



Planning & Community Development Department

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Home Occupations

“Home Occupation,” as defined in Ukiah City Code Section 9278 (B), is an accessory commercial activity or business service conducted on the site of a detached single-family dwelling by the occupants of the dwelling. Home Occupations are allowed in R1, R2, R3, and CN zoning districts. No special permit is required for a Home Occupation, provided that the Home Occupation complies with the following requirements:

- The use must be conducted on the site of a detached single-family dwelling unit by the inhabitant(s) thereof.
- The use must be incidental to the residential use and character of the site.
- No advertising or product display is allowed; except that, pursuant to Ukiah Sign Code Section 3224(A), one professional or business sign associated with a legal home occupation is allowed provided that the sign area does not exceed two (2) square feet in total area.
- No employees (other than family members residing on the site) are allowed.
- No vehicles or mechanical equipment associated with home occupations can be used or stored on the site.
- The home occupation shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other nuisance or hazard to any greater degree than is normally experienced by a residential use without a home occupation.

Prohibited as Home Occupations: The following uses are not home occupations: auto repair or dismantling, medical or dental offices, retail sales, commercial kennels, restaurants, equipment repair involving outdoor storage or equipment, and other similar uses. In cases not covered by the code, the Planning Director has the authority and responsibility to define home occupations using standard dictionaries and practical judgment.

Business License Required: A City of Ukiah Business License is required for Home Occupations and must be obtained prior to commencement of any business activities.

Zoning Clearance: The Planning Department will review the business license application to determine if Home Occupations are allowed at the proposed location and if the business meets the requirements for a Home Occupation.

Compliance: If a home occupation is established, after receiving a City of Ukiah Business License and zoning clearance, and any of the conditions or limitations described above are compromised or violated, the City's Code Compliance Coordinator and/or Police Department shall have the obligation and authority to abate the violation.