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**ORDINANCE NO. 256**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF  
YUCCA VALLEY, CALIFORNIA, AMENDING CHAPTER 9.50,  
HOME OCCUPATION PERMITS, OF ARTICLE 3, GENERAL  
DEVELOPMENT STANDARDS, OF TITLE 9, YUCCA VALLEY  
DEVELOPMENT CODE**

WHEREAS, the Morongo Basin Arts Council made a presentation to the Town's Parks, Recreation and Cultural Commission on May 12, 2015; and

WHEREAS, the Parks, Recreation and Cultural Commission supports the Morongo Basin Arts Council through their recommended action of: **Motion:** Commissioner Quander moved to direct staff to support the Morongo Basin Cultural Arts Council ~ Hwy 62 Open Studio Art 2015 Tour in the form of a donation of in kind marketing services through inclusion in the Town Fall/ Winter Activities Guide and on the Town's website. Commissioner Silver seconded. Motion carries 4-0-1-0 on a roll call vote. ; and

WHEREAS, the Town's Hi Desert Nature Museum sponsors and provides programs designed for art and artists, such as the Kids EdVentures Be A Painter Program; and

WHEREAS, the Hi Desert Nature Museum sponsors, partners and provides other opportunities for arts and culture within the Town and the Morongo Basin including for example:

- **“Reduce, Reuse, Recycle” and the Morongo Basin Cultural Arts Council “Wild Creature of the Desert” Show:**  
January 24 - April 30, 2014
- **Yucca Valley High School Art Show**  
May 1 – May 24, 2014
- **Morongo Basin Arts Council “Art Tours Collective Show” Exhibition**  
October 3 – November 29, 2014
- **“Reduce, Reuse, Recycle” and Morongo Basin Cultural Arts Council “Desert Moods” Show**  
March 5 – April 25, 2015
- **“Copper Mountain College Student Art Show”**  
May 1 – May 30, 2015

WHEREAS, the Town's Parks and Recreation Master Plan identifies numerous issues that identify the importance of arts within the Town and the Morongo Basin including:

- Yucca Valley has a rich and diverse cultural environment;
- There is a significant population of artists and musicians in the Morongo Basin.

WHEREAS, an analysis of Yucca Valley's cultural strengths and assets, confirmed by the stakeholder interviews and surveys conducted during the Master Plan process are:

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- The abundance of local creative talent;
  - A population interested in arts education;
  - A vibrant music and art scene in the region;
  - Local Leaders with a desire to enhance cultural programming;
  - A diverse number of private sector commercial art establishments; and

WHEREAS, the Parks and Recreation Master Plan provides a summary of recommended strategies for meeting future cultural needs as follows:

- Market Yucca Valley as a major center known for quality arts offering;
- Increase media participation in marketing cultural arts in Yucca Valley;
- Work to increase public awareness of the value of arts and culture in Yucca Valley and the region;
- Work to coordinate organizational development efforts of the community arts organizations; and

WHEREAS, the Parks and Recreation Master Plan states:

Finally, this chapter concludes that the key to successfully implementing the Cultural Component will be the Town's ability to develop greater resources within public and private sectors to support the arts. The Town will have to broaden partnerships beyond Town boundaries to become a part of the regional arts community. The Town will need to work to support the efforts of Yucca Valley's Arts Organizations to help them sustain each other through collaborations and by sharing information, resources, and facilities; and

WHEREAS, the Town Council believes that arts and culture are important to the foundation of the Town cultural, economic and social base, it therefore seeks to facilitate accessible arts and cultural opportunities to its residents and visitors alike; and

WHEREAS, there are numerous artists within the Town of Yucca Valley that participate in the Highway 62 Open Studio Arts Tour; and

WHEREAS, the Town Council desires to expand the presence of artists within the Town in its efforts to continue expanding the artist industry as part of the Town's cultural, economic and social base; and

WHEREAS, the Town Council seeks to help anchor the diverse creative sector that enriches the Town's cultural, social and economic base, and seeks to promote the Town as an artistic destination; and

WHEREAS the Town Council seeks to support the Morongo Basin Cultural Art Council's mission "to inspire and enliven the community through the arts, and to enhance the cultural and economic health of the region; Building community through the arts, the Arts Council continues to be a leading source of information, inspiration and energy for artists and patrons throughout the Morongo Basin and beyond."

WHEREAS, the Town Council desires to encourage participation in the Highway 62 Open Studio Art Tours as it believes the Tours bring valuable enhancements to the community including artistic expression, tourism and economic opportunities to the community.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS.

