

City	<b>Possible Problems with Home Occupation permit in Municipal/Zoning Code</b>
<b>Carlsbad</b>	<u>Carlsbad Municipal Code 21.10.040 Home Occupations</u> (B) No employees shall be employed on premises (F) Sale of goods or services not conducted on property except for agricultural goods grown on premises. This provision shall not be construed to prohibit taking orders for sale when delivery of goods... does not occur on the property. (J) Home occupation may not utilize an area of greater than 20% of the combined total floor area of all on-site structures.
<b>Chula Vista</b>	<u>Chula Vista Municipal Code 19.13.490 Home Occupations</u> Only residents of dwelling unit may be engaged in home occupation There shall be no sale of goods on the premises  On the Chula Vista Application, it states that the home occupations is home office use only, no customers/employees allowed on site. We have seen business licenses granted to Cottage Food businesses under the Catering category.
<b>Coronado</b>	<u>Coronado Municipal Code 20.08.060 Regulations</u> D. Only residents of dwelling can be employed or subcontracted on premises
<b>Del Mar</b>	<u>Del Mar Municipal Code 30.04.080</u> C. Home Occupation Conducted entirely within main building by member of a family residing therein... no stock in trade or commodity stored, rented or sold upon the premises; no person employed other than member of resident family
<b>El Cajon</b>	<u>El Cajon Municipal Code 17.222.050 Home Occupations</u> A. No customer comes to dwelling to receive... merchandise offered by home occupation B. No employees other than inhabitants of dwelling work at or come to dwelling E. Required garage/carport/parking space is not converted for use in any way by home occupation to preclude its use for parking G. One for which all contacts with customers or clients take place on-site only by mail, telephone, or electronic media, such as a computer and/or facsimile machine, or entirely off-site H. One in which any equipment necessary to perform the home occupation on the premises must be kept in a pickup truck or van with a maximum capacity of one (1) ton or a trailer that can be towed by a truck or van
<b>Encinitas</b>	<u>Encinitas Municipal Code 30.48.040L</u> 2. a home occupation shall be conducted entirely within a dwelling or a garage. 4. Only residents of the dwelling unit may be engaged in the home occupation except by temporary minor use permits. 5. There has be no on-premise sale of goods not produced on premises
<b>Escondido</b>	<u>Article 44 of Zoning Code- Section 33-852. Conditions</u> Holder of home occupation permit must observe following conditions: (a) Employees or assistants who are not occupants of dwelling shall not be employed on the premises (b) Home occupation shall be conducted wholly within the structures on the premises and shall not exceed 25% of total floor area of said structures. (c) Inventory and supplies for home occupation shall not occupy more than 50% of permitted

	<p>area</p> <p>(d) No... sales of goods, wares or merchandise shall be made on the premises.</p> <p>(h) Any vehicle bearing any advertisement related to the home occupation... shall be garaged or stored entirely within a building or structure.</p> <p>(m) Any special condition established by planning director and made of record in home occupation permit, as he may deem necessary to carry out the intent to this section</p>
<b>Imperial Beach</b>	<p><u>Imperial Beach Municipal Code 19.74.020 Home Occupations</u></p> <p>Conditions seem to meet state law</p> <p>Allows up to two persons employed on premises.</p>
<b>La Mesa</b>	<p>Business license application for home occupations also has a section to indicate whether applicant is applying for a cottage food operation.</p> <p><u>La Mesa Municipal Code- Section 24.01.1000</u></p> <p>“Home occupation” is a limited business conducted within a dwelling unit by the <i>permanent residents</i>... Home occupations shall not involve any of the following: deliveries; employees at the residence... sales or customer traffic to the property...”</p>
