CITY OF TWENTYNINE PALMS

Community Development Department
Twentynine Palms, CA 92277
(760) 367-6799
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Chapter 19-36

HOME OCCUPATIONS

Sections:

19.36.010	**Purpose**	**19.36.050**	**Approval Authority**
19.36.020	**Applicability**	**19.36.060**	**Notification**
19.36.030	**Permitted As Accessory Use**	**19.36.070**	**Operating Standards**
19.36.040	**Application**	**19.36.080**	**Prohibited Home Occupations**

19.36.010 Purpose. The purpose of this Chapter is to prescribe reasonable standards regulating the location and operation of home occupations located within residential dwellings.

19.36.020 Applicability. The provisions of this Chapter shall apply to the operation of small, home operated businesses and occupations within residential dwellings.

19.36.030 Permitted As Accessory Use. A home occupation may be permitted as an accessory use in any structure authorized for residential use within the City.

19.36.040 Application. Applications and fees shall be submitted pursuant to Chapters 19.40 and 19.42 of this Code.

19.36.050 Approval Authority. The Planning Director is authorized to approve, conditionally approve, modify, or deny applications for Home Occupation Permits, and may refer applications for Home Occupation Permits to the Planning Commission for review. All applications that comply with the Operating Standards established in Section 19.36.070 of this Chapter, shall be approved.

19.36.060 Notification. The Planning Director shall provide notice of Home Occupation Permit applications to all owners of property adjacent to the parcel on which the Home Occupation is proposed.

19.36.070 Operating Standards. Home occupations shall comply with all of the following operating standards at all times:

A. No dwelling shall be built or altered for the purpose of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted.

B. There shall be no display, sale, or advertising signs on the premises.

C. There shall be no advertisement of the location in public forum.

D. All merchandise, supplies, equipment or other materials stored outdoors shall be screened from public view.

E. The storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential areas shall be prohibited.

F. There shall be complete conformity with Fire, Building, Plumbing, Electrical, and Health Codes and to all applicable State and local laws. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises.

G. The use of utilities shall be limited to the usage normally associated with a residential use.

H. No home occupation shall be initiated until a business license is issued.

I. A Home Occupation Permit shall not be transferable to another property or dwelling unit or to any subsequent owner of the property or dwelling unit for which the Home Occupation Permit was originally approved.

J. For home occupations conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to submittal of an application for a Home Occupation Permit.

K. Only residents of the dwelling unit, and one additional individual, may engage in the home occupation.

L. No special off-street parking area shall be allowed in connection with the home occupation, however the driveway may be used for such parking.

M. Storage and parking of vehicles on the premises, used in conjunction with the home occupation shall be limited to automobiles and light trucks not exceeding 10,000 pounds gross vehicle weight.

N. No home occupation shall generate pedestrian or vehicular traffic in excess of that customarily associated with a residential use and the neighborhood in which it is located.

O. Home Occupation activities shall be conducted indoors.

P. No more than 500 square feet of floor area may be used for storage of materials and supplies used for the Home Occupation.

Q. Noise generated by the conduct of the Home Occupation shall not exceed that normally associated with a residential use.

19.36.080 Prohibited Home Occupations. Certain uses are not compatible with residential activities and shall be prohibited. Prohibited home occupations shall include, but are not limited to:

A. Animal hospitals.

B. Automotive/vehicle repair, upholstery, painting, or storage.

C. Barber and beauty shops.

D. Dancing schools or exercise studios.

E. Junk yards.

F. Massage parlors.

G. Medical and dental offices, clinics, and laboratories.

H. Mini-storage.

I. On-site retail sales.

J. Outdoor storage of equipment, materials, and other accessories specific to the construction trades.

K. Welding and machining.

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APPLICATION FOR HOME OCCUPATION PERMIT

APPLICATION FEE: Check Fee Schedule Non-refundable

ANNUAL RENEWAL: Check Fee Schedule If Renewed Prior to Expiration Without Notice.

APPEAL: Check Fee Schedule Plus Mailing List of Property Owners Within 300 Feet of the Property in Question. (Mailing List from Assessor's Records)

1. Applicant's Name _____ Date _____

2. Mailing Address _____

3. Telephone _____ Assessor's Parcel No. _____

4. Individual to be notified other than applicant _____

_____

5. General Location of Property: (Include street address, property location from nearest street or intersection, and indicating which side of street the property is on).

_____

_____

_____

6. Type of Business_____

7. Number of People Involved in the Business and Relationship to Owner: _____

_____

8. Type of Advertising to be Used:_____

_____

9. Approximate Volume, Units Sold, Number of Customers Received Per Day, Year, or Other Time Increments

_____

10. Description of Equipment Used (Horsepower, Voltage, Etc.) _____

11. Materials Used and Their Manner of Delivery to Home Occupation Location:

_____

12. How are Contacts made with Clients or Customers? _____

13. Square Feet of Area used for Storage and Work Area, and Total Square Feet of Residence, Including Garage: _____

14. Brief Summary of Business Being Conducted: _____

_____

_____

I certify under penalty of perjury that the above information is true and that I have read and understand and will abide by Chapter 19.36 of the Twentynine Palms Development Code. I understand that my permit may be voided for non-compliance with the conditions set forth in the approval.

_____ _____
Signature Date

_____ _____
Signature Date

****FOR OFFICE USE ONLY****

_____ _____ _____
Amount/Date Fee Paid Assessor's Parcel #

_____ _____
Method of Payment Current Zoning

Denial/Appeal Date_____

Appeal Fee/ Type of Payment_____

_____ _____ _____
Suspense Date Approval Date Panel Number