



Community Development Department  
300 First Street  
Woodland, CA 95695  
(530) 661-5820 [www.cityofwoodland.gov](http://www.cityofwoodland.gov)

# Home Occupations and Cottage Food Operations

THIS HANDOUT IS A SUMMARY OF REQUIREMENTS  
Please refer to Section 17.84.200 of the Woodland Municipal Code  
for further details.

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## **Please Read and Sign**

A **home occupation** is an accessory use conducted entirely within a dwelling, accessory building, or swimming pool, and carried on by the inhabitants on the site, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character or adversely affect the uses permitted in the residential zone where it is located. A Zoning Clearance is required for each home occupation, pursuant to Section 17.100.030, Zoning Clearance, in the Woodland Municipal Code. This clearance is conducted as part of the business registration licensing process.

## **Operational and Performance Standards**

No business registration shall be granted for any home occupation business in any residence unless the conduct and operation of the proposed business meets each of the criteria listed below. Business registration applications will be reviewed by the city for compatibility with the residential uses.

1. **Accessory Use Only.** The use of the dwelling for home occupation shall be clearly incidental and subordinate to its use for residential purposes. There shall be no outward appearance of the home occupation, and the residential appearance of the unit must be maintained.
2. **Location.** All home occupation activities shall be conducted entirely within the residential unit or within a garage that is reserved for the residential unit. When conducted within a garage, the doors must be closed. The minimum number of parking spaces required must remain available on site. The home occupation area must not exceed 25% of the livable area of the home or 500 square feet (including inside storage areas), whichever is less.
3. **Structural or Design Modifications.** There shall be no external alteration to the appearance of the dwelling or accessory structure where the home occupation is conducted that would indicate business use. Garage conversions are prohibited.
4. **Number of Home Occupations.** No more than two home occupations are allowed on a single site. Where there are two permitted, the limitations of this ordinance shall apply to the residence (e.g., the maximum size per residence shall not be increased).
5. **Owner Approval.** Renters must obtain written approval of the property owner prior to operating a home occupation. This written approval must be submitted with the business license application. The home occupation business shall terminate upon withdrawal of owner approval.
6. **Employees.** A home occupation may employ one full-time equivalent employee other than the residents of the dwelling.
7. **Clients/Patrons.** No customer or client visits are permitted except for personal instruction services (such as musical instruction, art lessons, or tutoring.) The combined number of clients/patrons is limited to no more than one per hour, with a maximum of eight per day. No more than three clients/students may be on site at any one time. Client/student hours of arrival or departure shall be staggered to not disrupt surrounding properties.

8. **Hours of Operation.** Home occupation businesses may only be conducted from 8am to 8pm. No patrons shall be received outside of these hours.
9. **Number of Vehicles.** Only one vehicle, owned by the operator of the home occupation, and not to exceed one ton in capacity, may be used or parked on site by the operator in conjunction with the home occupation. No equipment, machinery, or trailers used for business purposes are allowed on the vehicle or on the site within public view from the public right-of-way or neighboring properties. No more than one vehicle advertising a home occupation is permitted.
10. **Deliveries.** Deliveries other than standard parcel services are prohibited.
11. **Direct Sales Prohibition.** Home occupations involving the display or sale of products or merchandise are not permitted, except by mail, telephone, internet, or other mode of electronic communication, unless permitted per Cottage Food Preparation standards. Showrooms or other display arrangements are prohibited.
12. **Signs.** Signs associated with home occupations are prohibited.
13. **Storage.** Storage of materials, goods, supplies, or equipment related to the home occupation shall not be visible. Storage must be enclosed within a building and must comply with the current Uniform Building Code and Uniform Fire Code standards.
14. **Equipment.** No mechanical equipment shall be used that creates visible or audible interference outside the dwelling unit, or that creates noise, odor, glare, smoke, dust, or hazardous conditions not normal associated with residential uses.
15. **Health Hazards.** No home occupation shall be detrimental to public health, safety, or welfare. Such prohibited uses include those which involve hazardous materials and uses which entail harboring, training, or raising animals beyond the standards of Section 17.84.080, Animal Keeping, in the City Municipal Code.
16. **Nuisances.** No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odor, electrical interference, or visual blight, and/or which constitutes a nuisance as defined by Chapter 9.04, Nuisances, in the City Municipal Code.
17. **Access for Inspection Purposes.** The City may, at all reasonable times during regular business hours, enter the premises for the purpose of inspection to determine whether the home occupation is in compliance with these requirements.
18. **Cottage Food Operations.** Cottage food operations shall obtain an annual permit to operate through Yolo County Environmental Health.
19. **Exemptions.** Small and large family daycare businesses are exempt from the requirements of this section.
20. **Other Applicable Regulations.** Home occupations shall comply with the provisions of health code requirements, relevant Uniform Building Codes, applicable regulations of the Alcohol, Tobacco, and Firearms Division of the Federal Department of Treasury, and all other applicable federal, state, or local regulations.

**Prohibited Uses.** A home shall **not** be used for the following:

<ol style="list-style-type: none"><li>1. Excessive use of hazardous materials of a type or quantity not normally associated with residential uses</li><li>2. Automobile related activities, including auto repair (except for personal vehicles), automotive/vehicle sales with any on-site storage or sale of vehicles, and towing services</li><li>3. Small engine repair, including lawn mowers and chainsaws, and with woodworking confined to noncommercial, hobby-type related activities</li><li>4. Adult businesses</li><li>5. Animal boarding, care, training, breeding, raising, grooming, or veterinary services</li><li>6. Barber, beauty, or nail salons with multiple stations, with the exception that a single station is permitted with visits made by appointment for a technician who is certified by the State of California and meets all applicable licensing requirements</li><li>7. Commercial food preparation, food handling, processing, or packaging other than cottage food preparation</li><li>8. Contractor storage yards</li><li>9. Firearms manufacture, sales, or repair</li><li>10. Carpentry and cabinet making</li></ol>	<ol style="list-style-type: none"><li>11. Hotel/motel</li><li>12. Junkyards</li><li>13. Marijuana distribution</li><li>14. Massage establishments, except for massage technicians certified by the State of California who meet all other applicable requirements and hold a valid permit issued under Woodland Municipal Code Chapter 5.20, Massage Establishments</li><li>15. Medical and dental offices, clinics, laboratories, and pharmacies</li><li>16. Mini-storage</li><li>17. Mortuaries</li><li>18. Print shops/copy centers</li><li>19. Restaurants</li><li>20. Retail sales</li><li>21. Tanning salons</li><li>22. Tattoo studios</li><li>23. Welding, metal working, and machining businesses</li><li>24. Yoga/spa retreat centers</li></ol>
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Other uses may be prohibited if the Director determines them to be similar to those listed above, or if the operation or nature are not incidental to or compatible with residential activities.

**Fees:** Applicants for new or renewed home occupations/business licenses shall pay all appropriate fees pursuant to the City fee schedule.

**Penalties:** Any violation of these requirements shall be subject to enforcement under Chapter 9.04, Nuisances, in the City Municipal Code

**Applicant:** I certify that I have read and understand the requirements for a Home Occupation in the City of Woodland and I agree to comply with all City ordinances.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_