

### 18.270.010 Home occupations.

~~(1) In residential districts, a “home occupation” is an occupation carried on within a dwelling primarily by members of the family occupying the dwelling. A home occupation is an economic enterprise that includes the use of a dwelling unit as a business address in a phone directory or as a post office mailing address.~~

#### (1a) Applicability

~~(a) The planning director or designee shall review requests for home occupation uses listed in this section as a Type I review, consistent with LCMC [18.30.080](#); Uses which do not generate impacts outside of the dwelling are exempt and are not required to obtain a home occupation permit as detailed further in the exemptions section of this code. ~~unless the site of the home occupation is within an area subject to the CC&Rs of a homeowner’s association, in which case the city shall process the application as a Type II review consistent with LCMC [18.30.090](#). The planning director shall review requests for home occupation use not described in this subsection pursuant to LCMC [18.30.090](#).~~~~

~~(i) Artists and sculptors;~~

~~(ii) Authors and composers;~~

~~(iii) Dressmakers, seamstresses and tailors;~~

~~(iv) Family day care home;~~

~~(v) Home crafts such as model making, rug weaving, lapidary work and cabinet making;~~

~~(vi) Office facility of a minister, rabbi or priest;~~

~~(vii) Office facility of a salesman, sales representative or manufacturer’s representative; provided, that no retail or wholesale transactions are made on the premises;~~

~~(viii) Office facility of an architect, artist, broker, engineer, instructor in arts and crafts, insurance agent, land surveyor, lawyer, physician or real estate agent, contractor, builder, computer software developer;~~

~~(ix) School of special education whose class size does not exceed four people at any given time;~~

~~(x) The letting for hire of not more than two rooms for rooming or boarding use for not more than two persons neither of whom is a transient.~~

2) Exemptions. Home occupations which do not create any of the following impacts or changes will be exempt from this code, but still are required to obtain a business license per LCMC Chapter 5.05.

(a) Any increase in traffic over a single-family residence.

(b) Changes to the structure of the house and/or yard, including signage, for the purpose of the business.

(c) Use of the home to meet with clients, customers, and/or business-related associates.

(d) Any employees who do not reside in the dwelling.

(e) Noise, light, or fumes outside of the dwelling.

~~(3b)~~ In addition to the use limitations applicable in the zoning district in which located, all home occupations shall be subject to the following use limitations: ~~and other uses which fit the following limitations may obtain a home occupation permit from the planning director, or designee, pursuant to a Type I review process.~~ If a home occupation permit is granted but the occupant fails to consistently comply with the following limitations, the home occupation permit may be revoked subject to a hearing before the hearings examiner.

~~(i)~~ Except as qualified in this subsection, a home occupation must be conducted wholly within a dwelling that is the bona fide residence of the principal practitioner or in an accessory building thereto which is normally associated with a residential use.

~~(ii)~~ Except for articles produced on the premises, no stock in trade shall be displayed or sold on the premises.

~~(iii)~~ No alteration to the exterior of the principal residential building shall be made which changes the character thereof as a dwelling.

~~(iv)~~ No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy and a district in question under normal circumstances wherein no occupation exists.

~~(ve)~~ No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.

~~(vif)~~ One person, other than a member of the immediate family occupying the dwelling, may be employed on the premises.

~~(viig)~~ One sign, ~~two square feet in dimension,~~ shall be permitted consistent with LCMC Chapter 8.60.

~~(viih)~~ The use may increase ~~vehicular~~ traffic flow ~~and parking~~ by no more than ~~two additional vehicles at a time~~ one p.m. peak hour trips.

(i) Schools or special education uses shall not exceed a class size of four people at any given time.

~~(42) Homeowner's or Neighborhood Association Coordination Required. If the subject property is subject to CC&Rs, the planning director shall process the request for home occupation permit as a Type II review and shall provide notice of the pending application to the homeowner's association and any neighborhood association registered with the city clerk's office with geographic interest in the dwelling. The applicant is responsible for meeting any and all requirements and/or conditions set forth by any applicable homeowner's or neighborhood association.~~

~~(53) If the applicant or applicant's representative may appeal any person living within 300 feet of the residence in question feels aggrieved by the decision of the planning director, or designee, to grant or deny the home occupation permit, then the aggrieved person may appeal to the hearings examiner pursuant to LCMC 18.30.130.~~

~~(64) A business license granted by the city shall also be required for persons conducting home occupations.~~

~~(75) A permit granted under this chapter shall expire if the home occupation for which it is granted does not operate as a business for a period of 12 consecutive months. [Ord. 2007-09 § 7, 2007; Ord. 2006-17 § 1, 2006.]~~