



**COUNTY OF LAKE**  
COMMUNITY DEVELOPMENT DEPARTMENT  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Planning Department · Building Department · Code Enforcement  
707/263-2221 · FAX 707/263-2225

**Scott De Leon**  
Interim Community Development Director

**Tocarra Nicole Thomas**  
Deputy Community Development Director

FILE # \_\_\_\_\_

## **HOME OCCUPATION TERMS AND CONDITIONS**

Sections 27.3 (j) of the Lake County Zoning Ordinance requires the following standard terms and conditions be met.

1. The home occupation shall be strictly secondary and subordinate to the principal residential use and shall not change or detrimentally affect the residential, agricultural or rural character of the dwelling, premises, or neighborhood.
2. In the "R1" and "R2" districts and on lots of less than one (1) acre in the "SR" district, the home occupation shall be conducted only in the dwelling or attached garage, and not in any detached garage, storage shed, or accessory building. In other districts where home occupation is allowed, the home occupation shall be conducted entirely within the dwelling or an accessory structure that is incidental in size to the principal dwelling.
3. Any structural alterations to the dwelling for the home occupation may be approved subject to the review and approval of the Planning Director, if consistent with the character of the area and the architecture of the building.
4. In the "R1" and "R2" districts and on lots of less than one (1) acre in the "SR" district, the home occupation shall be conducted solely by the dwelling occupant(s) and no on-site employees shall be connected with the home occupation. In other zoning districts, on-site employees shall be limited to one (1) employee per two (2) acres and a maximum of five (5) employees.
5. Pick-up and deliveries to the premises by commercial carrier are limited to ten (10) per week.
6. One (1) non-illuminated sign shall be permitted. In the "R1" and "R2" zoning districts and on lots of less than one (1) acre in the "SR" district, signs shall not exceed one (1) square foot in area, and shall be mounted flat against the wall of the dwelling or on the face of a fence. In other zoning districts where home occupation is allowed, signs shall not exceed two (2) square feet in area and may be located anywhere on the parcel.
7. A maximum of eight (8) customers, clients, students, or other persons served by the home occupation(s) shall be permitted on the premises on any one (1) day,



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- only between the hours of 8:00 a.m. and 8:00 p.m., and for no more than one (1) hour at a time. Exceptions to these time limits may be approved through the minor use permit process. Home occupations involving visits by customers, clients, students, or other persons served by the home occupation shall only be permitted in single-family dwellings.
8. A home occupation shall not create any radio or television interference or create noise audible at the property line.
  9. There shall be no outdoor storage of materials or supplies related to the home occupations.
  10. In the “R1”, “R2” and “SR” districts, other than vehicles associated with principal uses of the property, one (1) vehicle shall be permitted in connection with the home occupation not to exceed one and one-half (1-1/2) ton capacity. In other zoning districts where home occupation is allowed, a maximum of two (2) vehicles, not to exceed one and one-half (1-1/2) ton capacity each, shall be permitted.
  11. In addition to the on-site parking required for the principal residential use, on-site parking shall be provided for all vehicles connected with the home occupation.