

County of Sonoma
REVISED STANDARDS FOR HOME OCCUPATIONS

PURPOSE

The purpose of the proposed zoning code changes is to clarify Home Occupation uses, to distinguish them from the more intensive Live/Work uses, and to allow them in accessory structures. Home Occupations are small-scale businesses and services within a private residence which are secondary to the residential use of the site, and which meet certain standards to ensure compatibility with surrounding residential uses. Home Occupations differ from Live/work uses in that they do not permit any non-resident employees, and are more limited in the type of uses permitted and the number of visitors allowed.

APPLICABILITY

Home Occupations may be conducted in homes in Agricultural and Residential zones (LIA, LEA, DA, RRD, RRDWA, AR, RR, R1, R2 and R3), Planned Community zones (PC), and Commercial zones which allow residential uses (CO, C1, C2, C3, LC, RC, AS, and K).

PERMIT REQUIREMENTS

A Zoning Permit and signed agreement to comply with the standards are required.

DEVELOPMENT STANDARDS

Employees:	Only residents of the home.
Location:	No more than 25% of the area of the home, or 500 square feet of a garage or accessory structure.
Hours of Operation:	8:00 am to 6:00 pm Monday through Friday. No holidays.
Technical Codes:	Building must meet all Code requirements for occupancy classification. Building Permit & Well/Septic clearance required.
Exterior Appearance:	No change in the residential character of the site.
Parking:	One additional space plus demonstration of adequate parking for any customers or clients.
Visits/Deliveries:	Maximum of four (4) per day, and no more than two (2) onsite at a time. Maximum of ten (10) deliveries/pickups per week.
Signs:	A maximum two (2) square foot sign.
Comm. Vehicles:	One single-ton or smaller vehicle permitted to be kept at site.
Outdoor Storage/Use:	Not permitted.
Offsite Effects:	Offsite noise, odors, dust, smoke, etc. prohibited.
Allowed Uses:	Art & craft work or cottage industries, such as painting, ceramics, or woodworking; office-only uses such as architects, attorneys, consultants; one-on-one services such as counseling, massage therapy.
Prohibited Uses:	Adult entertainment, pet care services and kennels, vehicle repair, cabinet or furniture making or sales, storage yards, food processing, catering, gun & weapon sales, salons & day spas, uses that involve hazardous materials, and uses that trigger building changes to conform with building code requirements.