



Home Occupations

9104.02.070 Home Occupations

- A. Purpose and Applicability.** This Subsection provides standards for the location, development, and operations for the conduct of home occupations. The provisions in this Subsection shall apply to home occupations as defined in Division 9 (Definitions). A home occupation shall only be allowed as an accessory use on a parcel with one or more legal residential dwelling units. All home occupations shall comply with all applicable standards identified in this Subsection.
- B. Business License Required.** The operator of the home occupation shall procure a City Business License issued in compliance with Municipal Code Article VI (Businesses, Professions, Trades, and Occupations).
- C. Standards.** Every home occupation shall comply with all of the following standards.
1. Only the permanent resident(s) of the subject dwelling shall be employed on the premises in the conduct of a home occupation.
 2. No more than two Home Occupation Permits shall be issued and effective per residential unit at any given time.
 3. Exterior use or storage of material or mechanical equipment associated with the home occupation shall not be allowed.
 4. The home occupation shall not involve the use of structures other than those allowed in the subject residential zone.
 5. Not more than one room or a maximum of 600 square feet, whichever is greater, shall be used for the home occupation, except for large family and small family day care uses, as defined in Division 9 (Definitions) and where allowed in compliance with Division 2 (Zones, Allowable Uses, and Development Standards). Use of the garage shall be allowed only when all required vehicle storage and garage parking is maintained in compliance with this Development Code, and the garage doors shall remain closed at all times, except when a vehicle is entering or exiting the garage.
 6. The appearance of the dwelling or any accessory structure shall not be altered so that the dwelling may be reasonably recognized as serving a nonresidential use (either by color, construction, dust, lighting, materials, noise, odors, sounds, vibrations, etc. or that disturbs the peace). The existence of a home occupation shall not be apparent beyond the boundaries of the subject site.
 7. There shall be no use of utilities or community facilities beyond that normal to the reasonable use of the property for residential purposes as defined in the zone.
 8. Visitor Limit
 - a. A home occupation may not generate the number of visitors (e.g., pedestrian and/or vehicular traffic) beyond that considered normal within the surrounding residential neighborhood. A home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises in a manner different from normal residential usage.
 - b. This provision shall not be construed to limit the business transacted by the operator of the home occupation solely by means of the Internet, mail, telephone, or similar means of communications, or while away from the site of the home occupation.

- c. Visitation and deliveries incidental to the home occupation shall be limited to the hours between 7:00 AM and 7:00 PM Monday through Friday and 8:00 AM to 6:00 PM on Saturdays and Sundays.

9. Vehicle Size Limitation.

Only one vehicle, owned or leased by the operator of the home occupation, not to exceed one-ton rated carrying capacity (manufacturer's specifications) may be used by the occupant(s) directly or indirectly in connection with a home occupation and parked at the residence. If such a vehicle uses the residence for parking, a dedicated space shall be provided in addition to any parking otherwise required by this Development Code. The vehicle shall be parked or stored at all times within an entirely enclosed garage.

- 10. For rental property, the property owner or property management's written authorization for the proposed use shall be obtained and submitted with the application for a Business License.
- 11. All existing home occupations shall conform to all applicable Development Code requirements upon renewal of the annual Business License.