



# City of Clearlake

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## HOME OCCUPATIONS INFORMATION SHEET

THE FOLLOWING RESIDENTIAL ACCESSORY USE *DOES NOT*  
REQUIRE A ZONING PERMIT:

Incidental, business-related uses of a private residence by an occupant, such as using the residence phone as a business phone, so long as no office open to the public is maintained, no work or storage is conducted on-site and no employees or vehicles are dispatched from the residence. A City business license is required, however.

*THE FOLLOWING ARE THE ZONING ORDINANCE REGULATIONS FOR  
HOME OCCUPATIONS:*

CRITERIA. {Sec 18-4.201}

All home occupations *including* family contractors' businesses shall meet the following criteria:

- a. Off-site employees or partners are permitted so long as they do not work at the subject property.
- b. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. The home occupation may be conducted in the principal dwelling or accessory structures on the subject property provided that the area does not exceed twenty-five (25) percent of the habitable floor area of the principal dwelling.
- c. There shall be no mechanical equipment or operation used which creates or makes objectionable noise, dust, odor, vibration or other affects detectable at the property line. Noise levels at the property line shall not exceed the levels estimated in Section 18-5.5.
- d. There shall be no products sold on the premises except for products individually made to order on the premises. Products which are not "individually made to order" may be constructed on-site, however, these products shall only be sold at a permitted commercial location.
- e. There shall be no display of products by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.

- f. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor, in any case, requires on site parking of more than two (2) additional vehicles at any one time.
- g. There shall be no storage of material or supplies out-of-doors that can be seen by the public.
- h. There shall be no remodeling or construction of facilities which changes the external appearance of the residence from a residential to a more commercial appearing structure when viewed from the front of the building.
- I. There shall be no visible evidence of the conduct of such home occupation outside the structure except for a small identification sign as permitted in Section 18-5.402(k)
- j. The following specific home occupations shall be permitted subject to further limitations as follows:
  - 1. Beauty/barber shops limited to one (1) operator only.
  - 2. Contractors and subcontractors offices are permitted as home occupations, however there shall be no storage of vehicles, materials and equipment associated with the business.
  - 3. Furniture and cabinet construction, repair, restoration and reupholstering shall be limited to one (1) occupant of the dwelling. There shall be no pick-up or delivery at the location by the public.
  - 4. Repair of small electronic or garden (including lawn mowers) equipment, excluding gasoline engines, or small household appliances shall be limited to one (1) occupant of the dwelling. All testing of equipment shall be performed within an enclosed building.
  - 5. Mail order businesses, as long as the product ordered is mailed directly to the purchaser and is only stored within the dwelling. Items may not be sold directly from the residence.
  - 6. Manufacture of toys, decorator items, clothing, needlework, handicrafts, or similar products using equipment normally found in a residence.
  - 7. Medical, dental, chiropractic offices, professional offices and other service oriented offices.
- k. Customer visits shall be limited to eight (8) per day.
- l. Commercial deliveries shall be limited to ten (10) per week.

PROHIBITED USES. {Sec.18-4.202}

The following uses are *expressly prohibited* as home occupations:

- a. Storage, repair or reconditioning of motorized vehicles or large equipment on site.
- b. Storage, repair or reconditioning of major household appliances, including refrigerators, freezers, clothes washers and dryers, stoves, heating and air conditioning equipment.
- c. Repair or reconditioning of boats or recreation vehicles.
- d. Tow truck and ambulance services.