

Accessory Home Occupations

Purpose and intent

These standards are intended 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.

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 and requires a zoning clearance.

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.

Employees

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.

Sale of goods and services from premises

1. No commodities shall be displayed for sale or rent to the public on the premises.

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, is allowed.

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

Boarding of horses within the R-A Zoning District

Horses may be boarded within the R-A district provided the size of the property and the total number of horses on the property, whether privately owned or boarded, does not exceed the allowances.

Prohibited home occupations

The following uses shall be prohibited as home occupations:

1. Ambulance services;
2. Automotive, ATV, boat, electronics, or equipment 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 operator;
10. Restaurant;
11. Taxi service with more than 1 vehicle; or
12. Veterinary uses.

Other uses not expressly allowed or prohibited

All uses not identified as prohibited, shall require a determination of zoning compliance by the Zoning Administrator.

The application 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.

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

The decision of the Zoning Administrator in the determination of zoning compliance may be appealed to the Board of Adjustment.

Advertising

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

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.

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 that are not used around the home for personal consumption.

Performance standards

Maintenance of character, peace, and quiet

No use shall be allowed that 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 unreasonably disturbs the peace and quiet of the surrounding residents.

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, and business materials shall not be stored in required covered parking areas.

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.

Equipment and materials use.

No electrical or mechanical equipment or stock material shall be used other than that customarily found in the home, and any electrical, machinery, or stock material used in connection with the home occupation shall 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.

Enforcement

Inspection

The city inspectors and code enforcement officers shall have the right of reasonable inspection as with any other business within the city for the purpose of protecting the general health, safety, welfare, peace, and enjoyment of the residential neighborhood.

Nonconforming home occupations

Nonconforming uses, legal under this Development Code, shall continue as legal nonconforming uses under the current Code until:

1. The operator ceases to do business for a period of 60 days or more;
2. The operator fails to maintain a proper business license for more than 30 days; or
3. The business is moved to a new location.

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.

Home Occupation Guidelines

See Section 14.03.03.E.2 of the Lake Havasu City Code for more information



Contact Information

Planning:

(928) 453-4148 Opt. 3
planninginfo@lhcaz.gov

Code Enforcement:

(928) 854-0739
codeenforcementinfo@lhcaz.gov

Business Licensing:

(928) 453-4153
businesslicense@lhcaz.gov

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