



## DEFINITION AND STANDARDS

A Home Occupation is the conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), and real estate sales. All home occupations shall comply with the following development standards:

1. **Incidental Use by Nature.** The use of the dwelling as a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its inhabitants. Not more than fifteen percent (15%) of the total square footage for the dwelling or one room of the dwelling, whichever is less, shall be used for the home occupation.
2. **Employees.** No persons, other than members of the family who reside on the premises, shall be engaged in the home occupation activity. Off-site employees or partners are not permitted.
3. **Exterior Appearance.** There shall be no change in the outward appearance of the building or premises, or other visible evidence of the activity.
4. **Sales.** There shall be no sales of products on the premises, except produce (fruit or vegetables) grown on the subject property. Off-site sales, including electronic and mail order commerce, is permitted, consistent with the other standards of this Chapter.
5. **Visitors and Customers.** The use shall not allow customers or clientele to visit dwellings unless this activity is approved by the Planning Director as part of a Home Occupation Permit and is determined to fit within the residential character of the area (e.g., piano lessons).
6. **Operation Standards.** No equipment or processes shall be used on the subject property that creates noise, smoke, glare, fumes, odor, vibration, electrical, radio, or television interference disruptive to surrounding properties.
7. **Accessory Structures.** No home occupation shall be conducted in an accessory building. Normal use of the garage may be permitted if such use does not obstruct required parking. The use shall not involve storage of materials or supplies in an accessory building or outside any structures.
8. **Deliveries.** Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles, except for Fed Ex, UPS, or USPS-type home pickups and deliveries. Off-site deliveries, such as to a post office box, are preferred.
9. **Signs.** No signs shall be displayed in conjunction with the home occupation and there shall be no advertising using the home address.
10. **Commercial Vehicles.** No person shall park or store more than one commercial vehicle or any commercial vehicle over 10,000 pounds licensed gross vehicle weight per dwelling unit.

## CONDITIONS

1. The Home Occupation Permit is not valid if a City Business License is not obtained or renewed, and the fee has not been paid.
2. A change of residence in the City or a change in the type of business requires a new Home Occupation Permit.
3. The addition of other types of businesses in the same home requires additional Home Occupation Permits.
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