

## **ORDINANCE NO. 2020-007**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS TO AMEND CERTAIN SECTIONS OF THE ZONING CODE IN REGARD TO COMMERCIAL DEVELOPMENT PARKING REDUCTIONS, CREEKSIDE DEVELOPMENT, PERMIT REQUIREMENTS WITHIN THE BUSINESS PROFESSIONAL ZONE, TRANSPORTATION USES AS A HOME OCCUPATION, AND OTHER MINOR CHANGES**

#### **THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:**

##### Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the Citrus Heights Zoning Code as shown in Exhibit A amending various sections of the Zoning Code, relating to commercial land use permit requirements, creekside development parking reductions, home occupations, and other minor changes.

##### Section 2: Findings

- The proposed amendment to modify the permit requirements for certain uses within the Business Professional zone are consistent with the General Plan.
- The proposed amendment to clarify the measurement of setback for creekside development is consistent with the General Plan.
- The proposed amendment to allow commercial developments with 500 feet of a transit stop to reduce parking is consistent with the General Plan.
- The proposed amendment to allow certain transportation activities as a home occupation is consistent with the General Plan.
- The proposed amendments will not be detrimental to the public, interest, health, safety, convenience, or welfare of the city.

##### Section 3: Action

The City Council hereby amends the Zoning Code of the City of Citrus Heights as described within Exhibit A herein, and as discussed within the Staff Report, which is incorporated by reference.

Section 4: Severability

If any section of this Ordinance is determined to be unenforceable, invalid, or unlawful, such determination shall not affect the enforceability of the remaining provisions of this Ordinance.

Section 5: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption, provided it is published in full or in summary within fifteen (15) days after its passage, in a newspaper of general circulation and circulated in the City of Citrus Heights.

**PASSED AND ADOPTED** by the City Council of the City of Citrus Heights this 10<sup>th</sup> day of September, 2020 by the following vote:

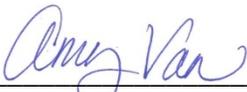
|                 |                        |   |
|-----------------|------------------------|---|
| <b>AYES:</b>    | <b>Councilmembers:</b> | <b>Bruins, Daniels, Middleton, Miller, Slowey</b> |
| <b>NOES:</b>    | <b>Councilmembers:</b> | <b>None</b>                                       |
| <b>ABSENT:</b>  | <b>Councilmembers:</b> | <b>None</b>                                       |
| <b>ABSTAIN:</b> | <b>Councilmembers:</b> | <b>None</b>                                       |



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**Jeff Slowey, Mayor**

**ATTEST:**



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**Amy Van, City Clerk**

Exhibit:

A. Redline Strikeout of Zoning Code

### 106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements

- A. **General permit requirements.** Table 2-5 identifies the uses of land allowed by this Zoning Code in each commercial and industrial zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. **Permit requirements for certain specific land uses.** Where the last column in Table 2-5 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also establish other requirements and standards applicable to the use.
- C. **Permit requirements based on scale of use.** Where Table 2-5 identifies a use with an "S" and the last column in the table refers to this Subsection, the use is permitted with a Zoning Clearance if it is a building tenant that will occupy 15 percent or less of the total building floor area. **Minor Use Permit** approval is required when the use occupies more than 15 percent of the total floor area.

## 106.30.040 - Creekside Development and Flood Hazard Mitigation

A. **Purpose.** This Section provides standards that are intended to:

1. Protect the natural, scenic, and recreational value of waterway and riparian resources within the City, including the provision of adequate buffer areas between creeks and adjacent development;
2. Ensure that development either avoids areas subject to inundation by a 100-year flood or more frequent flooding event, or is located and/or designed and protected so that it will not be damaged by flooding, or increase the hazard of flooding on other properties;
3. Protect new development from erosion caused by the meandering nature of the creek system; and
4. Protect the water quality of the creeks.

