Home Occupations

CITY OF SALINAS
COMMUNITY DEVELOPMENT DEPARTMENT
65 West Alisal Street
Salinas, CA 93901
(831) 758-7206

What is a Home Occupation?

A home occupation is a business activity conducted within a dwelling unit that is incidental to and compatible with the residential use of the property.

Home occupations allow residents to conduct limited business activities from their homes while ensuring that the residential character of the property and surrounding neighborhood is maintained.

A **Home Occupation Permit** is required before operating a home occupation in the City of Salinas.

What is the First Step?

Contact the Current Planning Division before beginning a home occupation.

Describe the type of business you intend to operate and how the business will function. Planning staff can help determine whether the proposed business qualifies as a home occupation and identify the applicable requirements.

Certain businesses or activities may not qualify as home occupations because of their potential effects on the surrounding residential neighborhood.

What are the Rules for Operating a Home Occupation?

Home occupations must be incidental to the residential use of the property and compatible with the surrounding neighborhood.

Unless otherwise specifically permitted by the Zoning Code, a home occupation must comply with the following requirements:

1. The home occupation must be conducted entirely within the dwelling unit and may occupy no more than **25 percent of the floor area**.

2. The home occupation generally may not be located in a garage or accessory structure, except for permitted ancillary storage when all required off-street parking requirements are met.
3. Outdoor storage of materials or equipment associated with the home occupation is prohibited.
4. The existence of the home occupation must not be apparent beyond the boundaries of the property, including through noise, vibrations, odors, or similar impacts.
5. The Home Occupation Permit may only be issued to a resident of the dwelling. No person other than a resident may be employed on-site or report to work at the property.
6. The home occupation must not generate pedestrian or vehicle traffic exceeding the amount normally associated with the surrounding residential area.
7. Prohibited vehicles or equipment may not be parked or stored at the property in connection with the home occupation.
8. On-site vehicle repair, beauty or barbershop services, food preparation, and boarding or training of animals are prohibited.
9. A home occupation may not include a sales room or office open to customers or clients. Customers, clients, or students may not come to the home unless specifically permitted by the Zoning Code.
10. On-site advertising, including vehicle signs advertising the home occupation, is prohibited.
11. The home occupation must comply with applicable City performance standards related to noise, glare, hazardous materials, heat, humidity, and other potential impacts.

Are Customers or Students Allowed at the Home?

Generally, customers, clients, and students may not visit a home occupation. However, the Zoning Code establishes specific exceptions for certain uses.

Instructional and Educational Services may be permitted subject to additional standards, including limitations on the number of students, hours of operation, appointments, and other requirements intended to minimize impacts on the neighborhood.

Certain instructional and educational services involving a greater number of students may be considered through a Conditional Use Permit when the applicable requirements can be met.

Fortunetelling by a single practitioner may also be permitted as a home occupation subject to specific limitations on hours, appointments, and the number of client visits.

Can a Business Vehicle or Equipment Be Parked at the Home?

Business-related vehicles and equipment may be subject to restrictions.

Prohibited vehicles or equipment, as defined by the Salinas Zoning Code, may not be parked or stored at the property in connection with a home occupation.

Refer to **Section 37-50.190 – Recreational Vehicles, Prohibited Vehicles, and Equipment Parking and Storage** for additional requirements.

Is a Business License Required?

A City Business License may be required in addition to the Home Occupation Permit.

Applicants should obtain Planning approval for the home occupation and complete the applicable Business License process with the City's Finance Department. The City's current Business License Application specifically identifies a **Home Occupation Permit as required for a home-based business**.

How to Apply for a Home Occupation Permit

Contact the Current Planning Division and complete the City's **Home Occupation Permit** application.

The applicant and property owner must acknowledge the applicable operating requirements and conditions. An application fee is required in accordance with the City's current fee schedule.

Approval of a Home Occupation Permit does not authorize activities that would otherwise violate the Zoning Code or other applicable City requirements.

Permit Compliance

A Home Occupation Permit may be revoked if the home occupation is operated in violation of the applicable requirements or conditions of approval.

Any change in the nature or operation of the home occupation should be discussed with the Current Planning Division to determine whether additional review or approval is required.

How to Obtain More Information

For information regarding Home Occupation Permits and zoning requirements, contact:

CITY OF SALINAS
COMMUNITY DEVELOPMENT DEPARTMENT – CURRENT PLANNING DIVISION
65 West Alisal Street
Salinas, CA 93901
(831) 758-7206

For Business License information, contact:

CITY OF SALINAS
FINANCE DEPARTMENT
200 Lincoln Avenue
Salinas, CA 93901
(831) 758-7211

Refer to **Section 37-50.100 – Home Occupations** of the Salinas Zoning Code for current home occupation regulations.