

HOME BASED BUSINESS REGULATIONS AND RESTRICTIONS

RANCHO CORDOVA MUNICIPAL CODE, TITLE 23 – ZONING CODE

23.901.030 HOME OCCUPATIONS

- A. Purpose and Applicability.** The regulations contained in this Section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.
- B. Definition.** A home occupation is an accessory, non-residential business activity that is conducted within a dwelling by its inhabitants, incidental to the residential use of the dwelling, which does not change the character of the of the surrounding area by generating more traffic, noise, or storage of material than would be normally associated with a residential zone.
- C. Approval Process.** A home occupation shall not be conducted prior to approval of Zoning Certification (see Chapter 23.113, Zoning Certification)
- D. Business License.** A business license from the City is required for any home occupation.
- E. Performance Standards.** It is the intent of the following standards to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity. These standards shall be incorporated as conditions of the Zoning Clearance. Failure to comply with these standards will result in revocation of the home occupation permit and/or business license.
1. Number of home occupations. There is no limit on the number of home occupations at a residence provided that the performance standards identified in this Section are met. All of the following standards are calculated and/or applied based on a single residence.
 2. Employees. Off-site employees or partners are permitted as part of the home occupation so long as they do not report for work at the subject property.
 3. Fire arms. No repair or sales of any firearms from the residence.
 4. Habitable floor area. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.
 5. Off-site effects. There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. Noise level at the property line shall not exceed 55 dBA and shall comply with the City's Noise Ordinance. No process shall be used which is hazardous to public health, safety, morals, or welfare.
 6. On-site sales. There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.
 7. Products which are not "artist's originals" or "individually made to order" may be constructed on-site, using equipment normally found in a residence; however, these products may only be sold at a permitted commercial location.

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8. Display. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
9. Traffic/Vehicles. The use shall not generate pedestrian or vehicle traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at the home at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet.
10. Storage. There shall be no storage of material or supplies with view of a public right-of-way and storage shall not utilize a required parking space (e.g. within a required garage).
11. Exterior appearance. There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
12. Signs. Signs shall be allowed for the home occupation in accordance with Chapter 23.743 (Signs).
13. Visitors and customers. Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than one business visitor an hour and eight a day, during the hours of 8:00 a.m. to 7:00 p.m. (regardless of how many businesses operate out of the home).
14. Deliveries. Deliveries shall not exceed those normally and reasonably occurring for a residence and not more than one delivery of products or materials a week. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for Fed Ex, UPS, or USPS-type home pick-ups and deliveries.
15. Hazardous materials. No storage of hazardous materials is permitted beyond normal household use. Businesses that require hazardous chemicals (e.g. pest control, pool cleaning, etc.) are not permitted as home occupations.

F. Limitations of Specific Home Based Businesses.

1. Certified massage practitioners are permitted if the following criteria are met:
 - i. Only one client is on-site at a time and by appointment only
 - ii. The use shall be conducted on a part-time basis.
 - iii. The practitioner must submit proof of a certificate of training from a state-approved school (e.g. Department of Education, Office of Post Secondary Education).
 - iv. The use will not be conducted in such a fashion as to constitute a public or a private nuisance.
2. Mobile food vendor vehicles cannot be parked at a private residence (see Mobile Food Vendor limitation in Section 23.910.040).
3. Taxicab, limousine, or pedicab service shall not be on-call and available for service; no vehicle shall be dispatched from the residence by radio, telephone, or other means, but may be parked at the residence when not in service.

G. Prohibited Home Occupations

1. Alcohol beverage manufacturing or sales business
2. Ambulance service
3. Ammunition reloading, including custom reloading
4. Boarding house, bed-and-breakfast hotel, time share condominium
5. Carpentry, cabinet makers
6. Ceramics (kiln of six cubic feet or more)
7. Fire arms sales
8. Health salons, gyms, dance studios, aerobic exercise studios
9. Medical, dental, chiropractic, or veterinary clinics
10. Mortician, hearse service
11. Non-certified massage practitioners
12. Palm reading, fortune telling
13. Private clubs
14. Repair or reconditioning of boats or recreational vehicles
15. Restaurants or taverns
16. Retail sales from site (except direct distribution of artist's originals)
17. Storage, repair, or reconditioning of major household appliances
18. Storage, repair, or reconditioning of motorized vehicles or large equipment on-site
19. Tattoo service
20. Tow truck service
21. Veterinary uses (including boarding)
22. Welding services