

## 17.12.115 - Home occupations.

- A. Applicability. The provisions of this section allow for business activities within a dwelling unit that are subordinate to the primary residential use of the site, and compatible with surrounding residential uses. This section does not address day care facilities, which are instead subject to Section 17.12.070.
- B. Limitations on Use.
1. Allowed Home Occupations. An allowed home occupation is a business activity within a dwelling unit that is subordinate to the primary residential use of the site; provided, there is compliance with this section, including the acquisition of a home occupation permit, and the activity is any of the following.
    - a. Art work (ceramics, painting, photography, sculpture and such other similar use;
    - b. Dress making, millinery, sewing, and similar activities;
    - c. Small handcraft; and
    - d. An office for an architect, attorney, consultant, insurance agent, tutor, or writer.

The director may also issue a home occupation permit for other business activities as home occupations, where the director first determines that the business activity is substantially similar to the above uses in its operational characteristics, and will result in no greater impacts on the site or surrounding properties than the above uses.
  2. Prohibited Home Occupation Uses. Business activities that are not compatible with or incidental to surrounding residential uses are prohibited as home occupations. The following may not be issued a home occupation permit as they are examples of incompatible or non-incidental business activities:
    - a. Adult entertainment businesses;
    - b. Commercial photo/film processing labs;
    - c. Night clubs;
    - d. Gun or ammunition sales;

- e. Medical and dental offices, clinics, and laboratories (not including counselors/psychotherapists);
  - f. Mini storage;
  - g. RV storage except for a personally owned vehicle registered to an occupant of the premises;
  - h. Storage of equipment, materials, and other accessories for the construction and service trades, as well as other business enterprises;
  - i. Vehicle maintenance and repair (body or mechanical), upholstery, automobile detailing and painting;
  - j. Welding and machining;
  - k. Woodworking, cabinetry manufacturing; and
  - l. Any other use determined by the director not to be incidental to or compatible with residential activities as set forth in the operating standards.
- C. Application. A home occupation permit is required for any allowed home occupations. This permit is subject to the requirements of Section 17.62.100. A statement of continued compliance with the operating standards in subsection D shall be signed by the property owner and all adult occupants who shall engage in the home occupation prior to issuance of a home occupation permit.
- D. Operating Standards. Home occupations shall comply with all of the following operating standards:
- 1. Accessory Use Only. The home occupation shall be clearly secondary and incidental to the full-time use of the structure as a dwelling unit;
  - 2. Activities, Equipment and Materials. Activities conducted and equipment or material used in connection with an allowed and permitted home occupation shall not change the fire safety or occupancy classifications of the premises. The use shall not involve the storage of flammable, explosive or hazardous materials. No use shall create noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, electrical interference, or other hazards or nuisances;
  - 3.

Exterior Evidence of Use. The use shall not require any modification not customarily found in a dwelling, nor shall the use be visible from the street or from neighboring properties. There shall be no window display, advertising sign, or other identification of the home occupation on the premises;

4. Limitation on Employees. The home occupation shall involve no more than two employees or independent contractor on the site other than full-time residents of the dwelling unit. This limitation applies only to an employee or independent contractor of the home occupation and does not regulate the use of housekeeping, gardening, child care, or cooking personnel which are unrelated to the home occupation;
5. Limitation on Clients. No more than one client or patron shall be allowed on the premises at any time for counseling, music lessons, tutoring, or other purposes related to the home occupation;
6. Location of Home Occupation. The home occupation shall be located entirely within an enclosed structure, and shall not be allowed in a trailer or other temporary structure. Further, no home occupation shall be established, operated, conducted, or maintained in a garage in such a manner to reduce the required number of parking spaces therein at any time; and
7. Vehicles and Traffic. Vehicles used by the permittee or by others, or in connection with the home occupation and traffic generated by the home occupation shall not exceed the type or number of vehicles and traffic volume normally generated by a home in a residential neighborhood that does not have an ongoing home occupation. All parking needs of the home occupation shall be met off the street and on the same site as the permitted home occupation.

(Ord. No. 2010-265, § 3, 1-27-2010)