



City of Downey **Home Occupation Permits**

All Home Occupations within the City of Downey are subject to the provisions set forth in Municipal Code Section 9408, which is as follows:

SECTION 9408. HOME OCCUPATIONS.

Section 9408.02. Intent and Purpose.

The purpose of these regulations is to provide for the conduct of home occupation in the residential zones, and/or in mobile homes/manufactured home parks regardless of the zone, in such a manner as to be compatible with, and not disruptive to, residential neighborhoods.

Section 9408.04. Applicability.

The restrictions of this section shall not be applicable to a property owner selling his personal household goods from a residential property in conformance with garage sale requirements. See Section 9420.22 of this article.

Section 9408.06. Required Permits.

No person shall commence or carry on a home occupation in any residential zone, or mobile home/manufactured home park regardless of the zone, without first having procured a permit from the City Planner.

- (A) The City Planner may issue a permit in conformance with the requirements of Sections 9408.08, and 9814 of this article and impose such conditions as are deemed necessary to protect the best interests of the community.
- (B) No permit issued shall be transferred or assigned, nor shall the permit authorize any person, other than the person named therein, to commence or carry on the home occupation for which the permit was issued.
- (C) Any permit issued may be suspended or revoked by the City Planner when it appears that any condition imposed by the City Planner pursuant to this article has been or is being violated, or when it appears that the home occupation authorized by the permit has been or is being conducted in violation of any State statute or City law, or in a disorderly manner, or to the detriment of the public, or when the home occupation being carried on is different from that for which the permit was issued.
- (D) Permits shall be valid for one (1) calendar year and may be renewed annually.
- (E) No permit shall be issued or renewed unless the proper fee, as set by Council resolution, is paid.

Section 9408.08. Conditions.

No person shall conduct a home occupation use unless such home occupation use is conducted in conformity with all the following criteria:

- (A) Such use shall be conducted solely within the confines of the principal dwelling and shall not exceed ten (10) percent of the floor area.
- (B) The home occupation shall be conducted by a member or members of the family residing on the property and as an incidental use to the primary residential use. No other person shall be employed.
- (C) Garages or carports, whether attached or detached, shall not be used for a home occupation, other than for the storage of an automobile.
- (D) No sign associated with such a use shall be allowed.
- (E) No storage or display of materials, supplies, or equipment related directly or indirectly to a home occupation shall be permitted.
- (F) In conducting such home occupation, no mechanical equipment shall be used if such equipment makes a noise that is perceptible on any abutting property.
- (G) No motor vehicle shall be used or kept on the premises, except a vehicle of the passenger automobile variety, or a commercial vehicle not exceeding eight thousand five hundred (8,500) pounds (gross vehicle weight) in size, and such commercial vehicle shall be parked in an enclosed garage.
- (H) The home occupation use shall not have utility services other than those required for normal residence use.
- (I) There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation thereon.
- (J) No customer shall be served on the premises, and no pedestrian or vehicular traffic shall be generated beyond that incidental to a residential use.
- (K) No mechanical equipment, material, or other substance or object shall be used which is not customarily used in a residence.