

Home Occupation Requirements

Home occupations are allowed in all residentially zoned districts, provided the conditions of approval are met and a home occupation permit is obtained from the department of community development. The approval of the home occupation shall not authorize any use that would change the residential character of the residence or would be detrimental to the surrounding community and the public health, safety and welfare.

In determining whether or not a home occupation conforms with the foregoing criteria the existence of the following conditions must be determined:

A. No person who is not a resident of the home shall be employed by the home occupation unless the planning commission approves a use permit allowing for such.

B. No equipment or processes shall be used on the subject property which creates noise, glare, odor, vibration, electrical, radio or television interference disruptive to surrounding properties.

C. No direct sales of products or merchandise from the premises.

D. The use shall not create pedestrian or vehicular traffic other than normal to a single-family residential use of the premises.

E. No more than twenty-five (25) percent of the total floor area of the dwelling to be used as a home occupation.

F. The use shall not involve storage of materials outdoors.

G. Any change of use in a home occupation will require approval and the issuance of a new permit from the department of community development.

H. No building or space outside of the main building shall be used for home occupational purposes.

I. In no way shall the residential character of the main building or of the premises be altered by the use or occupancy.

J. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.

K. Fees required for review.

L. No more than one sign is allowed on the premises. Any identification sign shall require an administrative sign permit and shall be limited to a maximum of two square feet in size. Information on such sign shall be limited to the name of the business, and phone number or web site url, which information shall be in a font smaller than that of the business name.

M. Exceptions to home occupation standards shall be subject to planning commission review and approval. The commission must make the following findings to allow the exception:

1. The proposed use will comply with the general plan and zoning code with the retention of the predominant residential character of the adjoining zoning district(s).

2. The proposed use will not negatively impact the public health, safety or welfare and is permitted subject to unique conditions related to the use or existing residential property development which would result in minimal impact to the essential residential character of the surrounding area.