

## **ARTICLE 50 Home Occupation Permits**

### **50.01 Purpose.**

The following provisions are intended to permit limited business activities in a manner that maintains the character and integrity of residential neighborhoods, ensures compatibility with surrounding uses, and provides a path for legal operations of home-based businesses.

### **50.02 Applicability.**

(a) Home Occupation Permit Required. A home occupation permit shall be obtained prior to the establishment or operation of any of the activities listed in Section 50.04 (Allowable Home Occupations) and are subject to approval by the Fire Authority and must comply with all applicable requirements of the current California Fire Code.

The activities regulated by this chapter shall not include those that solely involve the use of a desk, personal computer, and/or telephone, which are considered permitted uses in all residential zoning districts.

(b) Business License Required. In addition to securing a home occupation permit from the Planning Director, a business license shall be obtained and posted, in compliance with Chapter 10 (Licenses) of the Municipal Code. A statement of compliance with the operating standards contained in Section 50.08 (Operating Standards) shall be signed prior to issuance of the business license.

### **50.03 Definitions**

'Home Occupation' means a business or commercial activity conducted entirely within a residential dwelling or accessory structure by one or more occupants of the home, which is incidental to the primary residential use and meets the standards set forth in this Chapter.

### **50.04 Allowable home occupations.**

Allowable home occupations shall include the following activities:

- (a) On-site tutoring, teaching, art, music, dance, and similar lessons, provided no more than one student or client is being served at a time;
- (b) Hairdresser or barber, provided no more than one client is being served at a time
- (c) Crafts and hobby uses, such as (but not limited to) photography, artwork, and home crafts;
- (d) Cottage Food Operation (Class A or B) as defined by Section 113758 of the California Health and Safety Code
- (e) Any other use of the same general character as those listed above.

### **50.05 Specifically prohibited business types**

- (a) Automobile and mechanical work including small engine repair or sales;
- (b) Restaurant, tavern, wine-tasting or similar uses;
- (c) Clubs, gyms or membership organizations;
- (d) Animal harboring, boarding, training or veterinary services and raising dogs, cats, birds or other animals;
- (e) Small and Large family day care;
- (f) Any use that generates excessive traffic, noise, odor, or visual impacts.

#### 50.06 Application filing, initial processing.

An application for a home occupation permit shall include all information specified in the Department handout for home occupation permits. A completed Home Occupancy Permit form, affirming compliance with all applicable requirements (including limits on signage, traffic, parking, noise, and use of space), must be submitted to the City before home-based business operations commence.

#### **50.07 Action by the Planning Director.**

The Planning Director shall review and act upon a home occupation permit application after all required information has been submitted. Since the permit is nondiscretionary, no formal public notice is required. In reviewing the application, the Planning Director shall determine if the proposal is in compliance with the standards and criteria listed in Section 50.08 (Operating standards).

#### **50.08 Operating standards.**

Home occupations shall comply with all of the following operating standards:

- (a) The location of the home occupation is the principal residence of the applicant and is clearly incidental and secondary to the use of the property for residential purposes;
- (b) No major structural changes are proposed which would significantly alter the character of the residence, or change its occupancy classification, in compliance with the Uniform Building Code;
- (c) The proposed home occupation shall not create levels of new glare and light inconsistent with existing amounts of glare and light within the surrounding neighborhood;
- (d) The proposed home occupation shall not adversely increase noise levels beyond permissible residential noise levels within the surrounding neighborhood;
- (e) The proposed home occupation shall not generate electrical interference, dust, heat, odor, solid waste, vibration, or other characteristics in excess of those customarily associated with similar residential uses in the surrounding neighborhood;
- (f) Employment shall be limited to persons residing on the premises;

(g) Is confined completely within a legal structure and occupies not more than twenty-five percent of the floor space of a dwelling or fifty percent of that of an accessory building, whichever is less;

(h) No equipment, materials, or products associated with the use shall be stored or displayed where visible from off the premises;

(i) The proposed home occupation shall not involve the storage or use of explosive, flammable, or toxic materials, specifically defined as hazardous materials;

(j) Any proposed home occupation affording access by use of a private road easement shall be conducted in a manner that shall not overburden the vehicular use of the private road easement;

(k) The home occupation activity shall not generate more than 10 additional pedestrian or vehicular trips in excess of that customarily associated with the zoning district in which it is located, and no more than 2 deliveries each day. Any traffic generated by the home occupation shall be consistent with the existing traffic levels and patterns of the surrounding residential neighborhood;

(l) No customers or clients shall be allowed to patronize the home occupation business between the hours of 10:00 p.m. and 8:00 a.m.

(m) One service or company vehicle associated with the home occupation can be stored on the premises;

(n) There is no sale of goods or commodities from the residence except for Cottage Food Operations;

(o) Any home occupation that was existing, open, and operating within the City as of December 31, 2025, must file an application with the City for a Home Occupancy Permit; and

(p) The Home Occupancy Permit constitutes a revocable privilege, which shall be subject to suspension or revocation if the terms and conditions are not maintained.

#### **50.09 Revocation and Enforcement**

Permits may be revoked if the home occupation violates any part of this Chapter or creates a nuisance. The Planning Director may require discontinuation, modification, or conditional use review as needed.

#### **50.10 Amendments to Permits Changes to a home occupation permit.**

Changes in use, business expansion, or changes of ownership shall require re-evaluation by the Planning Department. Minor modifications may be approved administratively.