<b>Lemon Grove</b>	<p><u>Lemon Grove Municipal Code- Section 18.20.030 General Provisions</u></p> <p>A. No employees shall be employed on the premises</p> <p>B. All home occupation activities shall be conducted entirely within the residential structures, except for permitted agricultural or horticultural uses.</p> <p>C. Home occupations may not utilize an area greater than twenty percent of the total floor area of the residential structure. Garage and other detached accessory buildings shall not be included in making floor area computations but are available areas for the conduct of the home occupation.</p> <p>D. Storage of inventory or supplies shall not occupy more than one-half of the floor area upon which the home occupation is permitted.</p> <p>E. No storage of materials or display of any kind shall be permitted where visible from the exterior of the property.</p> <p>J. All sales of products, including those produced or grown on the premises, and the performance of all services shall take place <i>off the premises</i>. However, the planning director may permit on-premises sales or the performance of services as a condition of a home occupation permit when he does find that such sales or services will comply with all other provisions of this chapter.</p> <p>P. All aspects of home occupation shall comply with all applicable codes and ordinances including, but not limited to, the Uniform Building Code, the Uniform Housing Code, and the Uniform Fire Code.</p> <p>Q. Property addresses, other than post office box numbers, shall not be used in any advertising, i.e., telephone directory, newspaper advertisements, bulletin boards, signs on vehicles and all other methods of advertising. Business cards and telephone white page listing are excepted from the above requirements.</p> <p>R. No more than an <i>average of six clients per day</i> shall be permitted on the premises (home occupations involving music or academic instruction are excepted from this requirement).</p> <p>S. Group meetings as a part of service or sales activity shall not be permitted unless the applicant provides the planning commission with evidence that such activity is not detrimental to the residential character of the neighborhood.</p>

	<p>T. Deliveries made by commercial carrier shall be limited to an average of one per week.</p> <p>U. No more than an average of two clients shall be permitted on the premises at any one time.</p>
<p><b>National City</b></p>	<p>First, it looks like the home occupation permit fee is \$220. But, this may only be a one-time fee.</p> <p><u>National City Land Use Code Section 18.20.090</u></p> <p>C. Application Requirements</p> <p>3. Any applicant for a home occupation permit who is not the legal owner of the subject real property shall provide a written statement from the legal owner consenting to the application.</p> <p>4. A nonrefundable fee in such amount as the City Council shall from time to time establish by resolution shall be paid to the finance officer at the time of filing.</p> <p>D. Findings and Decision</p> <p>1. ... The Planning Division may approve a Home Occupation Permit only after first finding all of the following:</p> <ul style="list-style-type: none"> <li>a. There is no display of merchandise;</li> <li>b. No stock in trade nor commodity is sold upon the premises;</li> <li>d. Home occupations, except for urban agricultural uses... shall be conducted within an enclosed structure on the premises;</li> <li>e. No person other than the resident is engaged in the home occupation on the premises;</li> <li>g. all sales of products and the performance of all service or work that requires the presence of a partner, employee, or customer, shall take place off premises;</li> <li>i. No signs or advertising for the home occupation is placed on the premises and other advertising does not identify the address of the premises;</li> <li>j. Materials or products associated with the home occupation are stored in an enclosed structure on the premises and shall not exceed 1,000 cubic feet for the entire premises or any more restrictive limitations by the Building or Housing Division or County Health Department.</li> </ul>
<p><b>Oceanside</b></p>	<p><u>City of Oceanside Zoning Ordinance 3007: Home Occupations in A, O, MHP and R Districts</u></p> <p>B. Contents of Application. An application for a home occupation license shall contain:</p> <p>2. A complete description of the proposed home occupation, including amount and location of floor space occupied, provisions for storage of materials, number and type of vehicles used, and provisions for parking.</p> <p>C. Required Conditions. Home occupations shall comply with the following regulations:</p> <p>1. A home occupation shall be conducted entirely within a building (with the exception of a Horticulture, Limited use) and the combination of office/workspace and storage space shall occupy no more than 400 square feet of floor area (with the storage space not to exceed 200 square feet of floor area). No outdoor storage, or storage in required garage parking areas shall be permitted. The amount and type of flammable, hazardous or toxic materials stored on-site in conjunction with a home occupation shall not be in excess of the amount normally found in the district.</p> <p>3. No signage shall be permitted.</p> <p>4. No one other than a resident of the dwelling shall be employed on-site or report to work at the site in the conduct of a home occupation. This prohibition also applies to independent contractors.</p> <p>7. The number of parking spaces available to a dwelling unit housing a home occupation shall not be reduced to less than two. At the minimum, a two car garage with minimum dimensions of 20 feet by 19 feet shall be provided for the parking of vehicles (Two 10 foot by 19 foot parking spaces). Materials and goods shall not be stored and no permanent work area,</p>

