

Home Occupations

Home occupations are defined as business activities that are carried out on the same site as a dwelling unit, and which are accessory to the Household Living use on the site, subject to the provisions of Chapter 2.2 (Residential Districts) and Section 4.9.300 (Home Occupation Permits).

2.2.200.G – Residential Districts – Special Use Standards -- Home Occupations.

Two types of home occupations are contemplated by this Code:

- 1) Home Occupations meeting the standards in subsections 1-8, below, are allowed by right through a Type I application process; and
- 2) Home Occupations exceeding any of the threshold standards in subsections 1-8 may receive approval through the Type III Cottage Industry Permit procedure under Section 4.9.200.

Type I Standards for Home Occupations

To be designated as a Type 1 Home Occupation, the property owner/business owner must submit a Type I application with a narrative statement that shows how they will meet the following standards:

1. Appearance of Residence:
 - a. The home occupation shall be restricted to lawfully built enclosed structures and be conducted in such a manner as to retain a residential appearance from street-side.
 - b. The home occupation shall not result in any structural alterations or additions to a structure that will change its primary use or building code occupancy classification.
 - c. The home occupation shall not violate any conditions of development approval (i.e., prior development permit approval).
 - d. No products and/or equipment produced or used by the home occupation may be displayed to be visible from outside any structure.
2. Storage:
 - a. Outside storage, visible from the public right-of-way or adjacent properties, which exceeds what is customary for a single-family residence in the vicinity, is prohibited.
 - b. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond those normally incidental to residential use is prohibited.
 - c. Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation shall be allowed in any enclosed structure.
3. Employees:
 - a. Other than family members residing within the dwelling located on the home occupation site, there shall be no other/employee at the home occupation site at any given time. As used in this chapter, the term “home occupation site” means the legal lot on which the home occupation is conducted.
 - b. Additional individuals may be employed by or associated with the home occupation, so long as they do not report to work or pick up/deliver at the home occupation site.
 - c. The home occupation site shall not be used as a headquarters for the assembly of employees

for instruction or other purposes, including dispatch of employees to other locations.

4. Advertising and Signs: Signs shall comply with all applicable sign regulations. In no case shall a sign in a Residential District exceed 2 square feet of surface area per side.
5. Vehicles, Parking and Traffic:
 - a. 1 commercially-licensed vehicle associated with the home occupation is allowed at the home occupation site. It shall be of a size that would not overhang into the public right-of-way when parked in the driveway or other location on the home occupation site.
 - b. There shall be no more than 3 commercial vehicle deliveries to or from the home occupation site daily. There shall be no commercial vehicle deliveries during the hours of 5 p.m. to 8 a.m.
 - c. There shall be no more than 1 client or customer vehicle at any one time and no more than 8 per day at the home occupation site. There shall be enough on-site parking to accommodate one client or customer vehicle in addition to parking required for residence by Section 3.3.
6. Business Hours. There shall be no restriction on business hours, except that clients or customers are permitted at the home occupation from 8 a.m. to 6 p.m. only, Monday through Friday, subject to subsections 1 and 5, above.
7. Prohibited Home Occupation Uses:
 - a. Any activity that produces radio, TV, or other electronic interference; noise, glare, vibration, smoke, or odor beyond allowable levels as determined by local, state or federal standards, or that can be detected beyond the property line; is prohibited.
 - b. Any activity involving on-site retail sales, including garage sales exceeding the thresholds of a temporary use, is prohibited, except that the sale of items that are incidental to a permitted home occupation is allowed. For example, the sale of lesson books or sheet music from music teachers, art or craft supplies from arts or crafts instructors, computer software from computer consultants, and similar incidental items for sale by home business is allowed subject to 1-6, above.
 - c. The following uses and uses with similar objectionable impacts because of motor vehicle traffic, noise, glare, odor, dust, smoke or vibration, are prohibited:
 - 1) Animal hospital, veterinary services, kennels or animal boarding;
 - 2) Auto and other vehicle repair, including auto painting;
 - 3) Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes or large equipment on-site; and
 - 4) Food Preparation.

Note: Prohibited home occupations may be allowed through a Cottage Industry Conditional Use Permit (Type III Review).

Conditions of Approval:

If a proposed home occupation meets all of the above standards, staff will issue a Home Occupation Permit. This permit may have conditions of approval that the applicant must meet for the home occupation. Conditions include: following signage standards; getting appropriate building, electrical, mechanical, or plumbing permits; and informing the City if business circumstances change.