

## HOME OCCUPATION REQUIREMENTS

**Purpose:** The purpose of the home occupations provisions is to permit the conduct of a business in the residential districts, and is limited to those uses which may be conducted within a residential dwelling without in any way changing the appearance or conditions of the residence and neighborhood. **You are responsible for ensuring that your business complies with all applicable building and accessibility codes.** Please see the Building Division in the Community Development Department for additional information.

**Requirements:** Home occupation shall comply with the following requirements.

- (1) No employment of help other than the members of the resident family and one assisting non-family employee.
- (2) No external use of material or equipment not recognized as being part of the normal practices in the residential district.
- (3) No direct sales of products or merchandise from the home.
- (4) The use shall not generate pedestrian or vehicular traffic beyond the normal to the residential district.
- (5) It shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
- (6) The home occupation shall not involve the use of advertising signs on the premises except that one nameplate (name/occupation only) is permitted, not to exceed one-half square foot in area.
- (7) No more than twenty-five percent of the area of one floor of the residence shall be used for such purposes.
- (8) In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emission of sounds, noises or vibrations.
- (9) There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- (10) No storage or display of materials, goods, supplies, or equipment related to the operation of a home occupation shall be visible from outside the premises.
- (11) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single family residence, or outside the dwelling unit if conducted in other than single family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- (12) Persons with demonstrated physical handicaps may be permitted special review by the Planning Commission. The applicant may request waiving of one or more, or a portion thereof, of the above requirements. This special request shall be reviewed by the Planning Commission at a public hearing, involving the notification of property owners within one hundred feet of subject property. In reviewing the request, the Planning Commission shall consider any waivers based solely on the applicant's physical inability to function within the requirements of sections 29-176 (1) through (9).
- (13) In cases where the Planning Director is undecided about the compatibility of the use with the neighborhood, the Director may issue temporary approval for a specific time period. After the stated time period, the Director shall review this use, and shall consider adjacent property owner comments and any other information regarding the conduct and operation of the use. After such review, the Director may approve such use permanently, but must notify originally-surveyed property owners.

**Exclusions:** The following uses are examples of those uses which are specifically prohibited:

- |                                |  |
|--------------------------------|--|
| (1) School of any size or type | (2) Boarding or lodging house as defined in this chapter |
| (3) Antique shops              | (4) Funeral Chapel or home mortuaries                    |
| (5) Kennels                    | (6) Gift Shops   |
| (7) Private Clubs              | (8) Restaurants  |
- (9) Barber shop, beauty parlor, (except hair cutting by appointment only and by not more than one of the occupants of the premises; provided that not more than one hundred square feet is devoted to such use).
  - (10) Medical or dental clinic or hospital, animal hospital or grooming facilities.
  - (11) Day care centers or nursery schools.
  - (12) Auto or motorcycle, boat or trailer, and similar type repair shops.
  - (13) Office of a health care provider when special mechanical equipment is required.

I hereby state that I have read and understand the home occupation requirements, and I can and will comply in all respects with the regulations therein.

Applicant's name: \_\_\_\_\_ Address: \_\_\_\_\_

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

## ZONING PERMIT – IN-HOME BUSINESS

Receiving a business license does not guarantee that you will be allowed to do your desired business in your chosen location. Building and Zoning laws can restrict types of businesses in specific areas. City of Davis Community Development Staff will review this information to determine if your chosen business is compatible with the zoning of your neighborhood.

**You are not permitted to begin business activity without approval of the City of Davis Community Development Department.**

Business Address: \_\_\_\_\_

Name of Home Occupation/Business: \_\_\_\_\_

Applicant: \_\_\_\_\_

Description of Business: \_\_\_\_\_

Will your business have a sign?            Y / N            Size of proposed sign: \_\_\_\_\_

If business involves retail, please describe how product will be marketed: \_\_\_\_\_

Total number of employees including owner: \_\_\_\_\_ Total number of non-familial employees: \_\_\_\_\_

Number of employees on premises during business hours: \_\_\_\_\_ Number of clients on premises at any one time: \_\_\_\_\_

Number of employees on premises in an average week: \_\_\_\_\_ Number of clients on premises in an average week: \_\_\_\_\_

Will parcel deliveries be made to the business?            Y / N            \_\_\_\_\_

If yes, how many and how often? \_\_\_\_\_

How will parcel deliveries be delivered: by large trucks (*i.e.*, semi trucks) or by small trucks (*i.e.*, UPS FedEX, US mail):

Will you have commercial vehicles?    Y / N

If yes, please state how many, the types of vehicles that will be used, and where they will be parked:

Will any chemicals be stored on the premises?            Y / N

If yes, please list the chemicals and quantities:    1) \_\_\_\_\_ 2) \_\_\_\_\_

3) \_\_\_\_\_ 4) \_\_\_\_\_ 5) \_\_\_\_\_

Square footage of home: \_\_\_\_\_ Sq. ft.    Area used for business: \_\_\_\_\_ Sq. ft.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Office use only below this line

Business approved but needs:            CUP            Sign Approval            Refer to Building            ABC

Application approved: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Davis Community Development Department**