

CITY OF BAKERSFIELD HOME OCCUPATION OPERATING STANDARDS

(Chapter 17.63 of the Bakersfield Municipal Code)

A home occupation is a residential use that is accessory and incidental allowing the occupants an opportunity to conduct a legal, income producing activity. The business is conducted so that the average neighbor, under normal circumstances, would not be aware of its existence. The standards for home occupations listed below are intended to ensure that the proposed business retains the residential environment of the property and is compatible with the residential character of the neighborhood. They must be operated at all times consistent with these regulations and not interfere with the peace and quiet of the neighborhood. In addition, the home site and business must be maintained and conducted according to all laws of the city and state, including, but not limited to health, structural soundness, fire safety, and zoning.

- A. Signs referring to the business are not permitted; however, signs containing the address of the home or name of the residents are permitted according to the requirements for signs within residential zones.
- B. The home occupation may involve the use of commercial mail or freight carriers for delivery of materials to or from the premises, provided deliveries are no more frequent than twice a day.
- C. One commercial vehicle owned by the residents may be used with the home occupation. The vehicle will be deemed in use for the home occupation if it contains advertising and/or any materials including stock, wares, goods, samples, or equipment carried in or on the vehicle. Such vehicle shall not exceed one ton and shall be stored in a garage if one exists. If there is no garage on the premises, the vehicle shall be concealed so as not to be visible from the street, sidewalk or alley when it is parked at the residence.
- D. Customers, clients, or prospective customers or clients shall not be invited to the residence except by appointment only, for the purpose of obtaining service, tutoring, or training. The home occupation shall not involve the onsite presence of more than one customer or client at a time. Customers or clients shall not be permitted on the premises between the hours of 10:00 p.m. and 8:00 a.m.
- E. Noise, pedestrian or vehicular traffic, or other activity that constitutes a nuisance or disturbance of the peace of any person shall not be produced or made at the residence in connection with the home occupation.
- F. Displays, models or samples shall not be exhibited on the premises.
- G. The appearance of any structure shall not be altered or the conduct of the occupation within a structure be such that it may be recognized as serving a nonresidential use (either by color, materials or construction, lighting, signs, sounds or noises, vibrations, etc.).
- H. Any stock, wares, goods, materials, samples, merchandise or equipment stored on the premises shall be entirely within a building and not visible from the street, sidewalk or alley, and shall not interfere with the residential use or endanger any person.
- I. The home occupation shall be conducted only by the occupants of the residence. Employees, salespeople, or other help, including independent contractors, partners or joint ventures hired, engaged, or retained by the permittee, shall not perform any work at the premises or go to or upon the premises in conjunction with the home occupation.
- J. There shall be no processing or manufacturing of goods, wares or merchandise on the premises unless the Planning Director finds that, in addition to meeting all other criteria applicable to the home occupation, the processing or manufacturing can and will be done in such a manner that no noise, sound, vibration, odor, fumes or light are emitted from the premises.
- K. The home occupation shall be conducted entirely within an enclosed area of the residence or accessory structure, and shall not encroach into any required parking, setback, or open space areas. It shall not involve the use of more than 400 square feet of the premises, not including a vehicle meeting the criteria of subsection C of this section.
- L. Class I flammable liquids or liquefied flammable gases may not be used or stored on the premises. Not more than the equivalent of 75 cubic feet of other flammable material may be used or stored on the premises in relation to the home occupation.
- M. The permittee for a home occupation shall obtain a business license from the city for the intended business.
- N. The home occupation shall not be operated to cause a nuisance or interfere with the peace and quiet, and residential character of the neighborhood.
- O. Prohibited activities:
- Appliance repair on large items such as washers, refrigerators, dryers.
 - Bazaars (involving the sale of crafts or other merchandise open to the public).
 - Cabinet making.
 - Equipment or vehicle rentals.
 - Recycling centers.
 - Restaurants.
 - Stable or kennels.
 - Storage of household goods, equipment, or materials not owned by the resident.
 - Upholstering of vehicles or furniture.
 - Vehicle repair, including, but not limited to engine tuneups, body and fender work, and painting.
 - Vehicle washing and detailing where power equipment is used.
 - Veterinary clinics or hospitals.
 - Welding services.