



Central Permit Center • 555 Santa Clara Street • Vallejo • CA • 94590

Business License
707.648.4310

Building
707.648.4374

Fire Prevention
707.648.4565

Planning
707.648.4326

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707.651.7151

HOME OCCUPATIONS

Sections:

16.60.010	Title and purpose
16.60.020	Administrative permit required
16.60.025	Uses Permitted
16.60.030	Home occupation regulations
16.60.040	Revocation
16.60.050	Exclusions

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.)

16.60.025 Uses Permitted

Any use, except those listed in Section 16.60.050 and those not specifically allowed in Chapter 16 of the Vallejo Municipal Code, may be a home occupation if the Planning Manager determines that it complies with all regulations set forth in Section 16.60.030.

16.60.030 Home occupation regulations

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

- A. The use shall be conducted entirely within the dwelling, garage or accessory structure and shall be conducted by and employ or have as volunteers only those persons who reside in the dwelling unit to which the use is clearly incidental and secondary, except for a cottage food business consistent with Section 113758 of the California Health and Safety Code which may have one non-resident employee.
- B. A home occupation shall not create offensive or objectionable noise, vibration, odors, smoke, fumes, heat, dust, dirt, glare, or electrical disturbance perceptible by the average person beyond the lot line or party walls of multi-unit buildings of the subject premises.

- 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 change the residential character of the dwelling unit or property, or adversely affect the residential or other zoning district where the home occupation is located. Deliveries shall be only by a step-truck or vehicles with a Gross Vehicle Weight Rating of 16,000 pounds or less.
- E. No portion of any dwelling shall be used for a home occupation which has a separate designated access or private entrance specifically for the home occupation use, except an accessory structure used in conjunction with a home occupation.
- 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 located in a covered parking space, such as a garage or carport.
- 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 home occupation, and no more than two vehicles shall be associated with multiple home occupations within a single residential unit. Tow trucks are not allowed.
- I. Vehicles either directly or indirectly associated with the home occupation shall not obstruct or impede the flow of traffic on public roads, and shall not generate undue noise during loading or unloading activities.
- J. The vehicle shall not have more than four square feet of signage relating to the home occupation.
- K. Articles offered for sale shall be limited to those produced on the premises, except for food products produced in a manner consistent with Section 113758 of the California Health and Safety Code which may not be sold at the premises, and plants, which may be grown or kept in outdoor areas of the subject premises with the exception of medical cannabis, and except as set forth in Section 16.60.030(L).
- L. There shall be no signs, name plates or other forms of advertising such as products displayed on the premises including windows in which a home occupation is conducted. Window display of materials associated with the home occupation is prohibited.
- M. A home occupation that involves hazardous materials or processes shall require Fire Department approval.
- N. Food preparation for home Cottage Food Operations consistent with Section 113758 of the California Health and Safety Code shall be allowed subject to Solano County Health Department regulations, permitting and safety inspections.
- O. A home occupation shall not have more than four clients on the premises at any given time, and shall not have more than ten clients at the premises in a given business day.
- P. Non-resident employees and clients are only permitted at the residence between 8:00 a.m. and 9:00 p.m.
- Q. A home occupation shall comply with all other applicable provisions, including but not limited to Section 16.60.030 of the Chapter; all other applicable provisions of the Vallejo Municipal Code; and all other applicable local, state, and federal laws and regulations.
- R. Violation of these standards shall constitute a public nuisance and these standards may be enforced pursuant to the procedures set forth in VMC Chapter 16.100.

16.60.040 Revocation

In the event of a failure to comply with these home occupation regulations, the planning manager or designee may, after 10-day written notice to the business owner, revoke the Home Occupation Permit. 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 or a business that has more than ten clients per day;
- B. Banks and Financial Institutions, including but not limited to, Nontraditional Financial Institutions;
- C. Care, treatment or boarding of animals for profit;
- D. Operation of food handling, processing or packing that is not in compliance with Solano County Environmental Health regulations and Section 113758 of the California Health and Safety Code.
- E. On-site vehicle-related uses such as, but not limited to, storing of either operational or non-operational vehicles, cleaning, dismantling, embellishing, installing, manufacturing, repairing or servicing, selling, leasing or renting, and towing, driving schools, dispatching of vehicles, boat towing, scrap yards, parts sales or any storage of autos. 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 shall be received, stored and sold directly to customers at off-premises locations.
- F. Any on-premises retail sales including, but not limited to, firearms, weaponry, ammunition, liquor, tobacco, or medical cannabis, and any off-premises sales of tobacco or tobacco related products. Retail sales consistent with provisions of Cottage Food Operations shall be allowed per Section 113758 of the California Health and Safety Code.
- G. Funeral and Interment Services, including but not limited to, crematories, mortuaries, mausoleums and undertaking.
- H. Uses as defined and regulated in California Health and Safety Code Section 1500 et seq.
- I. Transient Habitation, with the exception of Bed and Breakfast inns as defined in Section 16.06 490 (A).
- J. Bona fide eating and drinking places, including but not limited to, bars, nightclubs and restaurants.
- K. Laundry and dry cleaning services.
- L. Communication facilities, including but not limited to, transmission towers.
- M. Businesses involving hazardous materials, including but not limited to, waste facilities, transfer, storage and treatment.
- N. Adult uses, including but not limited to, retail and performance oriented.
- O. Any use not allowed in Chapter 16 of the Vallejo Municipal Code.

What if I need more information?

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