Home Occupation

What is a Home Occupation?

A home occupation is an activity conducted for gain within a residential building or an accessory structure, excluding home office, work-from-home, remote-working, or other similar arrangements in which no goods are sold, manufactured, assembled, stored, or shipped from the site, and where no customers or clients are present on-site.

A Special Use Permit is required to operate a home occupation. Home Occupations should not alter the residential character of the buildings in which they occur and should not be discernible from the exterior of the building, except for permitted signage. Occupations that do not meet the requirements for Home Occupation may qualify instead as a Live/Work use.

Contact the Development Services Department to apply for a Special Use Permit to conduct a Home Occupation. This permit must be renewed annually and has a fee of $25.

Prohibited Home Occupations

• Adult Entertainment
• Firearms related occupations
• Occupations that involve the storage, repair, maintenance, or cleaning of automobiles on the premises, other than the routine maintenance of the occupant owners' private or business vehicle
• Personal services occupations where the services are provided on the premises, such as barbers, hair and nail salons, massage therapists, or spas.
• Animal related business that bring animals other than those owned by the owner occupant onto the premises. The keeping of animals for commercial purposes is not permitted as a home occupation.
• Renting of rooms by a resident owner. This use shall be considered a Bed and Breakfast.
• Any occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses outside the dwelling unit.

Home Occupation Requirements

• All Home Occupations must obtain a Special Use Permit.
• The activity shall not involve any outside storage or create any external evidence of the operation.
• No alteration of a building shall be made that changes its character as a residential building.
• No more than 20% of the floor area of the principal building, or 500 square feet of floor area of an accessory building, shall be devoted to the activity. All home occupation activities shall occur only within the principal or accessory buildings.
• No more than 1 vehicle associated with the home occupation shall be permitted, and that vehicle must be parked according to code.
• No mechanical, electrical, or other equipment shall be used, except of a type normally used on a residential premise.
• Home occupations are permitted one unlighted wall sign, not over 4 square feet in area.
• No activity shall be permitted that is noxious, offensive, or hazardous, by reason of traffic, creation of noise, odor, refuse, heat, vibration, smoke, radiation, or other emission, or interference with television or radio reception.
• No product sales shall occur on the premises, excluding online sales.
• No more than one customer may be on the premises at any one time.
• Improvements necessary to bring a residence into compliance with commercial building code shall not be allowed. Businesses requiring commercial building code improvements are not permitted as home occupations.