

**GROVELAND HOMEOWNERS ASSOCIATION**  
**Home Occupation Guidelines – Effective 10/7/97**

**Purpose:**

The purpose of this section is to more clearly define the City of Woodland's Chapter 9. Zoning: Subd. 18: Home Occupation by the establishment of guidelines by which home occupations can be conducted in Groveland Homeowners Association without jeopardizing the health, safety and general welfare of the surrounding neighborhood. Groveland residents, with home occupations that do not comply with one or more of these guidelines, should request, in writing, a variance from Groveland Homeowners Association Home Occupation subcommittee, which will make recommendations to the Groveland Homeowners Association Board of Directors and / or to the City of Woodland.

**General Provisions:**

1. No home occupation shall produce light glaze, noise, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.
2. No equipment shall be used in the home occupation which will crease electrical interference to surrounding properties.
3. Any home occupation shall be clearly incidental and secondary to the residential use of the premises, should not change the residential character thereof, and shall result in no incompatibility or disturbance to the surrounding residential uses.
4. No home occupations shall require external alterations or involve construction features not customarily found in dwellings except where required to comply with local and state fire and police recommendations.
5. There shall be no exterior storage of equipment or materials used in the home occupation, except personal automobiles used in the home occupation may be parked on the site. The home occupation shall meet all applicable fire and building codes.
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7. There shall be no exterior display or exterior signs or interior display or interior signs which are visible from outside the dwelling.
8. All home occupations shall comply with the provisions of the City of Woodland ordinances and Groveland Homeowners Association By-Laws.
9. No home occupation shall be conducted between the hours of 10:00 p.m. and 7:00 a.m. unless said occupation is contained entirely within the principal building and will not require any on-street parking facilities.
10. Home occupations shall not create a parking demand in excess of that which can be accommodated in an existing driveway.
11. Examples of home occupations that meet the guidelines include: art studio, dressmaking, secretarial service, professional offices and teaching with musical, dancing and other instructions, which customarily consist of no more than one (1) pupil at a time. None of the above shall service more than one person at a given time.
12. The home occupations that do not meet the guidelines include: repair service or manufacturing which requires equipment other than found in a dwelling and over the counter sale of merchandise.
13. No person other than a resident shall conduct the home occupation, except where the resident can satisfactorily prove unusual or unique conditions or need for non-residential assistance.