**Section 1:** Chapter 9.50 of Article 3, General Development Standards, of Title 9, Yucca Valley Development Code, is hereby repealed and restated in its entirety.

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## Chapter 9.50 Home Occupation Permits

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### Sections

**9.50.010 – Purpose and Applicability**

**9.50.020 – Classes of Home Occupations Described**

**9.50.030 – Development Standards**

**9.50.040 – Review**

**9.50.050 – Renewal**

**9.50.060 - Amendment**

**9.50.070 - Revocation**

**9.50.080 – Appeal**

### 9.50.010 Purpose and Applicability

- A. Purpose.** The purpose of this Section is to establish regulations allowing for the operation of certain business activities in single and multi-family residential neighborhoods. The standards and requirements are intended to ensure that home occupation operations do not alter the character of any residential neighborhood, or create impacts or activities that are not typically and commonly associated with residential neighborhoods. It is the intent of this Section to allow for business uses that are accessory and incidental to the primary purpose of residential zones, which is that of providing a habitable dwelling for the owner or occupant as the primary use of the residential dwelling unit.
- B. Applicability.** The provisions in this Section shall apply to home occupations as defined in Article 7, *Definitions* and where allowed in compliance within this Article and the following standards. A home occupation shall only be allowed as an accessory use on a parcel with a legal residential dwelling unit.

A Home Occupation is defined as “a business activity conducted in compliance with this Chapter, carried out by an occupant and conducted as an accessory use within the primary dwelling unit, an accessory structure or approved outdoor activity”.

### 9.50.020. Classes of Home Occupations Described

- A.** Home occupations are business uses that are accessory and incidental to a residential land use and do not alter the character or the appearance of the residential environment or neighborhood.
- B.** No person shall engage in a home occupation without first obtaining a Home Occupation Permit from the Planning Division consistent with the requirements of this Chapter, unless otherwise exempt. In addition, the operator of the home occupation shall procure a Business Registration in compliance

with Municipal Code Chapter 5.20 (Business Registration Certificate), including home occupations that are exempt from permitting.

### **1. Class I, Exempt from Permitting**

Class I Home Occupations shall have no impact on the neighborhood in which they are located. Work is performed exclusively by phone and mail, or over the internet, and/or the activity is limited so that there are no impacts on the neighborhood. Class I Home Occupations are allowed in any residential zoning district.

These uses include telecommuting and internet or electronic based businesses, or other similar activities that are not visible from the exterior of the residential structure, and do not involve customers to the site, employees, or any structural alteration.

In addition, no permit is required for home based businesses where no business activity takes place other than the scheduling of appointments or paperwork, there are no customers received at the residence, the exterior of the property is not modified for the business and there is no outdoor storage of materials or vehicles, except as normally associated with and allowed in a residential area. These business activities include, but are not limited to, contractors, housecleaning, carpet cleaning, mobile carwash or gardeners.

Class I Development Standards:

1. No customers or clients shall visit the residence
2. All employees shall be members of the resident family and shall reside on the premises.

### **2. Class II, No Hearing Required.**

Class II Home Occupations may have a limited impact on the neighborhood in which they are located. Class II Home Occupations shall be allowed in the Residential Single Family (RS), Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Subject to the authority and discretion of the Director, Home occupations that meet the following standards, after appropriate application and subject to a field investigation, may be permitted without notice or a hearing. Alternatively, the Director may schedule a hearing or forward the matter to the Commission for action. The Director may establish any other special condition of approval for any Home Occupation Permit as necessary to carry out the intent of this subsection.

Class II Development Standards:

1. There may sales of products on the premises.
2. A maximum of three customers or clientele per day may visit the residence.
3. All employees, except one, shall be members of the resident family and shall reside on the premises.

4. Operating hours of home occupations which require a permit are 7:00 a.m. to 7:00 p.m. Customer visits to the residence and sales of products on the premises shall be limited to between the hours of 9:00 a.m and 5:00 p.m.
5. There shall be no outdoor home occupation activity, and screened outdoor storage of material shall be limited to 10% of the lot area.

### **3. Class III, Notice and Hearing Required**

Class III Home Occupations may have a limited impact on the neighborhood in which they are located but are also slightly more intense than Class II in that they may involve outdoor storage of material and/or outdoor home occupation activities that do not impact the neighborhood. Class III Home Occupations are permitted in the Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Class III Home Occupations shall be subject to notice and hearing. The Commission is the review authority, and the Commission may forward the application to the Council for consideration.

