



## Staff Report

**TO:** City Council  
**FROM:** Jillian Fountain, Assistant Planner  
**DATE:** March 4, 2025  
**SUBJECT:** PLAN2025-0164 Home Occupation Ordinance Review

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**Description** Analysis of current Home Occupation Ordinance and proposed redlines.

### **Background and Analysis:**

At the December 3, 2024 City Council meeting, Mayor Fenn requested an item be placed on a future agenda regarding the City's Home Occupation Ordinance. Currently, the ordinance allows residents to run certain types of businesses from their homes through the issuance of a Home Occupation Permit (HOP). A home occupation business is generally defined as a business conducted within a residential dwelling unit that is subordinate to the primary residential use. The City has adopted specific guidelines for home occupations to ensure that businesses do not negatively affect the character of residential areas. These are provided as Conditions of Approval for each HOP that is approved within the city.

These regulations, as outlined in the City's zoning code 17.11.110 - Home Occupations, aim to balance business activities with residential uses and prevent nuisance impacts such as excessive traffic, noise, and safety hazards. However, in recent years, there have been citizen complaints regarding the interpretation and enforcement of these regulations, particularly with the rise of online businesses, remote work, and e-commerce activities.

### Specific Conditions of Interest

During the December 3rd City Council meeting, the following were identified as areas of interest:

8. The home-based business use shall not generate pedestrian or vehicular traffic beyond that normal/customary to the zone in which it is located.
9. The home-based business shall not involve the use of commercial vehicles for delivery of materials to or from the premises.

10. Materials or supplies shall not be stored indoors or outdoors for purposes other than those permitted in the zone.

13. The activities of the home-based business shall not be conducted in a manner that negatively impacts the residential area. Such determination of the City may include, but not be limited to, consideration of color of the building, construction, lighting, signs, sounds, noises and vibrations.

14. All operations of such home-based business shall be conducted so as to prevent the emanation of any dust, gas, smoke, noise, fumes, odors, vibrations, or electrical disturbances which are or may be detrimental to the welfare of the occupants of surrounding properties.

15. No accessory building or space outside of the principal building shall be used for the home-based business other than the growing of produce. No outdoor storage, including the storage or parking of vehicles associated with the home-based business, shall be permitted.

## Review

As part of the ongoing efforts to ensure that the City of Beaumont's regulations remain current and effective, the Home Occupation Ordinance has been reviewed by staff in collaboration with the legal team. This review was initiated to ensure that the ordinance is clear, aligns with best practices, and addresses current needs within the community. Based on this review, several proposed amendments have been identified to clarify language, improve enforceability, and enhance alignment with the City's broader goals for residential and business development.

The proposed revisions to the Home Occupation Ordinance aim to clarify the regulations and improve the overall effectiveness of the ordinance in supporting both residential and business interests in the City of Beaumont.

The below items highlight the proposed redlines to the current Ordinance and remove or revise the following outside of the microenterprise home kitchen operations:  
(strikethrough and additions can be seen in the attached redlines)

2. Material or equipment used in connection with such home-based businesses shall be limited to that normally found in a dwelling and recognized as being part of the normal uses and practices in the zone in which the use is a part.  
(Removal)

6. No more than one room of the dwelling shall be used for the home-based business. Use of the garage for the home-based business may be permitted if such use does not obstruct required parking. No more than twenty percent of the residence shall be used for the home-based business, including any area for storage.

8. The home-based business use shall not generate pedestrian or vehicular traffic beyond that normal/customary to the zone in which it is located. (Removal)

9. The home-based business shall not involve the use of commercial vehicles for delivery of materials to or from the premises. (Removal)

10. Materials or supplies for the home-based business shall be stored indoors, within an accessory building or space, or may be stored outdoors, provided such materials or supplies are not visible to the public or from the public street.

11. The home-based business shall not involve the display of signs or advertising devices on the premises except one unlighted sign, not more than two square feet in area, may be posted on temporary produce displays. This provision does not apply to the use of advertising on commercial vehicles, provided the business is in full compliance with Section 10.12 of the City Code, or any other applicable provision related to parking commercial vehicles, as may be amended from time to time.

15. No accessory building or space outside of the principal building shall be used for the home-based business other than the growing of produce, or for the storage of materials or supplies as provided herein. Storage or parking of vehicles associated with the home-based business must fully comply with the provisions of Section 10.12 of the City Code, or any other applicable provision related to parking commercial vehicles, as may be amended from time to time.

### General Plan Consistency

The proposed review is in conformance with the General Plan and is consistent with the General Plan implementation in EDF21 Zoning Code, 3.8.5 “Update the City’s Zoning Code to reflect modern business uses and needs, including allowing flexible or shared workspaces.”

### **Fiscal Impact:**

The cost to prepare this report is approximately \$500.

**Recommended Action:**

Discussion and direction to staff on moving forward to a formal Public Hearing process.

**Attachments:**

- A. Redlined Home Occupation Ordinance
- B. Current Home Occupation Permit Application

**Incorporated by Reference:**

- City of Beaumont Zoning Ordinance
- Contents of City of Beaumont Planning Department Project File PLAN2025-0164