

16-4.10 Home Occupations.

16-4.10.1 Definition.

A “home occupation” is any use which is conducted entirely within a dwelling and carried on by the inhabitants thereof, is clearly incidental and secondary to the use of the dwelling for residential purposes, and does not change the character thereof or adversely affect the uses permitted in the residential district in which it is located, and may be permitted in any residential zone. (Ord. No. 360 N.S., (part))

16-4.10.2 Application and Fee.

Application for a home occupation permit shall be made pursuant to the provisions of section 16-3.1, and shall be accompanied by the appropriate fee. (Ord. No. 360 N.S., (part))

16-4.10.3 General Criteria.

Home occupations shall be limited to the following uses: dressmaking, sewing, millinery, small handcraft, art work, artists and sculptors’ studio activities, the office of a musician, tutor, writer, architect, physician, technical advisor, attorney, insurance agent, and any other uses which may be determined by the director or the commission to be of the same general character as the above occupations, and not objectionable or detrimental to the zone in which they are located.

Home occupations shall meet the following requirements:

- (a) No significant additional traffic shall be created in the neighborhood;
- (b) One additional off-street parking space beyond that required for the residential use shall be maintained;
- (c) No more than one nonresident person shall be employed, at which time an additional off-street parking space shall be required beyond that required by subsection (b) of this section;
- (d) No material may be stored, and no equipment used which is hazardous or visible or audible from outside the building or otherwise creates a nuisance;
- (e) There shall be no display of goods visible from the exterior of the building, and no signs may be placed on the building or property.

The commission or director may impose any conditions on the home occupation that are warranted by the type of activity. All persons conducting businesses from their homes are required to have a valid business license from the Town of Tiburon. (Ord. No. 360 N.S., (part))