



Planning & Building Department

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Home-Based Business Requirements

Excerpts from Land Use Code Section 20.20.005

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Home occupations (i.e., home-based businesses) are allowed in association with residences in the Open Space, Residential, Residential Master Plan, Planned Development, and Office and Multi-Family Residential Districts, subject to the following regulations:

- (a) Articles offered for sale shall be limited to those produced on the premises or sale of items considered by the Planning and Building Director to be accessory and incidental to an allowed home occupation. A person conducting an allowed home occupation in which he or she serves as an agent or intermediary between off-site suppliers and off-site customers may have sales from the residence where all articles, except samples, shall be received, stored and sold to the customers at off-premises locations.
- (b) Home occupations shall be conducted either within a dwelling by an inhabitant thereof or in a detached accessory structure on the same property. Home occupations shall be clearly incidental to the use of the structure as a dwelling.
- (c) Replacement parking shall be provided for any on-site parking lost because of the use of a garage for home occupation activities.
- (d) Any external alteration to the dwelling to accommodate the home occupation shall conform to the residential appearance of the building and the existence of a home occupation shall not be apparent beyond the boundaries of a lot, except for a small name plate, not directly lighted and not exceeding one square foot in area.
- (e) The home occupation may utilize the services of a maximum of two non-resident employees or independent contractors.
- (f) No motor power other than electrically-operated motors shall be used in conjunction with a home occupation. The horsepower of any single motor shall not exceed three horsepower and the total horsepower of all such motors shall not exceed five horsepower.
- (g) A home occupation shall not create any radio waves, television interference or similar electronic interference on adjacent properties. Noise audible beyond the boundaries of the lot shall not exceed the sound level standards as set forth in Ordinance No. 1011 (Regulation of Excessive Noise) for the zoning district in which the use is located.

- (h) No odor, liquid or solid waste, other than normally associated with a residential use, shall be emitted.
- (i) Not more than one truck of not more than one and one-half ton capacity and no semi-trailers incidental to a home occupation shall be kept on site.
- (j) A home occupation shall not create pedestrian, automobile, or truck traffic in excess of the normal amount typical of the zoning district, with no more than two non-occupant vehicles present on the street at any given time.
- (k) The uses specified below shall not be permitted as home occupations because of their nature that have one or more of the following characteristics: equipment or machinery of a type or quantity not typically found in the house; need for outside storage; parking needs greater than what can be provided on-site; need for special permits from other agencies; and need for extensive alteration to the residence or lot.
 - (1) No motorized vehicle or trailer repair or tune-up shall be operated as a home occupation.
 - (2) Doctors, dentists, osteopaths, chiropractors and other practitioners of the medical arts are not permitted as home occupations in residential zoning districts.
 - (3) On-site painting services (auto, boat, appliances, etc.).
 - (4) Care, treatment, breeding or boarding of cats, dogs and other animals for a fee or barter.
 - (5) Gun repair, sale of guns or ammunition where the materials are maintained at the site (sale of five or fewer guns a year is exempt from this section).
 - (6) Activities involving substantial amounts of dangerous or hazardous materials, including but not limited to pesticides, herbicides, poisons and highly flammable materials as determined by the Fire Chief.