B. **Applicability.** The requirements of this Section apply to:

1. **Creekside properties.** Proposed development, other than public works or infrastructure, on any site adjacent to or crossed by a watercourse that is shown on the map in Figure 3-1; and

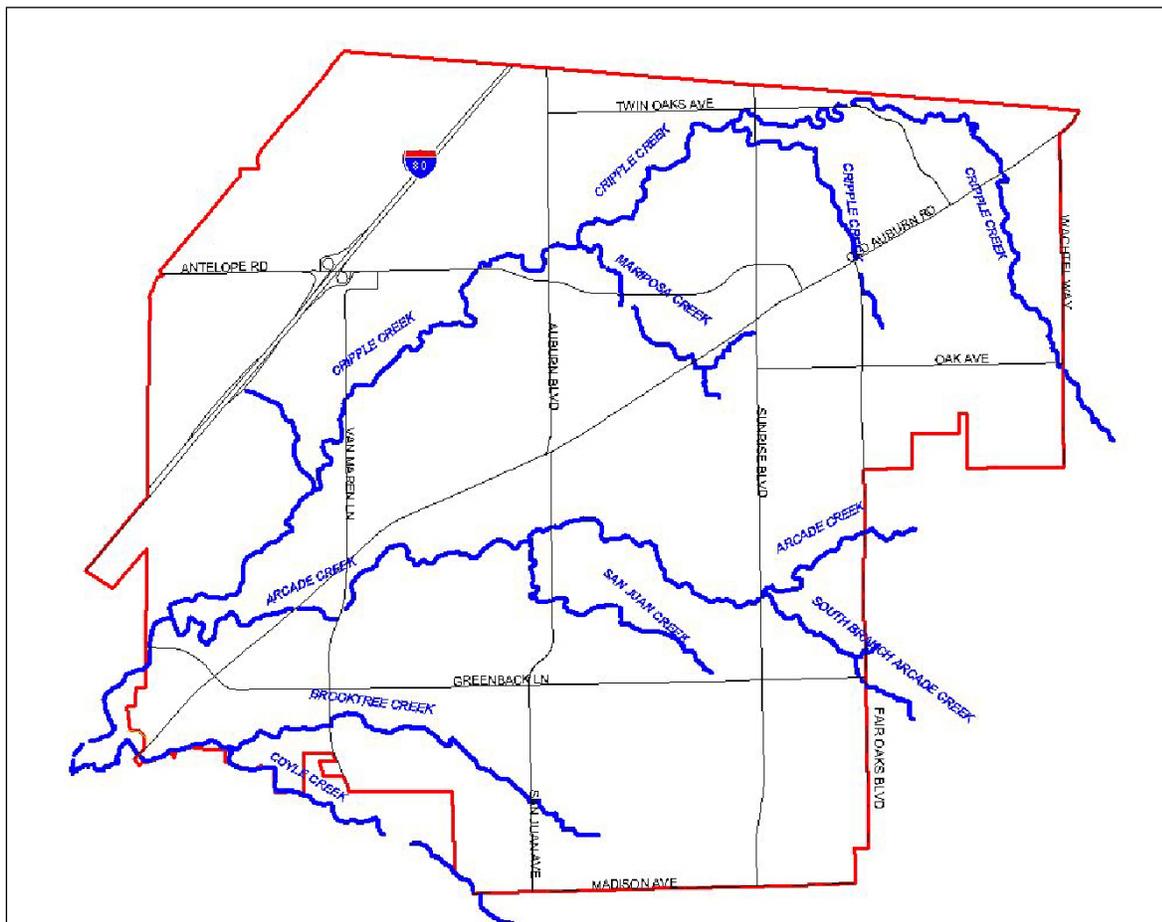


Figure 3-1 - Creeks Where Section 106.30.040 Applies

2. **Properties within areas subject to flooding.** All properties shown on the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) as being partly or entirely located in an area

subject to flooding by a 100-year flood or more frequent flooding event, and other areas known to the City to be subject to flooding. These areas shall be referred to in this Section as "flood hazard areas."

