

HOME OCCUPATION STANDARDS

"Home Occupation" - A business that is operated entirely within a dwelling or accessory structure, the activity of which is clearly incidental to the use of the residence as a dwelling.

17.64.120 Home Occupations

A. The following standards shall govern the operation of a home occupation:

1. The use, including all storage space, shall not occupy more than 49 percent of the total floor area of any and all structures employed in said use, or 500 square feet, whichever is less.
2. No alteration to the appearance of the dwelling unit shall be made which is non residential in nature;
3. The home occupation shall not employ more than two (2) persons who are not residents of the dwelling;
4. Signs identifying a home occupation shall be limited to one (1) nonelectric sign not exceeding four (4) square feet in area, and shall be placed flat against the wall.
5. There shall be no window display nor shall sample commodities be displayed outside the building.
6. No retail sales, directly to the public, are permitted;
7. If the home occupation is conducted in a single family residence, no equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses beyond the property line. If the home occupation is conducted in a dwelling unit other than a single family residence, no equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses outside of the dwelling unit. In the case of the electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
8. The home occupation shall not generate vehicular traffic which will interfere with residential traffic circulation or shall not cause more than six (6) vehicles including vehicles used by customers, vendors or delivery services to visit the premises per day;
9. Any need for parking generated by the home occupation shall be met in a location on site other than in the required front yard.
10. The home occupation shall not involve the use or storage of explosive, toxic, combustible or flammable materials in a quantity that exceeds the amounts incidental to normal residential use.
11. A home occupation shall not infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their homes for which purpose the residential district was created and is primarily intended.

B. The number of home occupations at any one (1) address is not limited, except that the cumulative impact of all such businesses shall not exceed the standards in this section.