	<p>workbench, or structures shall be built within the required garage parking area.</p> <p>9. The delivery of materials, goods, or products to and from the location of a home occupation shall be limited to the hours of 7:00 a.m. to 7:00 p.m., with the exception of newspaper deliveries.</p> <p>11. No motor vehicle repair, beauty shop, barbershop, or retail sales shall be permitted, and a home occupation shall not include an office, a sales room, or any other space open to any business visitors, customers, or clients, and there shall be no advertising of the address of the home occupation that results in attracting persons to the premises.</p>
<b>Poway</b>	<p><u>Poway Municipal Code Section 17.28.010 General Requirements</u>  Home occupations may be permitted only when in compliance with the conditions listed in this chapter. A permit must be issued by the Development Services Director prior to operation of such use. The fee shall be in accordance with those adopted by City Council resolution and the permit shall be issued for a term of 24 months.</p> <p>A. There shall be no stock in trade or exterior storage of materials in the conduct of a home occupation.</p> <p>B. A home occupation shall be conducted entirely within a dwelling, if in an attached or detached garage shall not impede the use of said garage for vehicle storage.</p> <p>D. Only the residents of the dwelling unit may be engaged in the home occupation.</p> <p>E. There shall be no sale of goods on the premises.</p>
<b>San Diego</b>	<p>In the city of San Diego, no home occupation permit is needed. However, if the home occupation wants to conduct certain activities like having an employee on the premises or conducting sales on the premises, the business owner will need to obtain a Neighborhood Use Permit.</p> <p><u>San Diego Municipal Code Section 141.0308 Home Occupations</u>  Home occupations are businesses conducted by residents on the premises of their homes. Home occupations are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations. Home occupations that do not comply with <i>Section 141.0308(j) through (l) may be permitted with a Neighborhood Use Permit subject to Section 141.0308(m).</i></p> <p>(b) Any products produced for sale must be manufactured by hand or grown on the premises.</p> <p>(d) Signs advertising the home occupation are not permitted. Other advertising shall not include the address of the premises.</p> <p>(e) Home occupations, except for horticultural uses permitted in Chapter 13, Article 1, Division 3 (Agricultural Base Zones) and Division 4 (Residential Base Zones), shall be conducted within an enclosed structure on the premises.</p> <p>(f) Materials or products associated with the home occupation on the premises must be stored within an enclosed structure.</p> <p>(g) Indoor storage of materials or products associated with the home occupation shall not exceed 1,000 cubic feet for the entire premises or any more restrictive limitations imposed by the Building and Housing Codes or the County Health Department.</p> <p>(j) Only a resident of the premises may engage in a home occupation on the premises. Nonresident partners, employees, or customers are not permitted on the premises.</p> <p>(k) All sales of products and the performance of all service or work that requires the presence of a partner, employee, or customer shall take place off the premises.</p> <p>(m) The following exceptions to the regulations in Section 141.0308(j), (k), and (l) may be</p>

	<p>permitted with a Neighborhood Use Permit:</p> <p>(1) Home offices may have one employee or partner on the premises during the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday;</p> <p>(2) Home offices may have one customer on the premises at a time, by appointment only, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday; and</p> <p>(3) Home occupations may have more than one vehicle for business related purposes.</p>