- C. **Streambed analysis required.** A planning permit application for a project subject to this Section shall include a site-specific streambed analysis prepared by a hydrologist, civil engineer, or other qualified professional approved by the City to identify the precise boundary/top of bank of the waterway. The Director may waive this requirement if it is determined that the project, because of its size, location, or design will not have a significant impact on the waterway, or that sufficient information already exists and further analysis is not necessary. A required streambed analysis shall include all information and materials required by the Department and/or the City Engineer.
- D. **Subdivision requirements.** Each new parcel proposed adjacent to a designated tributary shall be designed to provide the lot area shown in the following table for the applicable zone, located outside the 100-year floodplain of the tributary.

| Zoning District                 | Minimum Net Lot Area   |
|---------------------------------|--|
| RD-1                            | 0.50 acres   |
| RD-2                            | 0.25 acres   |
| RD-3, RD-4                      | 7,500 sf   |
| RD-5, RD-7                      | Entire lot or 5,000 sf, whichever is less                    |
| RD-10 and above                 | Entire area except for common open space and landscape areas |
| Commercial and Industrial zones | Entire area except for landscaping                           |

E. **Development standards.**

- 1. **Location of proposed development.** Proposed structures and other development shall comply with the more restrictive of the following requirements.
  - a. **Creek setback for resource preservation.** Each proposed structure shall be set back a distance of 2.5 times the height of the stream bank plus 30 feet, ~~or 30 feet outward from the stream bank, whichever distance is greater,~~ as measured from the top of the stream bank outward.
    - (1) The City may require additional setbacks to preserve existing vegetation or other significant environmental resources along any waterway.
    - (2) The City may require erosion protection to be placed at creek bends, drainage outfalls, and other locations that are subject to erosion, or where bank steepness indicates that severe erosion is taking, or may take place.
    - (3) A setback required by the applicable zoning district adjacent to a creekside path or open space area shall be measured from the boundary of the path or open space on the side away from the creek.
    - (4) A path or trail may be located within a creekside setback; however, no structure, road, parking access, parking space, paved area, or swimming pool shall be constructed within a creek or creekside setback area.
  - b. **Limitations on development within floodplain.** All construction, except fences, shall be located outside the 100-year floodplain of the tributary. The 100-year floodplain shall be established using the most current data available and a physical survey by a registered surveyor. Current data includes the Flood Insurance Rate Map, historical data from the 1986, 1995 & 1997 flood events, and the county hydrology study. Fences within a floodplain shall be limited to wrought iron or split rail design. No fill or grading shall be

allowed within a 100-year floodplain. Where the review authority determines that an existing parcel contains no feasible building site outside of a 100-year floodplain and that the site complies with an exception outlined in the City's Drainage and Development Policy, the review authority may approve construction that complies with the creek setback required by Subsection E.1.a.

