



Community Development Department

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Major Home Occupation Packet

A Home Occupation is defined as a lawful occupational activity commonly carried on within a dwelling or an accessory building (e.g. garage) by a member or members of the family who occupy the dwelling where the occupation is clearly secondary and incidental to the use of the dwelling for living purposes and the residential character of the dwelling is maintained.

In order to be considered a Major Home Occupation the following standards must be met (verify whether the proposed use qualifies for a Minor Home Occupation first):

1. The home occupation includes the keeping of stock or merchandise.
2. The home occupation does include the sale of products, or merchandise which are assembled, produced, or fabricated on the premises. Retail sales of products or merchandise that are not fabricated, produced, or assembled on the premises shall be prohibited except that incidental retail sales may be made in connection with other permitted home occupations; for example, a single chair beauty parlor would be allowed to sell combs, hair spray, and other miscellaneous items to customers.
3. The home occupation utilizes no more than 25 percent of the gross floor area of the dwelling unit.
4. The home occupation limits employees to those family members who reside at the residence and a maximum of one outside non-family, non-resident employee. This employee would be in addition to family member employees who reside at the residence.
5. The home occupation has not more than one un-illuminated sign not to exceed two square feet in area.
6. The home occupation includes no use of equipment which creates offensive noise, vibration, sound smoke, dust, odors, heat, glare, x-rays or electrical disturbance to radio or television instruments, or hazard to the public.
7. The home occupation does not generate a substantial volume of vehicular or pedestrian traffic. "Substantial volume" means more than a typical residence in the neighborhood generates.
8. The home occupation does not generate parking demand in excess of that which is typical of surrounding residences in the neighborhood (limited on-street parking may be allowed for the home occupation provided that the customer's vehicles are parking on the street in front of the subject residence only within the side yard boundaries of the subject property).
9. The home occupation includes no outdoor storage of goods, materials, or equipment.

A Major Home Occupation is classified as a conditional use and must complete a Planning Commission Application. The application and the \$150.00 application fee must be submitted to the Community Development Department.