<p><b>San Marcos</b></p>	<p>This information comes from a draft version of San Marcos’ zoning ordinances of the municipal code. It was recently updated but a final version is not yet available online.</p> <p><u>San Marcos Municipal Code Section 20.200.100 “H” Definitions</u>  Home Occupation. An occupation conducted as a secondary use entirely within a dwelling unit operated by the an occupant of the dwelling. This use shall be incidental and shall not change the character of the primary residential use. The use shall be licensed through the City and shall not be evident beyond the limits of the residential property line including the presences of noise, light, smoke, odor, vibration, electrical interference, storage of material or equipment, no display, no stock in trade, or commodity sold on the premises, and no persons employed.</p> <p><u>San Marcos Municipal Code Section 20.400.100 Home Occupation</u>  The purpose of these regulations is to enable home occupations and provide regulations that maximize computability and minimize potential adverse impacts to preserve the character of residential neighborhoods.</p> <p>C. Use Regulations. No person shall conduct a home occupation use unless such home occupation use is conducted in conformity with all the following criteria:</p> <ol style="list-style-type: none"> <li>1. The home occupation business use shall be conducted solely within the confines of the dwelling.</li> <li>2. The home occupation business use shall be conducted by residents of the dwelling; no other person shall be employed at the residence.</li> <li>3. A maximum of 200 square feet of floor space within the dwelling shall be devoted to the home occupation business use, unless otherwise approved by the Director.</li> <li>4. No display or storage of goods, wares, merchandise, or stock in trade shall be maintained on the premises.</li> </ol>
<p><b>Santee</b></p>	<p><u>Santee Municipal Code Section 17.06.060 Home Occupations</u></p> <p>B. Authority. The director is authorized to approve, impose reasonable conditions upon such approval, or deny such requests.</p> <p>C. Mandatory Conditions for Operation of Home Occupations. Home occupations may be permitted on property used for residential purposes based on the following conditions:</p> <ol style="list-style-type: none"> <li>1. No persons, other than residents of the dwelling unit, shall be engaged in such activity.</li> <li>2. There shall be no change in the outward appearance of the building or premises, or other visible evidence of the activity, nor shall it cause an undue amount of vehicular traffic or parking within the neighborhood.</li> <li>3. There shall be no sales of products on the premises, except produce (fruit or vegetables) grown on the subject property.</li> <li>4. The use shall not generally allow customers or clientele to visit dwellings. However, limited clientele visits for such uses as music lessons, swim lessons, hairdresser services and similar uses as determined by the director, may be permitted if the intensity of the activity is</li> </ol>

	<p>approved by the director.</p> <p>6. No home occupation shall be conducted in an accessory building. Normal use of the garage may be permitted if such use does not obstruct required parking.</p> <p>7. The use shall not involve storage of materials or supplies in an accessory building or outside any structures.</p> <p>11. If an applicant is not the owner of the property where a home occupation is to be conducted, then a signed statement from the owner approving such use of the dwelling must be submitted with the application.</p>
<p><b>Solana Beach</b></p>	<p><u>Solana Beach Municipal Code Section 17.20.040 Specific requirements.</u></p> <p>A. Home Occupations. Home occupations are permitted as accessory uses incidental to a residential use in all residential zones. All home occupations, except retail nurseries, shall conform to the following standards:</p> <p>1. All products produced for sale must be hand manufactured or grown on the premises using only hand tools or small mechanical equipment. Electrical or mechanical equipment that creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit or that creates noise not normally associated with residential uses shall be prohibited.</p> <p>2. The on-premises sale of products which requires the presence of retail customers is prohibited. The on-premises performance of services which requires the presence of a client is permissible; provided not more than one client or client group is present on the premises at any one time.</p> <p>5. Only the residents of the dwelling unit and one additional full-time employee may engage in the home occupation.</p> <p>8. Outdoor storage or display of materials, goods, supplies, or equipment related to the operation of a home occupation is prohibited.</p>