2. **Standards for development allowed within floodplain.** Any development allowed within a 100-year floodplain in compliance with this Section shall comply with the following standards, as applicable.
  - a. **Finished floor elevation.** Each approved structure shall be designed to provide all habitable finished floor areas at least two feet above the maximum 100-year water surface elevation. The FEMA 100-year flood elevation may be considered as a minimum level. Historical data from the 1986, 1995 & 1997 flood events, the county hydrology study and other miscellaneous studies shall be used to determine if a higher minimum elevation is required. The venting under the home and venting for a garage shall comply with the standards of the National Flood Insurance Program.
  - b. **Fences, culverts, bridges, and drainage improvements.**
    - (1) Fences and other structures including culverts and bridges that must be constructed within a floodway shall be designed to the requirements of the Engineering Division to prevent obstructions or diversions of flood and drainage flow, and to minimize adverse effects to natural riparian vegetation.
    - (2) Where drainage improvements are required, they shall be placed in the least visible locations and naturalized through the use of river rock, earhtone concrete, and landscaping with native plant materials.
  - c. **Anchorage.** All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
  - d. **Construction practices and materials.** All new construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.
  - e. **Water and sewer systems.** New and replacement water and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
  - f. **Floodproofing.** Each structure requiring floodproofing shall be designed in compliance with National Flood Insurance Program standards. A FEMA elevation certificate shall be obtained and filed with the City prior to occupancy. A registered professional engineer or architect shall certify compliance with the standards of this Section, and the Building Official shall be provided a copy of the certification.
3. **Alteration of natural features.** No construction, grading or filling, planting of exotic/non-native or non-riparian plant species, or removal of native vegetation shall occur within a creek or creekside setback area, except where:
  - a. Approved by the review authority in conjunction with an application for rezoning, and/or a planning permit, or through Use Permit approval if no other application has been filed; and
  - b. Authorized for flood control purposes by the proper permits issued by the California State Department of Fish and Game, and all other applicable State and Federal agencies having authority over the creek.
4. **Use of permeable surfaces.** Proposed development should incorporate permeable surfaces (for example, wood decks, sand-joined bricks, and stone walkways) where feasible, to minimize off-site flows and facilitate the absorption of water into the ground.

5. **Creek bank stabilization.** Development or land use changes that increase impervious surfaces or sedimentation may result in channel erosion. This may require measures to stabilize creek banks.
  - a. Creek rehabilitation is the preferred method of stabilization, with the objective of maintaining the natural character of the creek and riparian area. Rehabilitation may include enlarging the channel at points of obstruction, clearing obstructions at points of constriction, limiting uses in areas of excessive erosion, and restoring riparian vegetation.
  - b. Concrete channels are not allowed. Other mechanical stabilization measures shall not be allowed unless no other alternative exists.
  - c. If bank stabilization requires other than rehabilitation or vegetative methods, hand-placed stone or rock rip-rap are the preferred methods.
  
6. **Physical and visual access.**
  - a. Public access and visibility to creeks should be provided, if feasible, through the use of single-loaded frontage roads adjacent to creeks, but outside of the creek setback. Structures or lots that back-up to creeks or creek frontage roads are discouraged.
  - b. The provision of multipurpose creekside trails and public open space is encouraged. Open space areas should include planting for riparian enhancement with native shrubs and trees, paths and trails, lighting, benches, play and exercise equipment, and trash receptacles outside of the riparian habitat area, where appropriate.
  - c. Where streets are not used, frequent access to creekside trails and public open space should be provided at least every 300 feet, and may occur at the end of cul-de-sacs.
  
7. **Best management practices (BMPs) for storm water quality.** Development along creekside areas shall be designed to minimize impacts to storm water quality.
  - a. Drainage swales and runoff should be filtered through grassy swales or other BMPs acceptable to the City Engineer to remove street oils, sediments and other site specific storm water environmental hazards.
  - b. Fertilizer or pesticide usage is discouraged. Plants and trees for landscape areas should be selected that can survive without fertilizers or pesticides. Long-term ponding of water from landscape irrigation shall be avoided.
  - c. Retention/detention basins will require mosquito abatement.
  
- F. **Warning – Liability denied.** The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Section does not imply that land outside the areas of special flood hazards or uses permitted within the areas will be free from flooding or flood damages. This Section shall not create liability on the part of the City or by any officer or employee for any flood damages that result from reliance on this Section or any administrative decision lawfully made under this Section.

