

Chapter 20.860

HOME OCCUPATIONS

Sections:

20.860.010 Purpose.

20.860.020 Development Requirements.

Section 20.860.010 Purpose.

- A. Support small-scale businesses. Provide residents with an opportunity to use their homes to engage in small-scale business activities.
- B. Reduce traffic congestion. By providing opportunities for residents to work in their homes, reduce home-to-work and work-to-home trips that add to the congestion on the City's streets during the morning and evening peak periods.
- C. Protect neighborhood character. Establish approval criteria and standards to ensure that home occupations are conducted as lawful uses that are subordinate to the residential use of the property and are conducted in a manner that is not detrimental or disruptive in terms of appearance or operation to neighboring properties.

(M-3643, Added, 01/26/2004)

Section 20.860.020 Development Requirements.

- A. Applicability. Home occupations shall be a limited use in all zoning districts within legally established residential homes. Such uses shall be subject to a Type I review, pursuant to Section 20.210.040 VMC, subject to the development standards in subsection B below.
- B. Development requirements. Failure to comply with any or all of the following development standards will result in revocation of the home occupation permit.
 1. Employees. Two non-resident employees are permitted for home occupation activities located in all zoning districts, provided that legal off-street parking is available for the second non-resident employee. The primary person or persons providing the business or service must reside within the dwelling on the premises.
 2. Incidental Sales. The sale of consumer goods shall be prohibited except when the product to be sold is clearly incidental and secondary to the services authorized by such home occupation.
 3. Off-site impacts. No home occupation shall generate measurable levels at the property line of dust, smoke, odor or glare as defined in VMC 20.935 Off-Site Impacts, or noise in excess of the state standards outlined in WAC 173-06-050 as specified in VMC 20.935.030.A (Environmental Noise). The home occupation activity shall not generate solid waste in volume or type which is not normally associated with residential use unless specifically permitted.
 4. Disturbing Influences. The home occupation use shall not create electronic interference, including but not limited to; interference with radio, satellite reception, telephone or television reception.
 5. Exterior modification. To preserve the residential appearance of the structure, there shall be no evidence of the home occupation from the exterior of the structure, except one door nameplate or

freestanding sign not to exceed 2 square feet is permitted. Freestanding signage shall be located within 10 feet of the residence and positioned facing the street parallel to the front of the residence.

6. Limitations on customers and visitors. The combined total number of customers and business visitors associated with the home occupation shall be limited to no more than an average of six per day per week (Monday-Sunday).

7. Location of use. All uses or activities associated with home occupations shall be wholly carried on within a dwelling or accessory structure by a member or members of a family except as allowed in 20.860.020(B)(1). Such activity shall be secondary to the use of the dwelling for living purposes. Not more than 25% of the combined floor space of such dwelling and accessory structure or 1,000 square feet, whichever is less may be used for the home occupation.

8. Outdoor storage. No outdoor storage associated with home occupation shall be permitted.

9. Vehicles. Vehicles related to the home occupation shall be restricted to standard non-commercial cars, trucks, and vans.

10. Exemptions.

a. Garage Sales as per 20.885.020(E) are exempt from obtaining a home occupation permit.

b. Child Care Homes licensed by the state for the care of 12 or fewer children are exempt from obtaining a home occupation permit. City business license requirements apply. No signs allowed.

c. Adult Care Homes licensed by the state for the care of 6 or fewer persons. No signs allowed.

d. Home occupations that occupy less than 25% of a residence (up to 1,000 sq. ft. of combined space), have no customer visits, and no on-site retail sales are exempt from obtaining a home occupation permit. The home occupation development standards of this section and the City business license requirements apply.

11. Examples of permitted uses include but are not limited to the following:

a. Artists, illustrators, writers, photographers (no photo processing), editors, drafters, publishers;

b. Professional office for consultants and other similar activities;

c. Bookkeeping, law office, and architect;

d. Distribution of products assembled at home for off-premise sales (such as garden produce or crafts);

e. Janitorial services (office);

f. Mail order business or sales representative;

g. Interior decorator;

h. Manufacturer's representative.

i. Light furniture making and woodworking that does not result in the use or storage of amounts of hazardous, flammable, or combustible materials above the allowed exempt quantities as detailed in the building and fire codes adopted by Title 16 and Title 17 VMC.

j. Cottage food operations, as defined by 69.07 RCW.

l. Medical, disabled or elderly transportation service, provided only one vehicle associated with the home business is permitted.

12. Examples of prohibited uses include, but are not limited to, the following:

a. Auto repair;

b. Welding shops;

c. Large appliance/electronics or equipment repair or service;

d. Truck hauling and/or tow storage yard;

e. Vehicle sales;

f. Cabinet making;

g. Manufacturing and/or related storage;

h. Kennel or stable;

i. Wholesale or retail sales;

j. Restaurants/drinking establishments;

k. Metal plating;

l. Any use generating, storing or utilizing hazardous waste.

m. Commercial limousine service.

13. Hours of Operation. Normal hours of operation shall be 7:00 a.m. to 8:00 p.m. with after hours activity permitted if wholly indoors and fully compliant with the off-site impact standards of Section 20.935.030 VMC and Table 20.935.030-1 VMC regarding maximum permissible noise levels.

(M-4034, Amended, 12/03/2012, Sec 25-Effective 01/03/2013; M-3931, Amended, 11/02/2009, Sec 28-Effective 12/2/2009; M-3931, Amended, 11/02/2009, Sec 28-Effective 12/02/2009; M-3643, Added, 01/26/2004)