<p><b>Vista</b></p>	<p><u>Vista Municipal Code Section 18.58.480 Home Occupations</u></p> <p>No occupation, as defined by Section 18.02.335, shall be conducted in any residential, estate, agricultural or open space zoning district, except as may be permitted by a duly issued home occupation permit. The City Planner, or duly authorized representative, may issue such a permit upon submittal of a written application. Such permit shall state the home occupation to be permitted, the location, all necessary conditions, and any specific limitations thereon. The permit shall be issued only if the City Planner is satisfied that the applicant is able to comply with all conditions contained in this section, and the applicant has agreed in writing to comply with such conditions during the effective period of the home occupation permit.</p> <p>A. Limitations and Conditions. In general, a home occupation is an accessory activity or secondary use so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence. The limitations and conditions for home occupation in this section are intended to ensure compatibility with other permitted activities or uses and with the residential character of the neighborhood; thus, home occupations are permitted accessory activities or secondary uses in residential zoning districts only as long as all limitations and conditions listed herein are complied with.</p>

1. Such occupation shall be conducted solely by persons who occupy the home as their sole residence. The occupation shall occur in no more than one room or 25 percent of the gross floor area of one floor of such residence, whichever is less.
2. No use shall require internal or external building alterations or involve on - site construction related activities, including land clearing or grading activities.
4. No home occupation shall cause a significant increase in the use of utility services or public facilities as reasonably determined by the City Planner. Under no circumstances, shall a five percent or greater increase be considered insignificant in any of the utilities.
5. There shall be no outside storage of any kind related to the home occupation, including the parking or storage of vehicles identified with the business either on the site (out in the open) or on any public or private road. The work vehicle, regardless of it being used as private vehicle, must be parked or stored within a structure at all times and have a payload of one ton or less. The work vehicle can be used for storage of materials directly related to the operation of the home occupation. Any storage confined within a garage shall not interfere with the original intended use of a garage, that is, for parking purposes. If additional storage space is needed, the applicant shall secure an off - site location for storage purposes and provide the City with a copy of the associated lease agreement along with the home occupation application.
6. The use may not increase pedestrian or vehicular traffic flow or increase parking demand in excess of the normal expected residential demand in the surrounding area. The delivery of materials or goods to and from the location of a home occupation shall be limited to normal business hours as determined by the City Planner, with the exception of deliveries associated with the residential use.
8. No commercial advertising or identification shall be displayed on the premises except that expressly permitted by Chapter 18.52.
10. Sale and display of goods shall not be conducted on the property, except for agricultural goods grown on the premises. This provision shall not be construed to prohibit taking sales orders where delivery of goods is not made from the property.
11. The **employment of permanent or temporary workers not living at the site is prohibited.**
12. Instructional services may be performed as a home occupation when conducted on an individual basis (with a maximum of four students per day), excluding instruction of electronically amplified and percussion instruments. No group instructions of any kind shall be allowed as a home occupation.
15. Multiple home occupation permits at a residence shall not create any cumulative impacts to the surrounding area that are greater than those associated with a single home occupation permit. A complete home occupation permit shall be issued for each business license.
19. **Customers or clients of licensed professionals** (i.e. accountants, attorneys, architects, engineers) may come to the site of the home occupation from 9:00 a.m. to 5:00 p.m., where no more than two customers at a time may come to the site, with a maximum of four customers per day. In addition, customers associated with agricultural goods grown and sold on the premises are also permitted to come to the home occupation site. **No other customers, including general retail/commercial services customers, may come to the site of the home occupation use.**

	<p>20. The City Planner may establish other limitations and/or conditions as may be deemed reasonably necessary in order to accomplish the intent of this section as it may relate to specific activities or uses and locations.</p>
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