

This attachment contains the current adopted language for the home business standards.

CHAPTER 21.21. HOME OCCUPATION PERMITS

Applications for home occupations shall be reviewed by the Zoning Administrator.

- A. A home occupation is a profession or other occupation not otherwise permitted in the district, which is conducted by an accessory use in a residential unit by one or more members of the family residing on the premises and no more than one non-related full-time equivalent employee, with only one such employee working at the premises at any one time, and which in residential districts conforms to the following additional restrictions:
1. The profession or other occupation shall be carried on wholly within the main building or accessory building.
 2. Not more than one-half of the floor area of the ground floor of the principal building is used for the occupation.
 3. There shall be no exterior storage of materials and equipment, and no other exterior indication of such home occupation or variation from the residential character of the principal building.
 4. There shall be no retail sales on the premises except for "Cottage Food Operations" as defined by section 113758 of the California Health and Safety Code for which no more than one client is allowed within the premises at a time.
 5.
 - a. The following types of businesses are considered allowable as home occupations: home office for services provided or conducted outside of the home or on the internet; tutoring/teaching, including musical or dance instruction, provided that no more than one student is served at a time; "cottage food operations" as defined by section 113758 of the California Health and Safety Code and subject to prior issuance of a permit for a cottage food operation from the County Health Department as required by Health and Safety Code section 114365; art studio; tailor/dress-maker; or similar uses.
 - b. The following types of businesses are not permitted as home occupations: animal hospital; automotive repair; small engine repair; barber or beauty shop; restaurant; tavern; wine-tasting; or similar uses.
 6. There shall be no signs identifying the business.
- B. Exception for Hardship. The planning commission may grant an exception to the strict application of the above requirements when the applicant is able to show that there is a hardship upon the applicant which warrants such an exception. In such cases the applicant must prove that the activity for which the permit is requested is one that is light, clean, free from noise, and will have no adverse effect upon the residential character of the neighborhood. All such applications shall be granted by a use permit and shall be subject to annual review.