted Home Occupations
- 23.82.060 Prohibited Uses

23.82.010 Purpose

The purpose of the Home Occupation is to allow limited commercial/office uses within a residential neighborhood or zoning district consistent with established criteria to ensure compatibility and to keep the integrity of the surrounding residential uses and character. It will also minimize noise, traffic nuisances, hazardous material usage, and other possible side effects of commercial uses being conducted in residential areas.

23.82.020 Definition

The following term is used in this section as defined below:

Home Occupation. Home occupation means any business-related use carried on within a residential structure or accessory structure thereto, by the residents thereof, which use is clearly incidental and subordinate to the residential use of the structure.

23.82.030 Permit Requirements

Zoning Clearance/Plan Check is required prior to operating any commercial/office-related use within a residential neighborhood or zoning district, residential structure or accessory structure thereof within the City in accordance with the provisions of this section. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The applicant must demonstrate they reside at the dwelling listed on the permit application.

23.82.040 Development and Operational Standards

Prior to the issuance of Zoning Clearance/Plan Check for a Home Occupation, the Planning Director shall find that the proposed home occupation is in compliance with the following criteria. In addition to these performance standards herein, Section 23.82.050 lists restricted uses and Section 23.82.060 lists specific prohibited uses.

(1) Storage and Display

- (A) Storage, operation or display of materials, goods, supplies or equipment related to the operation of a home occupation may not be located outside the residence.
- (B) On-site storage of hazardous materials associated with the home occupation shall be prohibited.

(C) All activities of the home occupation, including storage of inventory or products and all other equipment, fixtures, office and work space may not exceed 20 percent of the total square footage of the dwelling unit. Total square footage shall include rooms used for residential and home occupation use.

(D) There shall be not display of products produced by the applicants of the dwelling which are visible in any manner from the outside of the dwelling unit.

(2) **Employees/Clients**

(A) Employees (up to three) may be allowed as part of the home occupation permit, however, no more than two non-residents may work from the residence or report to the home at any time.

(B) The number of clients that can be present at the residence shall be limited to one at any one time, and shall not exceed the maximum of eight per day. Clients shall be permitted at the home occupation business location only on weekdays from 7:00 a.m. to 8:00 p.m. and on weekends from 8:00 a.m. to 6:00 p.m.

(3) **Vehicles/parking.** In addition to the following standards, all parking associated with the home occupation shall comply with parking regulations in Section 23.58.040 (General Parking Regulations).

(A) Commercial vehicles as defined in Section 23.98.030 may not be parked or stored on any residential property or local residential street in conjunction with a home occupation. However, one vehicle with a maximum one-ton capacity may be retained on site of a home occupation contingent upon the existence or establishment of an additional vehicle parking space located outside of the required front and street-side side yard setback area. Such parking space shall comply with residential parking provisions. Regardless of the number of home occupations at a residence, only two additional vehicles (including non-resident employee and client vehicles) shall be present at any one time. Off-street parking shall be provided for all vehicles associated with the home occupation. Additionally, no trailer used for commercial, industrial, or agricultural purposes shall be parked or stored in any residential zone except for loading or unloading services.

(B) There shall be no more than one commercial delivery per day, during normal business hours of 8:00 a.m. to 6:00 p.m.

(4) **Signs.** A sign no larger than 2 square feet shall be allowed for the Home Occupation other than the address of the residence.

(5) **Nuisances.** No activity that produces noise, smoke, odor, glare, electrical interference, vibrations, or junk and rubbish discernible beyond the site shall be allowed.

(6) **Sales.** There shall be no products sold on the premises.

(7) **Conditions.** The Planning Director may impose additional conditions necessary to ensure that the home occupation does not substantially or materially change the residential character of the surrounding neighborhood. The Community Enhancement Department may impose additional conditions necessary to ensure that the home occupation does

not substantially or materially change the residential character of the surrounding neighborhood.

- (8) **Permit Issuance.** An authorized signature of the Planning Director or the Director's designee on the completed Home Occupation Permit application form shall signify issuance of the permit.
- (9) **Business License Required.** The home occupation may not begin operation until a business license has been obtained.

28.82.050 Restricted Home Occupations

The following specific home occupation uses shall be permitted, subject to further limitations as follows:

- (1) Beauty/barbershops limited to one operator only.
- (2) Contractors and subcontractors offices are permitted as home occupations. However, the storage of vehicles, materials and equipment not normally associated with residential uses shall be prohibited, except as provided in the RD 1, RD 2, and AR 1 through AR 10 zones.
- (3) Furniture repair and restoration shall be limited to one occupant of the dwelling on a part time basis, subject to approval of Building Inspection and Fire Marshal, as applicable. There shall be no pickup or delivery at the location by the public.
- (4) Shoe Repair, on a part time basis, providing that no more than eight (8) visitors a day either drop off or pickup such items. No sales of any kind are permitted. The use will not be conducted in such a fashion as to constitute either a public or private nuisance.
- (5) Dressmaking, sewing, tailoring; contract sewing (one operator)

23.82.060 Prohibited Uses

The following uses are expressly prohibited as home occupations.

- (1) Ambulance Service
- (2) Ammunition reloading, including custom reloading
- (3) Boarding house, bed and breakfast hotel, time share condominium
- (4) Carpentry, cabinet makers
- (5) Ceramics (kiln of six cubic feet or more)
- (6) Health salons, gyms, dance studios, aerobic exercise studios
- (7) Medical, dental, chiropractic, or veterinary clinics
- (8) Mortician, hearse service

- (9) Palm reading, fortune telling
- (10) Private clubs
- (11) Repair, or reconditioning, of boats or recreation vehicles
- (12) Restaurants or taverns
- (13) Retail sale from site (except direct distribution and artists originals).
- (14) Storage, repair or reconditioning of major household appliances, including refrigerators, freezers, clothes washers and dryers, dishwashers, stoves, heating and air condition equipment.
- (15) Storage, repair or reconditioning of motorized vehicles or large equipment on site.
- (16) Tattoo service
- (17) Tow truck services
- (18) Veterinary uses (including boarding)
- (19) Welding Service (office only)