



City of Sebastopol

Home Occupation Regulations

Home businesses (also known as “home occupations” are a growing part of the economy. Sebastopol’s Zoning Ordinance recognizes this trend, and facilitates home businesses within certain restrictions.

This handout is intended to provide information regarding the City’s Home Occupation Regulations for home businesses. The purpose of these regulations is to prescribe the conditions under which limited non-residential activities may be conducted when incidental to residential activities.

REQUIREMENTS

The following requirements apply to all home occupations:

- A home occupation must be operated by the person or persons residing in the dwelling unit. In addition to the resident, only one (1) employee is allowed.
- The home occupation must not change the character of the surrounding residential area.
- Equipment or supplies cannot be stored outside the buildings.
- Use of any yard space or activity outside the buildings not normally associated with residential use is not permitted.
- No noise, odor, dust, vibration, fumes, smoke, electrical interference, or other interference with the residential neighborhood will be created.
- No more than one truck of maximum one-ton capacity and no semi-trailers or any other heavy equipment essential to a home occupation shall be kept on the site, or on the street.
- The home occupation cannot generate vehicular traffic measurably in excess of that normally associated with single family residential use.
- External alteration for home occupation purposes of the dwelling is not allowed. The existence of a home occupation cannot be apparent beyond the boundaries of the site.
- No on site advertising can be used which informs the public of the address of the home occupation.
- The occupation may be conducted within an accessory building, but may not reduce the amount of off street parking space(s).

- A nameplate in accord with the provisions of the sign ordinance is permitted.
- Noisy or otherwise objectionable machinery or equipment used in the conduct of the home occupation is not allowed.
- No more than one person or patron is allowed on the premise whether being served or waiting for service.
- No retail sales shall be allowed on the premises, except by telephone or computer.
- No animal-related services such as grooming or personal care requiring animals to be present on the residential property.