Home Occupation

Permit Instructions

1. The intent of the home occupation regulations is to allow for the orderly, safe and nuisance free development of a use or occupation within a dwelling unit which is already incidental and subordinate to the use of the dwelling for residential purposes. It is the intent of these regulations to reduce the impact of a home occupation to the degree that its effect on the neighborhood is undetectable from normal and usual residential activity. Home occupations, as defined by this chapter, may be conducted in any residential district or any residential structure, provided such occupations are in compliance with the regulations set forth in this chapter and all other standards and regulations pertaining to permitted uses within the zoning district in which the home occupation is located.

2. This application is not applicable to home occupations needing a Conditional Use Permit

3. Please fill out the attached application form.

4. When submitting the application, please include an $85.00 application fee payable to the City of Hollister.

5. If you are not the property owner, be sure to include the signature of the property owner on the application. Applications without the owner's signature will not be accepted or approved. A letter of authorization from the owner is acceptable.

6. Present the ***approved*** Home Occupation Permit to the finance department when requesting a business license.

7. Sign the conditions certification and adhere to the conditions of approval.

8. Once the application is received, the Planning Department will make every effort to respond to your permit request within one week.

CITY OF HOLLISTER
DEVELOPMENT SERVICES PLANNING DIVISION
375 FIFTH STREET
HOLLISTER CA 95023 (831) 636-4360 (Voice)
(831)-636-4364 (FAX)

_____
_____
_____

HOME OCCUPATION APPLICATION

PLEASE READ AND COMPLETE THIS APPLICATION FORM CAREFULLY

1. Applicant(s): _____

2. Address of Home Occupation: _____

   Mailing Address (if different): _____

   City: _____ State: Zip Code: _____

   Phone #: _____ FAX: _____ E-Mail: _____

3. Property Owner(s): _____

   Address: _____

   City: _____ State: ____ Zip Code: _____

   Phone #: _____ FAX: _____ E-Mail: _____

4. Assessor Parcel Number(s): _____

5. Zoning District: _____

6. Describe the HOME OCCUPATION: _____
_____
_____

7. **Certification**: The facts, and documents submitted herewith are true, correct and accurate to the best of my knowledge. If the request is granted, I (we) agree that the provisions of City and State Law will be complied with and the rules of the home occupation ordinance and conditions as stated below will be carefully observed.

_____	_____
Date	Owner's Signature
_____	_____
Date	Applicant's Signature

Staff Use Only

Received by: _____ Date: _____

Fee: _____ Application No: _____ Approved by: _____

The Community Development Staff appreciates your effort to complete this application. If you have questions or comments, please contact our staff at (831) 636-4360.

City of Hollister Municipal Code
Chapter 17.22.130

HOME OCCUPATIONS

17.22.130 - Home Occupations

A. **Purpose.** The following provisions allow for home occupations that are secondary to, and compatible with surrounding residential uses. A Home Occupation is any use customarily conducted entirely within an enclosed dwelling and carried on only by up to two of its residents. A Home Occupation may also be used as the base for the occupant of the residence to stage a small business such as a cleaning services, handyman. Allowable home occupations shall be limited to activities which comply with the standards listed in this section.

And any other use which may, as determined by the Director, be of the same general character as those listed above, and not objectionable or detrimental to the applicable zoning district.

B. **Permit requirement.** A business license shall be obtained/posted in compliance with the Municipal Code for home occupations, which are allowed as accessory uses in all residential zoning districts. A statement of compliance with the following operating standards shall be signed prior to issuance of an Administrative Permit.

D. **Operating standards.** Home occupations shall comply with all of the following operating standards:

1. The home occupation is clearly secondary to the full-time use of the structure as a residence;
2. The use does not require any modification not customarily found in a dwelling, nor shall the home occupation activity be visible from the adjoining public rights-of-way or from neighboring properties;
3. There is no window display, advertising signs, and further, there shall be no display of merchandise or stock in trade or other identification of the home occupation activity on the premises;
4. A home occupation shall be limited to only one client, patient or pupil present on the premises at any time; except small residential care homes, small family home care centers, etc. licensed by the state for care of eight or fewer persons.
5. The home occupation shall be confined completely to one room within the main dwelling, and not within an accessory structure or garage. No materials or supplies shall be stored out-of-doors or within a required garage or accessory structure;
6. Only one vehicle/trailer with a capacity no greater than 3/4-ton may be used directly or indirectly in connection with a home occupation. Only one vehicle may display advertising for the business.
7. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. The use shall not employ the storage of pesticides or flammable, explosive, or hazardous materials;
8. No home occupation activity shall create dust, electrical interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration, or other hazards or nuisances;
9. The home occupation activity shall not generate additional pedestrian or vehicular trips in excess of that customarily associated with the zoning district in which it is to be located;
10. A home occupation shall be limited to only one client between the hours of 8:00 a.m. and 8:00 p.m. by appointment only except that more than one person is allowed at small residential care homes, small family home care centers, etc. licensed by the state for care of eight or fewer persons;

E. **Prohibited home occupation uses.** The following are examples of uses that are not incidental to or compatible with residential activities, and are therefore prohibited as home occupations:

Adult businesses
Animal hospitals or the harboring, raising, training, or treatment of animals or birds for commercial purposes
Gun or ammunition sales, including off-site and by mail order
Medical and dental offices, clinics, and laboratories (not including chiropractors and counselors/psychotherapists)

Massage
Mini storage
Print shop, photo shop
Sale of products, except for artist's originals or products individually made-to-order on the premises (internet and phone sales okay)
Storage and delivery of, materials, and other accessories for the construction and service trades
Vehicle repair (body or mechanical, including boats and recreational vehicles), upholstery, automobile detailing and painting and the display and sale of any vehicle
Welding

And any other use, as determined by the Director not to be incidental to or compatible with residential activities.

F. **Home occupations requiring a Conditional Use Permit.** The following list presents land use activities that may not be in compliance with the operating standards outlined in D & E of this section but may be allowable subject to the approval of a Conditional Use Permit by the Planning Commission:

1. Use of an accessory structure;
2. Use exceeding two hundred (200) square feet;
3. Use employing more than two persons on site that reside off-site.
4. Hand Woodworking or machine work;
5. One-chair barber shop or beauty salon, home visits for two or more clients, patient sat a time, direct product distribution, pet grooming or any other use or occupation which the Director determines is similar in nature to the previously listed uses; and
6. Food handling, processing, food packaging, catering or any other use or occupation where the operation is located in a detached accessory structure with a commercial kitchen that meets Health Code standards which the Director determines is similar in nature to the previously listed uses; and
7. Having more than three home occupations in a dwelling unit or
8. Any use or occupation that does not meet the criteria set forth in Section D & E of this Section.