TABLE 3-1 - MAXIMUM HEIGHT OF FENCES, WALLS, AND HEDGES

| Location   | Maximum Height   |
|--|--|
| Within required front yard setback   | 3 ft (2)   |
| Within required side and rear yard setbacks  | 8 ft as the fence appears from a parcel or right-of-way abutting the site, 10 ft as the fence appears on the site. See Figure 3-2. (1)   |
| Within required street side setback  | 3 ft. See also Section 106.30.060.E (Height Limit at Street Corners). Fencing exceeding a height of 3 ft shall be set back a minimum of 3 ft from the property line or sidewalk to allow for the planting of landscaping to mitigate the visual impact of the fence mass; provided that this requirement shall not apply to a fence that was lawfully constructed prior to November 6, 2006, which may be replaced in the same location. (1) |
| At intersections of alleys, streets, and driveways within sight visibility areas. See 106.30.060.E (Height Limit at Street Corners). | 2' 6"  |
| Outside of a required setback  | As determined by the height limit for structures within the applicable zoning district. <b>A fence higher than 6 ft requires a Building Permit.</b> (1)  |
| Within a zone where no setback is required, and not adjacent to a street   | 8 ft (1)   |

Notes:

- (1) Additional height to a maximum of 10 ft (**higher than 6 ft requires a Building Permit**) may be authorized through Design Review approval (Section 106.62.040)
- (2) **Front yard fence setback in the RD-1 through RD-15 zoning districts is 20 ft. In the RD-20 through RD-30 zoning districts the front yard fence setback is 25 ft. In the RD 5 – RD 15 zoning districts, the front yard fence setback shall be a minimum of 20 feet.**

## 106.36.070 - Reduction of Parking Requirements

- A. Shared on-site parking.** Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Use Permit approval. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking facility, guaranteeing that the required parking will be maintained exclusively for the use or activity served, for a time period determined by the Minor Use Permit.
- B. Reduction of parking for a use with low parking demand.** The review authority for the overall project may reduce the number of parking spaces required by Section 106.36.040 (Number of Parking Spaces Required) for the re-use of an existing building by up to 15 percent, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).
- C. Reduced parking for restricted senior housing projects.**
1. **Extent of reduction.** The review authority may reduce the number of parking spaces required by Section 106.36.040 (Number of Parking Spaces Required) for senior housing projects, for persons aged 55 and over, based on quantitative information provided by the applicant that documents the need for fewer spaces for these types of residential development projects.
  2. **Change of use, removal of senior restriction.**
    - a. **Notification to the City.** The owner/operator of a senior housing project that was granted reduced parking on the basis of senior occupancy shall immediately notify the Director of any change of site occupancy or operations that allows other than seniors to reside on the site.
    - b. **Effect of removal of senior restriction.** Upon notification that a restriction to occupancy by seniors has been removed, the Director shall determine a reasonable time in which one of the following shall occur:
      - (1) Substitute parking is provided that is acceptable to the Director; or
      - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost.
- D. Reduced parking for mixed use projects.** The residential component of a horizontal mixed use project shall provide the parking required by Table 3-7 for multi-unit dwellings, minus the guest spaces required by Table 3-7. A vertical mixed use project shall require the same number of spaces as a horizontal mixed use project, reduced by 30 percent.
- E. Parking reduction based on alternative facilities or programs.** A proponent of an office, commercial or industrial project may provide alternative facilities or programs which serve to reduce parking demand in return for a reduction in vehicle parking requirements. Vehicle parking requirements may be reduced in accordance with the following provisions by the Director:
1. **Shower/locker facilities.** A project with 100 or more employees may reduce its parking requirement by providing shower and clothing locker facilities for bicycle commuting employees. Maximum reduction: two percent of required parking.
  2. **Secure bicycle parking.** Developments which provide secure bicycle parking facilities may reduce their parking requirement by one vehicle space for every three additional bicycle spaces provided. Maximum reduction: two percent of required parking.
  3. **Preferred carpool/vanpool parking spaces.** Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: two percent of required parking.

