

HOME OCCUPATION

(Excerpt of Article, Section 12-105-H-7 of the Fresno Municipal Code)

HOME OCCUPATION shall mean any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof.

1. Such Home Occupations may include:
 - a. Consultive professional occupations, whose function is one of rendering a service and does not involve the dispensing of goods or products. The selling or otherwise disposing of agricultural services and products produced in the premises.
 - b. Secondary business offices, where said business has its principal office, staff and equipment located elsewhere.
 - c. Farm management offices, where an agricultural operation on the premises requires such offices.
 - d. The giving of music lessons and similar occupations.
 - e. The home office of a salesman, when all sales are done by written order with no commodities or displays on the premises.
 - f. Drafting, designing and the like, using only the normal drafting equipment.
 - g. Beauty operators using portable dryers and equipment; subject to requirements for Conditional Use Permit, Section 12-406 when located in residential zone.
2. The following criteria shall apply for the evaluation of a "Home Occupation."
 - a. There shall be no employment of help other than members of the resident family.
 - b. There shall be no use of materials or mechanical equipment not recognized as being part of normal household or hobby uses, except that such equipment as typewriters, adding machines, portable hairdryers, permanent wave machines, filing cabinets, and desks shall be permitted.
 - c. There shall be no sales of products or services not produced on the premises.
 - d. The use shall not generate pedestrian or vehicular traffic beyond that normal to the district in which it is located.

- e. It shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than a vehicle not to exceed one ton, owned by the operator of such home occupations, which shall be stored in an entirely enclosed garage.
- f. No excessive or unsightly storage of materials or supplies indoor or outdoor, for purposes other than those permitted in the district.
- g. It shall not involve the use of signs or structures other than those permitted in the district of which it is a part.
- h. Not more than one room in the dwelling shall be employed for the home occupation.
- i. No building or space outside of the main building shall be used for the home occupational purposes except for agricultural uses.
- j. In no way shall the appearance of the structure be so altered or the conduct of the occupation within the structure be such that the structure may be reasonably recognized as serving a non-residential use (either by color, materials or construction, lighting, signs, sounds or noises, vibrations, etc.)
- k. There shall be no use of utilities or community facilities beyond that normal to the use of property for residential or agricultural purposes as defined in the district.

K:\FORMS\Front Counter Handouts\Home Occupation master.doc