Class III Development Standards:

1. There may be sales of products on the premises.
2. Customers may visit the residence and then only by appointment. This is restricted to a single appointment at a time. The monthly average of the total trip count for business activities shall not exceed 12 trips per day in all zoning districts.
3. All employees, except two, shall be members of the resident family and shall reside on the premises.
4. Operating hours of home occupations which require a permit are 7:00 a.m to 7:00 p.m. Customer visits to the residence, sales of products on the premises and outdoor home occupation activity shall be limited to between the hours of 9:00 a.m to 5:00 p.m. 5. Lots in the Rural Living (RL) and Hillside Reserve (R-HR) zoning districts that are one acre or larger shall be permitted outdoor business activity or screened outdoor storage of materials subject to review and approval by the Commission.

### **4. Class IV, Conditional Use Permit.**

Home Occupations which exceed the standards provided in (B) (2) or (3) may be approved subject to the review and approval of a Conditional Use Permit by the Commission.

### **5. Class V, Artist /Art Studio Exemption.**

Artists /Artist studios shall be exempt from the Home Occupation Permit requirement, subject to the following standards

- a. A maximum of two customers or two students per week may visit the residence.
- b. All employees, except one, shall be members of the resident family.
- c. Outdoor storage of material and/or outdoor home occupation activity shall be limited to 10 percent of the lot area and shall be completely screened from public view.
- d. Artist Studios within this Class shall be permitted to participate in Art Studio Tours and similar programs as they occur in Yucca Valley and the Morongo Basin.

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- e. Hours of operation for customers visiting the site, sales of product on the premises, or outdoor home occupation activity shall be limited to between the hours of 9:00 a.m and 5:00 p.m.

The following definitions shall apply:

i) ART OR ART WORK: A creation of an aesthetic nature in any variety of media produced by an artist and which may include creating, constructing or assembling sculptures, crafts, mixed media, performance arts, stone, masonry, electronic arts, murals, painting, photography and original works of graphic art, glass, mosaics, or any combination or forms of media, furnishings or fixtures. Art includes art related uses such as industrial arts and crafts uses, including, but not limited to, framing, jewelry making, metallurgy, pottery, sculpture, specialty sewing/monogramming, and weaving. Art or art work as defined herein may be permanent, fixed, temporary or portable, may be an integral part of a building, facility, or structure, and may be integrated with the work of other design professionals.

Art shall further be defined as the creative application of a specific skill that does not primarily serve a functional use (examples of functional uses include but are not limited to: vehicles, helicopters, weapons, functioning firearms, cottage foods, fishing and hunting gear, knives) that prevails over the artistic, aesthetic or decorative quality of the end project.

ii) ARTIST STUDIO: A property combining working and living space, in which works of art are created and the primary use of the property is residential.

**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve    RL: Rural Living  
RS: Residential Single Family    RM: Residential Multi Family

**Permit Required**    CUP: Conditional Use Permit    SPR: Site Plan and Design Review  
HOP: Home Occupation Permit    SUP: Special Use Permit  
E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
<b>Care Uses</b>					
Child Day Care (small family)	E	E	E	NP	Eight or fewer children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care (large family)	SUP	SUP	SUP	NP	Nine to fourteen children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care Center	CUP	CUP	CUP	NP	Fifteen or more children, pursuant to Section 9..08.040
Homeless Shelter	NP	NP	NP	NP	Including Transitional and supportive uses.
Social Care Facility, Six or Fewer	E	E	E	E	Includes but is not limited to elderly care and sober living facilities. Pursuant to Residential District Standards Section 9..08.090
Social Care Facility, Seven or More	CUP	CUP	CUP	NP	Includes but is not limited to elderly care and sober living facilities See Section 9..08.090 (/Residential/Social Care Facilities)
<b>Agriculture, Animal Related, and Open Space Uses</b>					
Animal Care Facility	NP	NP	NP	NP	Including, but not limited to animal hospitals, veterinarian, pet stores, and grooming.
Community Gardens	HOP	HOP	NP	NP	
Equestrian Facility	SUP	SUP	NP	NP	
Feed and Tack	NP	NP	NP	NP	

