

**Complete this form only if you are applying for a home-based business within City limits.**

## **Home Occupation Conditions**

*I understand that if my home occupation is approved, the following conditions will be applied to my home business, and if I do not abide by these conditions, my Zoning Clearance may be revoked by the City of Atascadero:*

1. The home occupation shall be incidental and subordinate to the residential use.
2. The home occupation must not change the residential character of the property. See Atascadero Municipal Code (AMC) 9-6.105 (a).
3. No display of home occupation products for sale shall be visible from a public street or adjoining properties.
4. Outdoor activities on sites of less than one (1) acre shall be conducted entirely within a principal or accessory structure. Outdoor storage is allowed on one acre or more where all storage is to be screened from view of any street or adjacent properties. See AMC 9- 6.105 (3).
5. The use of garage or accessory structure is permitted, subject to AMC Section 9-6.106, as long as the garage is not precluded from vehicle storage.
6. Employees that do not reside at the residence are not permitted, with the exception of employees that may be allowed by approval of an Administrative Use Permit in accordance with AMC 9-6.105 (c).
7. Hours of operation are unrestricted unless the use generates noise; then hours shall be restricted between 7:00 a.m. and 7:00 p.m. and in compliance with noise level standards in AMC 9-14.05.
8. Home occupations are limited to:
  - a. Office-type services that require only one client vehicle at any given time.
  - b. Handcraft or artwork production.
  - c. The personal sale of products (except appliances), when such sales occur on the premises of the purchaser, or at a location other than the home. See AMC 9-6.105 (e).
  - d. Vacation rentals.
9. All onsite retail sales are prohibited except:
  - a. Garage sales or the sale of hand crafted items and artwork produced onsite are allowed not more than twice per year, for a maximum of two days per sale; and
  - b. Home distributors of cosmetics and personal or household products may supply other home occupation proprietors.
10. One vacation rental is permitted per property, which may accommodate only one rental party at any one time. Vacation rentals shall be within legal residences only. They may not be located in unpermitted structures, structures converted without building permits, recreational vehicles, or outside a legal residence. Vacation rentals are subject to Transient Occupancy Taxes.
11. One sign with a maximum area of two square feet and a maximum height of 4 feet pursuant to AMC 9-15.008 may be displayed. A commercial vehicle carrying any sign identifying the home occupation and parked on or adjacent to the home is included in determining the maximum allowable area of on-site fixed signs.
12. Traffic generated is not to exceed the volume normally expected for a residence. All parking needs of the home occupation are to be met off-street outside the public right-of-way (on the property, not on City-maintained / non-maintained roads).

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I am aware and accept all of the above conditions and agree to comply with all requirements of all other applicable City, County, State, and Federal regulations and ordinances. I understand that the Zoning Clearance will be non-transferable and may be revoked at any time for violation of any conditions.

**Signature of Applicant(s)** \_\_\_\_\_ **Date** \_\_\_\_\_