

A top-down view of a cluttered desk. In the center, a person's hands are typing on a silver laptop. To the left, a smartphone lies on the desk. A white mug with a brown beverage is positioned near the laptop. The desk is covered with various papers, including one with a grid of small red and yellow icons, and a large roll of paper on the left. A black desk lamp is visible in the bottom right corner. A yellow rectangular block is in the top right corner of the image.

BMC Chapter 23C.16 Home Occupations

City Council

February 9, 2021

Defining Characteristics of a Home Occupation

Requirement

- Business license
- Home occupation permit

Characteristics

- Incidental use to the primary residential use
- Home Occupation business owner must live in the unit
- Compatible with the neighborhood



Current Permitting Structure

HO Category	Permit*	Customer Visits
Low-Impact	ZC	X
Moderate-Impact	UP(PH)	✓
Teaching-Related	AUP	✓

* ZC = Zoning Certificate; AUP = Administrative Use Permit; UP(PH) = Use Permit with Public Hearing

Recommended Permitting Structure

HO Category	Permit	Customer Visits per day*
Class I	ZC	✓ 5
Class II	AUP	✓ 10
Class III	UP(PH)	✓ 11+



*A **customer** is considered a single paying customer, but may include more than one person receiving the services at the same time.

Recommended Permitting Structure



HO Category	Advertising Sign	Outdoor Activities	Shipping from Home	One Non-resident Employee	Accessory Buildings & ADUs
Class I	X	X	X	X	✓
Class II	X	X	X	✓	✓
Class III	X	X	✓	✓	✓

General Updates



Additional Updates to:

- Allow HO Wherever Residential Uses are Permitted
- Home Occupation Definition
- Restructure and Reformat Chapter
- Enforcement Protocols
- Findings