

HOME OCCUPATION REGULATIONS



WHAT IS A HOME OCCUPATION?

A Home Occupation is the gainful employment of a resident in a dwelling with limited commercial activity; wherein the employment activity is incidental and subordinate to the residential use of the property.

IS A BUSINESS LICENSE REQUIRED TO OPERATE A HOME OCCUPATION?

Yes, a City of Dublin Business License is required for all Home Occupations. No Home Occupation may be conducted unless a Business License has been approved and issued. Business License applications are available on the City of Dublin website at www.dublin.ca.gov/businesslicense or by calling (925) 833-6610. You can also pick up a Business License application form at the Community Development Department front counter.

ARE THERE ANY OTHER HOME OCCUPATION APPROVAL REQUIREMENTS THAT MUST BE MET?

Yes, in addition to completing a Business License application, all Home Occupation applicants must also complete a Home Occupation Supplemental Questionnaire that will be reviewed by the City of Dublin Planning Division.

Based on the answers provided, a City Planner will determine if the proposed Home Occupation complies with all of the “limitations on use” of the Home Occupations Ordinance (DMC 8.64).

WHAT ARE SOME OF THE “LIMITATIONS ON USE” REQUIREMENTS?

Some of the “limitations on use” taken into consideration by the Planning Division for a Home Occupation would include, but are not solely limited to, the following:

- Number and size of all vehicles associated with the home occupation.
- Employees associated with the Home Occupation.
- Associated storage of materials, merchandise, supplies, and equipment.
- Pedestrian and vehicular traffic associated with the Home Occupation.
- Sign advertising associated of the Home Occupation.
- Will the Home Occupation create a public nuisance?
- Hours of operation for some types of Home Occupations.
- Compliance with all applicable City, County, State and Federal codes or laws.
- Prohibition of onsite sales and services.
- Number of students associated with tutoring.

If a Home Occupation Business License has been denied for failing to meet any of the “limitation on use” requirements, the

applicant will be notified and provided with the reasons for denial.

WHAT TYPES OF HOME OCCUPATIONS ARE PROHIBITED?

The following types of Home Occupations are prohibited in the City of Dublin:

- Adult Business Establishments
- Appliance Repair Shops
- Auto, Body and Re-upholstery Repair
- Carpentry and Cabinet Making
- Dance and Night Clubs
- Eating and drinking establishments
- Fortune Telling
- Grooming, Breeding, Boarding, Training and Raising of Animals
- Medical and Dental Offices
- Mini-Storage
- Personal Services (excluding tutoring)
- Welding and Machine Shops
- Other types as determined by the Director of Community Development.

IS A COTTAGE FOOD OPERATION OR LARGE FAMILY DAY CARE HOME ALSO CONSIDERED A HOME OCCUPATION?

Yes. In addition to securing a separate Zoning Clearance for the use, a Home Occupation business license must also be approved. These two types of Home Occupations are only subject to the provisions of DMC 8.65 (Cottage Food Operations) or DMC 8.66 (Large Family Day Care Homes).

WHO DO I CALL TO FILE A COMPLAINT OF A SUSPECTED PROHIBITED HOME OCCUPATION BEING CONDUCTED IN MY NEIGHBORHOOD?

To file a formal complaint regarding a prohibited Home Occupation please contact the Code Enforcement Staff at (925) 833-6610.