



# ZONING CLEARANCE FOR HOME OCCUPATION

## DEPARTMENT OF COMMUNITY DEVELOPMENT

### COMMUNITY PLANNING

For a Home Occupation/Business, you must comply with the following regulations found in Chapter 154 of the City of Yuma Code. Please read, initial each item, and sign below.

- \_\_\_\_\_ 1 **Accessory Use.** Home occupation activities shall take place within a principal dwelling unit or within an attached or detached accessory structure. The maximum square footage of a home occupation is 300 square feet.
- \_\_\_\_\_ 2 **Private Recreation Areas.** Private recreation areas (e.g. swimming pools, tennis courts and riding areas) may only be used when conducting a home occupation clearly related to the recreation area being used.
- \_\_\_\_\_ 3 **Number of Home Occupations.** Multiple Home Occupations may be allowed at one single residence. All home occupations must be within the same 300 square foot area. All area devoted to the home occupation shall maintain a residential appearance.
- \_\_\_\_\_ 4 **Employees.** The number of employees involved with a home occupation shall be limited to the residents of the principal dwelling unit on the site.
- \_\_\_\_\_ 5 **Hours of Operation.** Clients shall only be received between the hours of 7:00 a.m. and 8:00 p.m.
- \_\_\_\_\_ 6 **Clients.** The number of clients that can visit the residence is limited to one (1) client per hour, one at a time.
- \_\_\_\_\_ 7 **Rental Units.** Home occupations that take place within rental units or mobile home parks must have the owner's or manager's written permission.
- \_\_\_\_\_ 8 **Sale and Display of Merchandise.** On-site display and sale or rental of goods/products is prohibited.
- \_\_\_\_\_ 9 **Number of Vehicles.** Vehicles related to the operation of a home occupation shall be restricted to one, under 1 and 1/2 tons gross vehicle weight, per residence.
- \_\_\_\_\_ 10 **Deliveries.** Deliveries other than standard parcel services are prohibited when associated with a home occupation.
- \_\_\_\_\_ 11 **Signs.** One sign, totaling (1) one-square foot is permitted in the window of the Residence. Vehicles used in the home occupation can have signs of 1 square foot attached to the doors that advertise the Home Occupation.
- \_\_\_\_\_ 12 **Storage.** Materials or goods associated with a home occupation shall be stored within the 300 square feet allotted for the Home Occupation. No material or goods associated with the home occupation can be stored outside.
- \_\_\_\_\_ 13 **Nuisances.** No equipment or activity shall be used in a home occupation that creates noise, vibration, glare, fumes, odor or electrical interference detectable from beyond the subject property boundaries. Noise levels shall not exceed those levels that are currently in existence in the neighborhood. The use of equipment, other than office equipment, shall be limited to the hours of operation listed in 154-003(J) 2 (e).
- \_\_\_\_\_ 14 **Health Hazards.** No home occupation shall be detrimental to the public health, safety or welfare of the abutting neighbors or the neighborhood or City in general. Explosives, with the exception of hobby reloading as defined by the Uniform Fire Code, poisons, flammable combustible liquids over five gallons, unless in a licensed vehicle or watercraft and or corrosive/oxidizing chemicals other than what are normally consumed on premises for normal use (drain cleaner, pool chemicals, etc) are not allowed.  
  
Home occupations requiring a permit/license from a regulatory body which do not involve the use of hazardous materials may be permissible, provided the occupation is in compliance with all applicable Federal, State, and local regulations. This prohibits home occupations that involve: hazardous materials that pose a detonation hazard, a deflagration hazard such as, combustible dusts or flammable gases, or materials that readily support combustion or contain corrosives and, the fabrication of Semiconductors.
- \_\_\_\_\_ 15 **Mechanized Equipment.** Mechanized Equipment shall be used only in a completely enclosed building within the 300 square feet designated for the home occupation.
- \_\_\_\_\_ 16 **Access for Inspection. Upon the receipt of a complaint, a City of Yuma Code Enforcement Officer or Police Officer may enter a structure housing a home occupation to investigate the complaint and determine whether or not the home occupation complies with all requirements.**
- \_\_\_\_\_ 17 **Other Applicable Regulations.** Home occupations shall comply with health codes, building codes, and all other applicable local, State and Federal regulations.
- \_\_\_\_\_ 18 **Contracting Services** must, in addition, to the performance standards listed above must;  
Be a sole ownership business, Have no employees other than those in the residence. No materials used in the business can be stored on the lot,  
No more than one (1), 1 and 1/2 ton vehicle associated with the business parked at the residence,  
Is not headquarters or dispatch center, where employees come to be dispatched to other locations.

I hereby certify that I have read and understood the above regulations concerning Home Occupations. I agree to comply with them. Further, it is my understanding that failure to comply with the above regulations or complaints received from local residents may cause my license to be revoked.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date