

§ 14.40.060 HOME OCCUPATIONS.

A. *Purpose and intent.* The purpose and intent of this section is to provide peace, quiet, and domestic tranquility within all residential neighborhoods within the city, and to guarantee to all residents freedom from excessive noise, excessive traffic, fire hazard, nuisance, and other possible effects of commercial uses being conducted in residential areas.

B. *Secondary to principal use.* The carrying on of any business within the home shall be clearly incidental and secondary to the principal use of the residence.

C. *Area of home occupation.* The business or occupation shall be carried on wholly within the principal structure and garage and shall not occupy more than 25% of the total combined floor area of the principal structure and garage.

D. *Employees.*

1. No employees allowed. No employees or assistants shall be engaged for services on the premises other than the immediate members of the family, except as may otherwise be authorized by this subsection.

2. Group care homes. Group care homes may have 1 non-resident employee for each shift or a number of employees mandated by county, state, or federal law, in addition to the resident care giver; provided, the group care home complies with the following criteria:

- a. The group care home has a current license as required by the county, state, or federal government;
- b. The residence conforms to all applicable Building and Fire Codes and Development Code requirements as determined in conjunction with the

business license and home occupation compliance review procedure;

c. The care provider shall be a resident of the facility;

d. The maximum number of unrelated residents in any group care home is limited to 5 persons for each dwelling unit, consistent with the definition of "family" in Article VI (Glossary).

E. *Sale of goods and services from premises.*

1. No commodities shall be displayed for sale or rent to the public on the premises, except for garage sales as provided in Subsection L below.

2. Customer or client contact at the business premises shall be limited to not more than 1 business caller or visitor at a time and not more than 1 visitor per hour. All customer or client contact shall be restricted to the hours of 7:00 a.m. through 7:00 p.m.

3. Commercial deliveries or outside services are restricted to those normal and incidental to the residential uses in the subject zoning district.

4. No home occupation that serves as a headquarters or dispatch center, where employees come to the site to be dispatched to other locations, shall be allowed.

5. On-street parking connected with the home occupation shall not be allowed.

F. *Prohibited home occupations.* The following uses shall be prohibited as home occupations:

1. Ambulance services;
2. Automotive or television repair, parts sales, detailing, upholstery, or washing;
3. Beauty salons and barber shops;
4. Cabinet shop;

5. Commercial fungicide, herbicide, insecticide, or rodenticide applicators;
6. Large appliance repair;
7. Medical or dental office;
8. Pet grooming;
9. Repair or service at the business license address of mobile repair operator(s);
10. Restaurant;
11. Taxi service with more than 1 vehicle; or
12. Veterinary uses.

G. *Other uses not expressly allowed or prohibited.* All uses not identified as prohibited in Subsection F above, shall require a determination of zoning compliance by the Zoning Administrator in the following manner:

1. The application for a determination of zoning compliance shall provide the Zoning Administrator with a description of the home occupation in sufficient detail to evaluate compliance with this section. This information would normally be provided in the application for a business license and/or supplemental applications for the home occupation.

2. The Zoning Administrator shall decide whether the home occupation complies with the provisions of this section.

3. The decision of the Zoning Administrator in the determination of zoning compliance may be appealed to the Board of Adjustment in compliance with Chapter [14.60](#) (Appeals).

H. *Advertising.*

1. No advertisement shall be placed in any media containing the address of the subject property.

2. No external business signs shall be allowed unless authorized by the sign regulations for residential districts. Window areas shall not intentionally or purposely

be used to display or offer merchandise for sale to the exterior of the residence or allowed accessory structure.

I. *Outside storage.* No exterior storage of business equipment, except vehicles allowed in compliance with § [14.36.080](#) (Parking of Oversized Vehicles); heavy equipment; inventory; materials; or merchandise shall be allowed in connection with the home occupation. The storage shall be kept in a location correctly zoned for exterior storage.

J. *Hazardous materials.* None of the following materials shall be used or stored on the subject premises:

1. Class A, B, or C explosives, with the exception of hobby reloading as defined by the Uniform Fire Code;
2. Class A or B poisons, no exceptions;
3. Corrosive/oxidizing chemicals, other than what is normally consumed on the premises for normal use (e.g., drain cleaner, pool chemicals, and the like);
4. Flammable/combustible liquids over 5 gallons, unless in a licensed vehicle or watercraft;
5. Hazardous materials as defined by the Environmental Protection Agency; or
6. Pesticides registered under the Federal Insecticide, Fungicide, and Rodenticide Act, as amended by the Federal Environmental Pesticide Control Act of 1979 which are not used around the home for personal consumption.

K. *Performance standards.*

1. *Maintenance of character, peace, and quiet.* No use shall be allowed which by reason of color, construction, design, dust, glare, heat, lighting, materials, noises, signs, smoke, sounds, or vibrations alters the residential character of the premises,

or which unreasonably disturbs the peace and quiet of the surrounding residents.

2. *Traffic and parking.* The use shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zoning district in which the use is located. The home occupation shall not displace or impede use of parking spaces required for the residential use, including business storage in the required covered parking areas.

3. *Service requirements.* The use shall not create excessive demand for municipal or utility services or community facilities beyond those actually and customarily provided for residential uses.

4. *Equipment and materials use.* No electrical or mechanical equipment or stock material shall be used other than that customarily found in the home; provided, the electrical, machinery, or stock material does not create, emit, or generate excessive electrical interference, dust, fire hazard, glare, heat, noise, odor, smoke, vibration, or any other hazard or nuisance to any greater or more frequent extent than normally experienced in an average residential neighborhood.

N. *Boarding of horses within the R-A Zoning District.* The boarding of horses within the R-A zoning district may be allowed provided the size of the property and the total number of horses on the property, whether privately owned or boarded, shall not exceed the allowances provided within § [14.30.190](#).

Permit Required. Home Occupations require a valid city business license. Contact our licensing department to apply for your Home Occupation Business License. Contact information is on the front of this pamphlet.



LAKE HAVASU CITY

Community Services

Home Occupation Guidelines

Contact Information

Code Enforcement:

Charlene Jenkins, CCEO
(928) 854-0739
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Business Licensing:

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