

Sec. 26-88-121. - Home Occupations.

- (a) Purpose. This section provides standards for home occupations. These standards are intended to ensure that home occupations are incidental and secondary to residential use of the site, and are compatible with surrounding residential uses.
- (b) Limitations on Use. The following business activities are prohibited as home occupations:
  - (1) Adult entertainment activities/businesses;
  - (2) Animal hospitals and clinics; pet care services such as grooming, doggie day cares or kennels of any size;
  - (3) Automotive and other vehicle sales, repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles;
  - (4) Boatmaking;
  - (5) Commercial cabinet or furniture making, furniture refinishing/antique restoration and sales;
  - (6) Dismantling, junk, scrap, or storage yards;
  - (7) Food processing, canning, baking, etc., including catering, or motorized mobile food vendors such as coffee carts or taco trucks;
  - (8) Gun and weapon sales or repairs, gunsmithing;
  - (9) Hair salons, day spas, and other uses which generate higher water and sewer demands, and higher customer visits;
  - (10) Uses which involve medical procedures;
  - (11) Uses that require the handling of any hazardous (including biologically hazardous) or toxic materials, substances or wastes (as defined by California or federal law), except for small, nonreportable or unregulated quantities that are used in woodworking, painting, or photography, or in the making of jewelry, ceramics, pottery, and sculpture;
  - (12) Uses that require explosives or highly combustible materials;
  - (13) Uses that may trigger building modifications to meet California Building Code requirements related to Americans with Disability Act (ADA) or such that a change of occupancy classification is required;
  - (14) Welding, machine shop operations, or metal fabricating;
  - (15) Other uses that the director determines to be similar in impact to those listed above.
- (c) Allowable Home Occupations. Allowable home occupations include, but are not limited to:
  - (1) Art and craft work such as ceramics, painting, photography, sculpture, woodwork, and similar cottage industries that do not involve reportable or regulated quantities of hazardous or flammable substances, where such operations will not generate noise, dust, or odors.
  - (2) Office-only uses by architects, attorneys, consultants, writers and owners of electronic commerce businesses, and similar uses.
  - (3) One-on-one services such as music, art, and dance lessons, tutors, licensed counseling and massage therapy.
  - (4) Tailoring and sewing.
  - (5) Other home occupation uses which in the opinion of the planning director are of a similar and compatible nature to those uses described above.
- (d) Design and Development Standards. Each home occupation shall comply with all of the following:
  - (1) Location/Size. The home occupation shall be conducted entirely within one (1) of the following:

- (i) A portion of the dwelling which does not exceed more than twenty-five percent (25%) of the total floor area of the dwelling;
  - (ii) A garage or portion thereof, (up to a maximum of five hundred (500) square feet) which does not displace any required parking;
  - (iii) A detached accessory structure or portion thereof (up to a maximum of five hundred (500) square feet).
- (2) Technical codes. A home occupation shall comply with all of the codes adopted by reference at Sonoma County Code Section 7-13 (including the Uniform Building Code, Uniform Plumbing Code, National Electrical Code, Uniform Fire Code, and Uniform Mechanical Code) and shall require building, septic division and other clearances as determined necessary by the director.
- (3) Utilities. The home occupation shall not require any utility services modification, other than a modification required for normal residential use, that would be classed as commercial or industrial in load or design, and in no event shall electrical current to the home residence or home occupation exceed two hundred twenty (220) volts.
- (4) Exterior appearance. The home occupation shall not require any change of the residential character or the outside appearance of the dwelling, either by the use of colors, materials, lighting, noise, or signs other than signage permitted by this section.
- (5) Parking Requirements. Home occupations shall comply with the parking standards set forth in Section 26-88-010(g). The decision maker may modify this requirement to decrease or increase the required parking as appropriate to allow for the reuse of existing structures with limited parking, so long as adequate on-site parking for clients is demonstrated.
- (6) Signs. A home occupation shall be limited to one (1) attached, non-illuminated, two (2) square-foot sign.
- (e) Operating Requirements.
- (1) Employees. No person shall be employed in the home occupation other than residents of the dwelling.
- (2) Hours of Operation. Customer visits and deliveries shall be limited to the hours of 8:00 a.m. to 6:00 p.m. Monday through Friday, and shall not occur on state and federal holidays.
- (3) Number of Home Occupation Activities. No more than one (1) home occupation is allowed per legal dwelling unit on the property.
- (4) Visits and Deliveries. Not more than four (4) customers or clients shall be allowed to visit the dwelling for any service or product during any one (1) day, nor more than two (2) customers or clients at any one (1) time. Not more than a total of ten (10) deliveries and/or pickups of materials, goods, supplies or products are allowed in any one (1) week.
- (5) Commercial Vehicles. No more than one (1) single one (1) -ton or smaller commercial vehicle related to the business use shall be kept at the dwelling site.
- (6) Outdoor Storage/Activity. No outdoor storage of materials or equipment related to the home occupation shall be permitted. No outdoor activity related to the home occupation shall be permitted.
- (7) Offsite Effects. No home occupation activity shall result in offsite dust, electrical interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration, or other hazards or nuisances as determined by the director.
- (8) Noise. Noise levels generated by a home occupation shall meet the requirements of the noise element of the general plan.
- (9) Safety. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.

- (f) Signed Affidavit. The property owner and applicant, if other than the property owner, shall sign affidavits agreeing to abide by and conform to the design and development standards, operating requirements and all provisions of the Sonoma County Code pertaining to the conduct of home occupations. The affidavit(s) shall acknowledge that the approval of the home occupation permit shall in no way permit any activity contrary to the Sonoma County Code, or any activity which would constitute a nuisance under state or local law. The affidavit(s) shall further acknowledge that it is the property owner's and applicant's responsibility to ensure that the home occupation is not contrary to a covenant, code or restriction governing the property.

(Ord. No. 5711 § 5 (Exh. D), 2007; Ord. No. 5569 § 7, 2005.)