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Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Horticulture for private use, including growing fruit, flowers, ornamental plants and vegetables	E	E	E	E	Permitted as a use that is incidental to the primary use
Agriculture for commercial use not including animal husbandry or stockyards	CUP	CUP	NP	NP	Including but not limited to row, field, tree, and nursery crop cultivation
Kennels and Catteries (over 15 animals)	NP	NP	NP	NP	
Livestock Operations	NP	NP	NP	NP	
Natural Resources Development	NP	NP	NP	NP	
Nature Preserve	NP	NP	NP	NP	
Nursery/Garden Supply (with outdoor display)	NP	NP	NP	NP	
Nursery/Garden Supply (without outdoor display)	NP	NP	NP	NP	
<b>Retail Commercial Uses</b>					
Ammunition Sales	NP	NP	NP	NP	
Antique/Second Hand Stores	NP	NP	NP	NP	
Adult-Oriented Business	NP	NP	NP	NP	
Appliance Sales and Home Goods (no repair)	NP	NP	NP	NP	



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Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Auto and Vehicle Sales and Rentals and Parts Sales	NP	NP	NP	NP	
Building and Landscape Materials Sales (indoor)	NP	NP	NP	NP	
Building and Landscape Materials Sales (outdoor)	NP	NP	NP	NP	
Convenience Store	NP	NP	NP	NP	
Construction and Heavy Equipment Sales and Rentals	NP	NP	NP	NP	
Farmers Market/Arts and Crafts Events	NP	NP	NP	NP	
Firearms Sales	HOP	HOP	NP	NP	
Fuel/Propane Dealer	NP	NP	NP	NP	
Grocery, Supermarket, Specialty Food Store, Drug Store	NP	NP	NP	NP	
Manufactured Home Sales	NP	NP	NP	NP	
Boat and Recreational Vehicle Sales	NP	NP	NP	NP	
Pawn Shop	NP	NP	NP	NP	
Retail Store (less than 80,000 sf)	NP	NP	NP	NP	
Retail Store (80,000 or greater sf)	NP	NP	NP	NP	

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Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Seasonal Holiday Sales Facilities	NP	NP	NP	NP	
Swap Meet, Outdoor Market, Auction Yard (permanent)	NP	NP	NP	NP	
Shopping Center (neighborhood, community, or regional),	NP	NP	NP	NP	
Warehouse Retail	NP	NP	NP	NP	
<b>Business, Financial, and Professional</b>					
ATM	NP	NP	NP	NP	
Financial Institution and Related Service	NP	NP	NP	NP	
Laboratory	NP	NP	NP	NP	
Office	HOP	HOP	HOP	NP	HOPs are required when customers or clients visit the residence. See also the exemption to the requirement of an HOP at section 9.50.020 above.

**Eating and Drinking Establishments**

Bakery (retail), Coffee Shop and Similar Uses	NP	NP	NP	NP	
Bakery (delivery only)	HOP	HOP	HOP	NP	
Bar, Lounge, Nightclub, Tavern, and Pool Hall	NP	NP	NP	NP	
Catering Service	HOP	HOP	HOP	NP	
Cottage Food Operation	HOP	HOP	HOP	HOP	
Fast Food (w/drive through, delivery)	NP	NP	NP	NP	
Fast Food (w/o drive through, delivery)	NP	NP	NP	NP	
Full Service Restaurant	NP	NP	NP	NP	

**Commercial Service Uses**

Ambulance Service	NP	NP	NP	NP	
Appliance Sales, Service, Repair, and Rental	NP	NP	NP	NP	
Automobile Gas Station	NP	NP	NP	NP	
Automobile Service/Repair (minor repair, maintenance, upholstery, painting)	NP	NP	NP	NP	
Automobile Service/Repair (major repair/body work)	NP	NP	NP	NP	
Automobile Washing (car wash)	NP	NP	NP	NP	
Barber, Beauty Shop, and other Similar Personal Service Uses	HOP	HOP	HOP	NP	
Printing and Duplication Services	HOP	HOP	HOP	NP	
Equipment Sales, Service, Repair, and Rental	NP	NP	NP	NP	
Fitness Center	NP	NP	NP	NP	

