City of Vallejo

Planning Division

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Planning Handout No. PH-18

HOME OCCUPATIONS

Sections:

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16.60.010 Title and purpose

The provisions of Section 16.60.010 through Section 16.60.050, inclusive, shall be known as the home occupations regulations. It is the purpose of these provisions to prescribe the conditions under which limited nonresidential activities may be conducted when incidental to residential activities and when no adverse effect accrues to the neighborhood. (Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.60.020 Administrative permit required

All home occupations shall require an administrative permit, as provided by the administrative permit procedure in Chapter 16.96, and shall meet the home occupation standards set forth in Section 16.60.030. The planning manager may fix a termination date upon a home occupation in order to effect periodic review thereof. No more than one administrative permit for a home occupation shall be granted per dwelling unit. (Ord. 1368 N.C.(2d) § 18, 1996: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.60.030 Home occupation standards

All homes occupations shall continuously meet all of the following standards:

- A. The use shall be conducted entirely within the dwelling, garage or accessory structure and shall be conducted by and employ only those persons who reside in the dwelling unit to which the use is clearly incidental and secondary.
- B. The activity shall not be identifiable from the property line by means such as, but not limited to, sight, noise, light, smoke, odor, vibration, electrical interference, dust or glare.
- C. The use shall not occupy more than twenty (20%) percent of the floor area, but in no case shall it occupy more than four hundred (400) square feet, of the dwelling unit to which it is clearly incidental and secondary.
- D. The use shall not substantially change the character of the dwelling or adversely affect the residential or other zoning district where located.

- E. No portion of any dwelling shall be used for a name occupation which has a separate designated access or private entrance specifically for the home occupation use.
- F. No owner of any dwellings used for a home occupation shall make any internal or external alterations or install construction features in any portion thereof not customarily found in similar dwellings.
- G. There shall be no storage of materials or supplies outdoors nor any indoor window displays.
- H. No more than one truck or other motor vehicle of a size no larger than three-fourths ton shall be permitted in conjunction with any name occupation.
- I. Articles offered for sale shall be limited to those produced on the premises, except where the person conducting the home occupation serves as an agent or intermediary between off-site suppliers and off-site customers in which case all articles, except for samples, shall be received, stored and sold directly to customers at off premises locations.
- J. There shall be no signs, name plates or other farms of advertising displayed on the premises in which a home occupation is conducted. A legal sign on a home occupation existing on the effective date of the ordinance codified in this subsection shall conform to this subsection within twelve months from said date.
- K. Mechanical equipment and suppliers of a type customarily appurtenant to the profession may be used so long as no external manifestations thereof are apparent from the property line; provided, however, that no mechanical equipment shall be permitted that is not normally found in residential use types. (Ord. 718 N.C.(2d) § 1, 1983: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.60.040 Revocation

In the event of a failure to comply with these home occupation regulations, the planning manager may after notice revoke his certificate of approval of a home occupation. Such revocation may be appealed pursuant to the appeal procedure provided in Chapter 16.102 of this code. (Ord. 1368 N.C.(2d) § 18, 1996: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.60.050 Exclusions

The following activities shall not in any case qualify as a home occupation:

- A. Teaching of organized classes totaling more than six persons at one time;
- B. Care, treatment or boarding of animals for profit;
- C. Operation of a barbershop or beauty parlor with more than one hairdressing machine;
- D. Operation of food handling, processing or packing;
- E. Auto or other vehicle repair shop, junk or secondhand merchandise yard storage. (Ord. 558 N.C. (2d) § 2 (part), 1980.)

What if I need more information?

For further information please contact the City of Vallejo Planning Division at (707) 648-4326.