



CITY OF MOUNTAIN HOUSE

Community Development Department / Planning Division
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HOME OCCUPATIONS (9-409.270)

Home occupations must comply with the following standards when allowed by the 200 Series Base Zones:

- a) **Applicability:** Applies to occupations in dwellings, garages, or accessory buildings in Residential or Agricultural Zones, incidental to residential use.
- b) **Exterior Appearance:** Maintain residential appearance. No visible signs or displays, except as legally required or allowed by the City Sign code.
- c) **No On-Site Retail Sales:** No on-site sale or display of commodities, except for cottage food products meeting California Department of Public Health requirements.
- d) **Nuisances Prohibited:** No offensive noise, dust, vibration, smell, smoke, heat, glare, refuse, radiation, electrical disturbance, or other hazards perceptible on adjacent lots or neighboring units.
- e) **Number of Employees:** Only one non-resident employee allowed on-site. Independent contractors on-site are included in this limit.
- f) **Outdoor Equipment:** No outdoor storage/display of vehicles, equipment, materials, or supplies, except one business vehicle (up to two-ton capacity) with signage.
- g) **On-Site Client Contact:** Client visits allowed if they do not generate excessive traffic.

h) Permitted Home Occupations

Permitted home occupations are relatively benign and have minimal impact on adjoining uses, pedestrian and vehicular traffic, and public services. Examples include: Architectural, engineering, landscape architectural, and interior design services, Art restoration, Consulting and data processing, Digital research, Direct sales distribution (excluding on-site retail sales), Dressmaking, sewing, and tailoring, Flower arranging, Insurance sales and services, Jewelry making, Real estate sales and services, Secretarial and word processing, Social media management, Telephone answering, Writing, Computer programming

i) Prohibited Occupations and Activities

The following are expressly prohibited for on-site home occupations:
Ambulance or hearse service, Ammunition reloading, Any business distributing, transporting, or delivering commercial cannabis or commercial cannabis products, Bed and breakfast lodging, Ceramics using a kiln of six cubic feet or more in size, Gym, dance, or exercise studio, Large household appliance repair or reconditioning, Mortician services, Medical or dental office, Private club, Shop for repair, storage, or reconditioning of boats, cars, trucks, and recreational vehicles, Restaurants, Retail sales (except artist's, artisan's, and photographer's original work), Towing yard, Veterinary uses, Welding shop.

j) Restricted Home Occupations

The following home occupations are permitted, subject to specific limitations:

1. Contractors: No on-site storage of heavy vehicles, construction materials, or equipment not normally associated with single-family residential use.
2. Cottage Food Operations: Must meet the requirements of City Cottage Food Operations.



3. Dog and Cat Breeding: The number of adult dogs and cats must not exceed three.
4. Electronic, Mechanical, or Garden Equipment Repair: No individual customer pickup or delivery at the site. All testing must occur within an enclosed building.
5. Furniture Repair and Restoration: No individual customer pickup or delivery at the site.
6. Gardening and Landscape Maintenance: No on-site storage of fertilizers, pesticides, plants, soils, or heavy equipment.
7. Mail Order Businesses: No direct on-site sales to customers.
8. Manufacturing of Custom Items, Clothing, Handicrafts, Toys, etc.: Use light-duty equipment typically found in a residence.
9. Private Lessons and Individual Instruction: Only one student present for instruction or practice at any time.
10. Shoe Repair: No more than eight customer visits per day for drop-off or pick-up. No sales of any kind permitted.
11. Taxicab, Limousine, and On-Demand Transportation Service: Vehicles parked at or near the residence used for the home occupation cannot be on-call or available for service. An Administrative Use Permit is required for more than one vehicle associated with this service.

k) Storage

- No outdoor storage of materials or equipment.
- No storage of toxic or hazardous materials (except as permitted by the California Building Code or specifically approved by the Zoning Administrator).
- Merchandise must not be visible from outside the home.

l) Use of Commercial Vehicles

Home occupation may involve the use of a commercial vehicle, not to exceed 11,000 pounds gross vehicle weight rating, as defined in the California Vehicle Code. The following types of vehicles shall be stored off-site and are expressly prohibited on the site of a home occupation:

1. Limousines or Taxicabs
2. Dump Trucks
3. Tow Trucks
4. Pick-up Trucks with Converted Beds: Designed to hold materials and equipment that exceed the height of the existing sides of the truck (e.g., construction vehicles like front-end loaders and backhoes)
5. Tractors and Trailers: Includes construction trailers, chipper trailers, and semitrailers
6. Construction Equipment: Examples: cement mixers, chipper.

SPECIAL MOUNTAIN HOUSE CONDITIONS FOR HOME OCCUPATION PERMITS (CHAPTER 9-839)

1. Permitted Home Occupations

- Only home occupations subject to the Staff Review Procedure are permitted.

2. Size Limits

- Up to 400 square feet and no more than one-third (1/3) of any residence (including a second unit dwelling) may be used for the home occupation.

3. Commercial Vehicle

- Any commercial vehicle used in a home occupation business must be parked within a garage or carport of the residence.

4. Objectionable Impacts

- Work that produces noise, vibration, glare, fumes, odors, dust, or electrical interference outside of the residence or structure is prohibited