Fortune Telling and Related Service	HOP	HOP	HOP	NP	
Funeral Service (excluding crematorium)	NP	NP	NP	NP	
Funeral Service (including crematorium)	NP	NP	NP	NP	
Laundry and Dry Cleaning	NP	NP	NP	NP	
Locksmith	HOP	HOP	HOP	NP	
Maintenance and Repair, General (Minor)	HOP	HOP	NP	NP	
Maintenance and Repair (Major)	NP	NP	NP	NP	
Massage Establishment	NP	NP	NP	NP	
Personal Trainer	HOP	HOP	HOP	NP	Customers or clients visiting the residence
Studio (dance, music, martial arts, artists)	HOP	HOP	HOP	NP	Unless exempt per section 9.50.020
Tattoo and Piercing	NP	NP	NP	NP	
<b>Commercial Recreation</b>					
Amusement Arcade or Park	NP	NP	NP	NP	
Carnivals/Circuses/Festivals/ Fairs	NP	NP	NP	NP	
Campgrounds	NP	NP	NP	NP	
Concerts, Open-Air Theaters, Outdoor Entertainment Events	NP	NP	NP	NP	
Game Arcade, Internet Café, and Similar Businesses	NP	NP	NP	NP	
Golf Course	NP	NP	NP	NP	
Hookah Lounge	NP	NP	NP	NP	
Parks/ Recreation Facilities	NP	NP	NP	NP	
Private Clubs and Lodges	NP	NP	NP	NP	

Recreation and Entertainment (commercial indoor and outdoor)	NP	NP	NP	NP	
Recreational Vehicle Park	NP	NP	NP	NP	
<b>Industry, Manufacturing and Processing, Wholesaling</b>					
Construction/Contractor Storage Yard	NP	NP	NP	NP	
Hazardous Waste Operations	NP	NP	NP	NP	
Manufacturing Operations	NP	NP	NP	NP	
Motor Vehicle Storage/Impound Facility	NP	NP	NP	NP	
Recycling Facility (small collection facility)	NP	NP	NP	NP	
Recycling Facility (processing facility)	NP	NP	NP	NP	
Research and Development	NP	NP	NP	NP	
Salvage Facility	NP	NP	NP	NP	
Storage – Mini-Storage (personal storage)	NP	NP	NP	NP	
Storage (outdoor vehicles storage)	NP	NP	NP	NP	
Welding and machining	NP	NP	NP	NP	
Wholesaling and Distribution	NP	NP	NP	NP	
<b>Transportation, Communications, and Infrastructure</b>					
Communication Facility	NP	NP	NP	NP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	Pursuant to Chapter 9.44(Wireless Communications Facilities)
Parking Lot	NP	NP	NP	NP	

Public/Government Facilities	NP	NP	NP	NP	
Public Safety Uses (permanent)	NP	NP	NP	NP	
Solar Energy Systems (accessory )	P	P	P	P	See Section 9.45.010 (Solar Energy Systems)
Solar Energy Systems (Commercial /primary use )	NP	NP	NP	NP	
Transmission utility lines, pipelines, and control stations	NP	NP	NP	NP	
Utilities (major)	NP	NP	NP	NP	
Wind Energy System (accessory)	SPR	SPR	SPR	SPR	See Section 9.46.010 ( Wind Energy System)
Wind Energy System (Commercial /primary use)	NP	NP	NP	NP	
<b>Other Uses</b>					
Archery and Gun Ranges (Indoor)	NP	NP	NP	NP	
Archery and Gun Ranges (Outdoor)	NP	NP	NP	NP	
Bed and Breakfast	SUP	SUP	SUP	NP	See Section 9.08.030 (Bed and Breakfast)
Cemeteries, Including Pet Cemeteries	NP	NP	NP	NP	
Churches, Religious Assembly, and Other Public Assembly	NP	NP	NP	NP	
Conference Centers and Group Camps	NP	NP	NP	NP	
Correctional Institution	NP	NP	NP	NP	
Emergency Facilities (temporary)	NP	NP	NP	NP	
Hotels and Motels	NP	NP	NP	NP	
Hospitals/Medical/ Rehabilitation Centers/Clinics	NP	NP	NP	NP	
Medical and Dental Offices, clinics, laboratories	NP	NP	NP	NP	

Medical Marijuana Dispensary	NP	NP	NP	NP	
Museum, Library, Art Gallery, Outdoor Exhibit	NP	NP	NP	NP	
Schools (private, vocational, charter, and other)	NP	NP	NP	NP	Not to include home schooling

### **9.50.030 Development Standards.**

Unless otherwise provided in this Chapter 9.50, all home occupations shall comply with all of the following conditions of approval at all times:

1. No dwelling or accessory structure shall be built, altered, furnished or decorated for the purpose of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted;
2. There shall be no displays, sale, or advertising signs on the premises;
3. There shall be no signs other than one unlighted identification sign containing the name and address of the owner attached to the building not exceeding two square feet in area per street frontage;
4. All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement, shall be in conformance with Town regulations regarding vehicle signs;
5. The home occupation shall not encroach into any required parking, setback, or open space area and required covered parking shall not be altered for the purpose of conducting the home occupation.
6. There shall be no outdoor home occupation activity or outdoor storage of stock, merchandise, scrap supplies, or other materials or equipment on the premises, except as approved by the Commission, unless exempt.
7. Any storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential uses shall be prohibited;
8. There shall be complete conformity with Fire, Building, Plumbing, Electrical, and Health Codes and to all applicable State and Town laws and ordinances. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises;
9. No home occupation shall generate pedestrian or vehicular traffic in excess of that customarily associated with a residential use and the neighborhood in which it is located;
10. No home occupation shall be initiated until a current business registration certificate is obtained, including home occupations that are exempt from permitting;
11. A Home Occupation Permit shall not be transferable to another person or property;
12. No use shall create or cause noise in excess of noise standards established for residential zoning districts, dust, light, vibration, odor, gas, fumes, toxic or hazardous materials, smoke, glare, electrical interference, or other hazards or nuisances;



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13. Public advertising shall only list phone number, operators name, post office box and description of business. Business address or location shall not be included in any public advertising.
  14. Parking shall comply with the requirements of Chapter 9.33. One additional parking space shall be provided for each non-resident employee.
  15. If the home occupation is to be conducted on rental property, written permission from the property owner shall be submitted.

#### **9.50.040 Review.**

The Review Authority shall review all applications for a Home Occupation Permit to determine if the proposed use is consistent with the provision of this Chapter. If all standards are met after complying with the noticing provisions of Section 9.75, the review authority shall make the following findings prior to issuance of the permit;

1. That the proposed use is not prohibited;
2. That the proposed use will comply with all applicable standards;
3. That the issuance of the Home Occupation Permit will not be detrimental to the public health, safety, and general welfare;
4. That the proposed use will be consistent with any applicable specific plan.
5. That the proposed use will not alter the character of the neighborhood and will not induce physical or socioeconomic changes to the neighborhood that are inconsistent with the goals and objectives of the General Plan, and the Development Code, and that do not create characteristics more closely associated with commercial, office or industrial land use activities.

#### **9.50.050 Home Occupation Permit Renewal**

Home Occupation Permits are approved for a period of three (3) years. The Director shall be the review authority for all home occupation permits renewals, without notice or hearing.

#### **9.50.060 Home Occupation Permit Amendment**

Refer to Article 5, Chapter 9.83 Permit Amendments

#### **9.50.070. Home Occupation Permit Revocation**

Refer to Article 5, Chapter 9.84 Permit Revocation

#### **9.50.080. Appeal.**

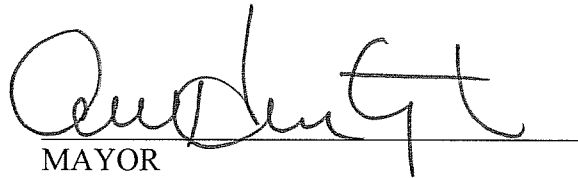
Refer to Article 5, Chapter 9.81 Appeals

**Section 2. Severability:** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The Town Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

**Section 3. Certification; Publication:** The Town Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the Town of Yucca Valley, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the Town Clerk in accordance with Government Code § 36933.

**Section 4. Effective Date:** This Ordinance shall become effective thirty (30) days from its adoption.

**APPROVED AND ADOPTED** this 4<sup>th</sup> day of August, 2015.

  
MAYOR

APPROVED AS TO FORM:

  
TOWN ATTORNEY

ATTEST:

  
TOWN CLERK

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Lesley R. Copeland, Town Clerk of the Town of Yucca Valley, California hereby certify that the foregoing Ordinance No. 256 as duly and regularly introduced at a meeting of the Town Council on the 7<sup>th</sup> day of July, 2015, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the Town Council on the 4<sup>th</sup> day of August, 2015, by the following vote, to wit:

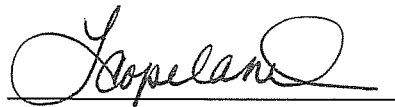
Ayes: Council Members Denison, Leone, Lombardo and Mayor Huntington

Noes: None

Abstain: None

Absent: Council Member Abel

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Yucca Valley, California, this 5<sup>th</sup> day of August, 2015.



Town Clerk of the Town of  
Yucca Valley