4. **Transit Access.** Developments which are located within ~~300~~ 500 feet of an operational transit stop may reduce their parking requirement by one vehicle space for every twenty spaces provided. Maximum reduction: five percent of required parking.
- F. **Parking Variances.** Parking reductions exceeding the maximums in this Section, or modifications of improvement requirements, may be authorized by Variance in compliance with Subsection 106.62.060.F.2 (Findings for off-street parking Variance).
- G. **Off-site parking.** With Minor Use Permit approval, required parking may be located in a common or shared parking facility up to 300 feet away from the site of the proposed use in compliance with the following requirements.
  1. **Evaluation of proposal.** In considering a request for shared off-site parking, the review authority shall consider how the distance between the parking area and the proposed use may affect whether the off-site facility will satisfy the parking needs of the proposed use.
  2. **Guarantee of continued availability.** Required parking spaces that are approved off-site shall be committed by a recordable covenant, lease, or other agreement, acceptable to the City Attorney. The parties to the covenant, lease, or agreement shall include the owners, and if applicable, the lessees of the off-site parking spaces and the owners, and if applicable, the lessees of the subject site, with covenants reflecting the conditions of approval and the approved off-site parking plan.
  3. **Loss of off-site spaces.**
    - a. **Notification to the City.** The owner/operator of a business that uses approved off-site spaces to satisfy its parking requirements shall immediately notify the Director of a change of ownership or use of the property for which the spaces are required, and of termination or default of the agreement between the parties.
    - b. **Effect of termination of agreement.** Upon notification that a lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:
      - (1) Substitute parking is provided that is acceptable to the Director; or
      - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost.
- H. **Valet parking.** The Commission may modify the parking configuration required by this Chapter (e.g., to allow tandem parking) in the case of a use proposed to have permanent valet parking.
- I. **Parking lot re-striping to accommodate disabled parking.** A site shall not be considered to have nonconforming parking if the number of off-street spaces provided is reduced to less than required by this Chapter solely because the lot is re-striping to comply with disabled parking requirements.

## 106.42.100 - Home Occupations

Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), a home occupation shall comply with the requirements of this Section.

- A. **Purpose.** The requirements of this Section are intended to provide reasonable opportunities for employment within the home, while avoiding changes to the residential character of a dwelling that accommodates a home occupation, or the surrounding neighborhood.
- B. **Business License required.** A home occupation shall comply with the City's Business License requirements.
- C. **Limitations on use.** The following are examples of business activities that may be approved as home occupations, uses that may be allowed as home occupations under limited circumstances, and uses that are prohibited as home occupations.
  1. **Uses allowed as home occupations.** The following and other uses determined by the Director to be similar may be approved by the Director in compliance with this Section.
    - a. Art and craft work (ceramics, flower arranging, jewelry, painting, photography, sculpture, etc.);
    - b. Beauty salon/barber limited to one station, and in compliance with Subsection D.7 (Client/customer visits) below;
    - c. Cottage Food Operations;
    - d. Direct sale product distribution (Avon, Herbalife, Quixtar, Tupperware, etc.);
    - e. Office-only uses, including: an office for an architect, attorney, consultant, counselor, doctor, engineer, insurance agent, planner, **real estate agent**, tutor, writer; typing, word processing, data processing, electronic commerce;
    - f. Personal trainers, licensed massage therapy in compliance with Municipal Code Chapter 22, Article VIII, and physical therapy;
    - g. Private lessons, on a part-time basis, providing individual instruction in academic subjects, music, athletics (e.g., swimming), arts, crafts, or similar fields, provided that client/customer visits shall comply with Subsection D.7 (Client/customer visits) below;
    - h. Tailors, sewing; and
    - i. Home electronics and small appliance repair.
  2. **Uses prohibited as home occupations.** The following are examples of business activities that are not incidental to or compatible with residential activities, and are, therefore, prohibited as home occupations:
    - a. Adult entertainment activities/businesses;
    - b. Animal hospitals and boarding facilities;
    - c. Automotive and other vehicle repair and service (body or mechanical), painting, storage, or upholstery, or the repair, reconditioning, servicing, or manufacture of any vehicle engine, or of any motor vehicle, including automobiles, boats, motorcycles, or trucks;
    - d. Commercial cabinet or furniture making, and similar uses;
    - e. Contractor's and other storage yards;

