2.150.260. Home-Based Business.

A. Purpose.

The purpose of the Home-Based Business standards is to ensure that a Home Occupation is an Accessory Use of a residential or rural property that is located and conducted in an inconspicuous manner under normal circumstances and that it is compatible with the residential or rural character of the applicable Zoning District and the Zoning District's other Permitted Uses.

B. General requirements

Home-Based Businesses are subject to the following requirements:

1. A Home-Based Business permit is required to be obtained from the Community Development Director, or his designee.
    a. The Home-Based Business permit shall be issued only to an owner of the residential property or a tenant of the residential property with the owner's consent.
    b. If there is a change in the Home-Based Business, a new Home-Based Business permit shall be required.
    c. A Home-Based Business permit is issued to the applicant and does not attach to the subject property. It is not transferable and terminates automatically if the owner or tenant of the residential property changes.
2. The Home-Based Business must be conducted as an Accessory Use within a dwelling or an Accessory Building.
3. There shall be no outdoor public display of merchandise, equipment, products, supplies, or materials associated with the Home-Based Business at the residential property.
4. Not more than two individuals who are not residents of the primary dwelling or Immediate Family Members shall be employed in the Home-Based Business.
5. The Home-Based Business shall be conducted entirely within a completely enclosed building, other than allowance for limited outdoor storage. The outdoor storage of materials shall be limited to a maximum of 10% of the total lot and shall not be in any required front or side yard setback. Any outdoor storage shall be completely fenced with a solid masonry wall, wood fence, or enclosed with opaque materials to obstruct the view to a height equal to the elevation of the tallest materials to be stored with a maximum height of stored materials of seven (7) feet. No mechanical equipment or power tools shall be used for a Home-Based Business except for any of these that are used for typical household purposes.
6. No toxic, explosive, flammable, radioactive, or other similar material or chemicals shall be used, sold, or stored on the property of the Home-Based Business.
7. No Home-Based Business shall result in an excess generation of solid waste or use of Utilities and public facilities in amounts greater than normally provided for residential Use.
8. Neither the Home-Based Business nor its operations shall result in any Structural Alterations, additions or installations to a Building that will change the Building's Principal Use or its Building code occupancy classification.
9. The residential character of the dwelling and residential property shall not be changed by the Home-Based Business, except that doors, shelving, and display racks may be installed for use by the Home Occupation.

10. The Home-Based Business shall not cause any sustained, unpleasant, or unusual noises or vibrations inside or outside of the dwelling or Accessory Building, or cause any noxious fumes or odors, or generate traffic, parking, or delivery activity that causes on-street parking congestion or a substantial increase in traffic through the residential area.
11. All parking used in conjunction with the Home-Based Business shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping.
12. Commercial Vehicle deliveries associated with Home-Based Business are permitted only from 7:00 a.m. to 7:00 p.m.
13. Home-Based Businesses shall not provide overnight accommodation, except where specifically identified in the County Development Services Code.
14. Home-Based Businesses serve no more than five (5) clients in one day and no more than two (2) clients at any one time.
15. No Signs Advertising the Home-Based Business are permitted, except a temporary commercial Sign on the residential property during business hours, if the Sign is not more than 24 inches by 24 inches.

C. Home-Based Businesses in rural Zoning Districts

Home-Based Businesses in rural Zoning Districts that do not meet the requirements in this section may be permitted by a Special Use Permit subject to the requirements of PCDSC § 2.151.010. The Board of Supervisors may authorize a Special Use Permit subject to the following limitations:

1. Buildings; issuance
    a. The Home-Based Business shall be restricted to lawfully built, enclosed Buildings and be conducted in such a manner as not to give an outward appearance of a Business.
    b. The Home-Based Business shall not result in any Structural Alterations or additions to a Building that will change its Principal Use or Building code occupancy classification.
    c. The Special Use Permit for a Home-Based Business shall be issued only to the owner or tenant of the property and does not attach to the subject property. It is not transferable and terminates automatically if the owner or tenant of the property changes.
2. Storage
    a. Merchandise, equipment, products, supplies and materials produced, used or stored by the Home-Based Business may be stored outside but must be screened from view of any public or private Street and screened from view of other properties in accordance with the development standards of the applicable Zoning District.
3. Employees, Vehicles and parking
    a. The subject property shall not be used for the assembly of more than 3 Employees at any given time for instruction or other purposes, including dispatch to other locations.
    b. There shall be no more than five (5) Commercial Vehicle deliveries associated with the Home-Based Business daily.
    c. Clients, customers, and Commercial Vehicle deliveries associated with Home-Based Business are permitted only from 7:00 a.m. to 7:00 p.m.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)Occupation