

### **18.43.110 Home occupations.**

The City of Redding recognizes that some citizens may desire to use their places of residence for some limited activity other than as a residence and supports such effort. However, the City believes that the need to protect the character of residential neighborhoods is of paramount concern. To that end, limited commercial-type activities are allowed in any residential dwelling unit only to the extent that, to all outward appearances, neighbors or passersby will not be aware of the activity. Home occupations are permitted within all residential zoning districts subject to obtaining the appropriate business license; they also shall meet the following standards:

#### **A. Standards.**

1. The activity is one that is consistent with the use of the premises as a dwelling.
2. There shall not be any exterior evidence of the conduct of a home occupation.
3. A home occupation shall be conducted only within an enclosed living area of the dwelling unit or the garage and shall not occupy more than twenty-five percent (25%) of the gross floor area of the dwelling. A home occupation shall not be permitted out-of-doors on the property or in any accessory structure utilized to satisfy the off-street parking requirements of [Chapter 18.41](#) (Off-Street Parking and Loading) of this title.
4. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuation in line voltage outside the dwelling unit, or which creates noise not normally associated with residential uses shall be prohibited.
5. No equipment or process shall be used in home occupations which create uncustomary noise, vibration, glare, or odors such that they are detectable to normal senses off the lot.
6. Except for a cottage food operation, only the actual residents of the dwelling unit shall engage in the home occupation; no employees shall be permitted on the premises in connection with the home occupation except those who are residents of the property. Pursuant to Section 113758 of the Health and Safety Code, a cottage food operation may employ one non-household member as an employee.
7. Customers or clients shall not be permitted at the residence except to receive educational, therapeutic, or counseling services where not more than two clients shall receive service at any one time, or for a cottage food operation. Pursuant to Section 113758 of the Health and Safety Code, direct sales may occur from a cottage food operation.

8. The conduct of any home occupation shall not reduce or render unusable areas provided for the required off-street parking or prevent the number of cars designated to be parked in a garage from doing so.
  9. A home occupation shall not create greater vehicular or pedestrian traffic beyond that which is normal in a residential district nor in any case require the parking of more than one additional vehicle at any one time.
  10. Storage and use of a limited amount of materials, goods, supplies or equipment related to the operation of the home occupation is permitted provided that the limitations delineated in subsections (A)(3) and (A)(5) of this section shall not be exceeded. The display of goods or storage of uncustomary amounts of flammable materials shall be prohibited.
  11. Not more than one commercial motor vehicle, together with equipment, tools and stock-in-trade maintained therein, is permitted where such motor vehicle is used as the owner's means of transportation. Commercial vehicles exceeding the rated capacity stated in [Chapter 11.24](#) of this code are prohibited.
  12. On-site storage/parking of oversized or specialized commercial vehicles and the storage of materials in excess of the space limitation provided herein is prohibited.
  13. Advertising on the site of a home occupation is prohibited except that a commercial vehicle permitted herein may have signs affixed which identifies the business name only and does not identify the address of the business.
  14. On-site training for promotional sales shall not be permitted.
  15. Any deliveries shall be by standard mail or package carrier.
  16. The cultivation, distribution, manufacturing, processing, testing and storage of cannabis and products containing cannabis for commercial purposes shall not be permitted.
- B. **Special Review.** Persons with demonstrated physical handicaps may be permitted special review by the Development Services Director. A resident may request waiving one or more, or a portion thereof, of the requirements of subsections (A) (1) through (A) (15) of this section by seeking a zoning exception pursuant to [Chapter 18.15](#) of this title. Notification of the request shall be made to property owners within one hundred feet of the subject property. In reviewing the request, the Director shall consider the applicant's physical inability to function within the requirements of subsections (A) (1) through (A) (15) of this section. Determinations made by the Director may be appealed to the Board of Administrative Review as provided for in [Chapter 18.11](#) (Common Procedures) of this code.

- C. **Enforcement.** Enforcement of the provisions of this Chapter may include the issuance of a citation and fine, or other legal remedy as provided for in [Title 1](#) of this code. If a business is operating in violation of this code, it must terminate immediately.
- D. **Duration of Home Occupation.**
1. Home occupations may be conducted unless one or more of the following occur(s):
    - a. The home occupation does not commence within one year of receipt of the business license;
    - b. The use ceases for a period greater than six months;
    - c. The original business license holder moves from the approved location;
    - d. There is a violation of the home occupation performance criteria;
    - e. There is a violation of any law or ordinance in connection with the home occupation.
  2. In the event a home occupation changes, a new business license shall be obtained.
- E. **Inspections.** Applicants for home occupations shall permit a reasonable inspection of the premises by appropriate City staff to determine compliance with this Chapter.
- F. **Home Occupation Affidavit.** Prior to issuance of a business license by the City Clerk, the applicant shall attest that he/she understands the above requirements by signing the home occupation affidavit available at the Development Services Department.
- G. **Cottage Food Operation.** A cottage food operation, as defined and as limited in Section 113758 of the Health and Safety Code, is an allowable home occupation subject to the standards set forth in this section.