- f. Dismantling, junk, or scrap yards;
- g. Fitness/health facilities, except those allowed under Subsection C.1.e;
- h. Manufacturing activities, except those allowed under Subsections C.1;
- i. Medical clinics and laboratories;
- j. On-site sales other than of artist originals produced on site, except that mail order businesses may be allowed where there is no stock-in-trade on the site;
- k. Personal services as defined in Article 8 (Glossary), except those allowed under Subsection C.1, and all restricted personal services;

~~l. Tattooing, branding, body art, including body piercing, or application of permanent cosmetics;~~

~~l. Transportation services, including taxis, limousines, tow trucks, etc.;~~

- m. Uses involving explosives or highly combustible or toxic materials, including ammunition reloading;
- n. Welding and machine shop operations; and
- o. Other uses the Director determines to be similar to those above.

**D. Operating standards.** Each home occupation shall comply with all of the following standards.

1. **Relationship to primary use.** Each home occupation shall be clearly incidental and subordinate to the use of the dwelling and site for residential purposes. The home occupation may be conducted in the primary dwelling or an accessory structure on the subject property provided that the area does not exceed 20 percent or 400 square feet of the habitable floor area of the primary dwelling, whichever is greater. No parking space required for the dwelling shall be used for any home occupation activity.
2. **Employees.** A home occupation shall have no more than one employee on-site at any one time, or more than one employee reporting to work in any given day, not including the full-time residents of the dwelling. If needed, the City may request employee verification information from the business owner. Home Occupations having more than one employee on-site at any one time is permitted only when authorized through a Minor Use Permit.
3. **Visibility.** The use shall not require any exterior modification to the structure not customarily found in a dwelling, nor shall the home occupation activity be visible from a public right-of-way, or from neighboring residential properties.
4. **Off-site effects.** There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration or other effects detectable at the property line. Each home occupation shall comply with the City's noise ordinance.
5. **On-site sales.** There shall be no products sold on the premises except for artist originals, or products individually made to order on the premises. Articles that are not artist originals or individually made to order may be produced on-site, using equipment normally found in a residence, provided that these products shall only be sold off-site.
6. **Traffic, vehicles.** The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet. **Examples of prohibited vehicles include limousines, taxis, tow trucks, etc.**

7. **Client/customer visits.** The home occupation shall be operated so as to not require more than two business visitors per hour, not to exceed a total of eight business visitors per day, only between the hours of 9:00 a.m. and 8:00 p.m.; except that in the case of tutoring or instruction (e.g., academic subjects, arts and crafts, music, swimming, etc.), a maximum of four clients are allowed on the site at the same time, subject to the limitations of this Section on the total number of clients per day.
  8. **Deliveries.** The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises in a manner different from normal residential usage, except for FedEx, UPS, or USPS-type home pick-ups and deliveries.
  9. **Hazardous materials.** The storage of hazardous materials shall be limited to below the threshold established by the Sacramento County Fire Districts which do not require any special permits or licenses.
  10. **Signs.** A home occupation shall be limited to a single wall mounted non-illuminated sign, not to exceed one square foot, except for home occupation signs located in the Corridor Overlay General Plan Designation may provide a maximum of ten square feet and may be wall-mounted or freestanding. Home occupation signs shall be limited to display the company name, logo, contact information, hours of operation, services provided or other relevant information. Signs are prohibited from displaying credit card, debit card, or other similar logos and other advertising unrelated to the home occupation.
- E. **Conditions.** The Director may establish reasonable conditions on the operation any home occupation if necessary to meet the intent of this Section. Conditions shall be attached to the Business License for the home occupation as provided in Municipal Code Section 4.06.090.