

17.20.100 HOME OCCUPATIONS

In addition to any criteria applied by the zoning regulations or conditional use procedures which allow for home occupations, the following criteria and standards apply to such uses:

1. The occupation or activity shall be carried on by the resident or residents of a dwelling as a secondary use. No more than 1 employee (or equivalent of 1 full time employee) who is not a resident of the dwelling may be employed.
2. The home occupation shall be continuously conducted in such a way that does not create any off-premises nuisance including, but not limited to, noise, odors, vibrations, fumes, smoke, fire hazards, hazardous materials, traffic congestion, or electronic, electrical, or electromagnetic interference.
3. The home occupation is not limited as to type of activity, provided that the scale or intensity of the activity does not have the practical effect of rezoning the property to a commercial or industrial use.

To determine if a home occupation does not have the practical effect of rezoning, the number of vehicle trips per day related to the business may not exceed 6 trips per day.

4. The home occupation shall be limited to a maximum area of 0.5 the floor area of the dwelling unit or 500 square feet, whichever is less, and the home occupation shall be located exclusively within the dwelling unit and/or an accessory building.
5. Structural alterations to accommodate home occupations are permitted, provided the residential character of the building(s) and property remains unchanged.
6. The repair or maintenance, including body repair and painting of automobiles, trucks, motorcycles, trailers, recreational vehicles, boats, all-terrain vehicles, and similar vehicles, shall be prohibited.
7. The outdoor storage of materials, products, equipment, or supplies shall be prohibited.
8. Customers and deliveries shall be limited to the hours of 9:00 am to 8:00 pm.
9. The property shall have off-street parking consistent with the parking space requirements in Section 17.20.060.7. One required residential parking space may be substituted for a required employee parking space. In addition, there shall be sufficient room on the premises to load and unload materials, supplies, and products.
10. Signs identifying the business shall be limited to 1 sign containing a maximum of 4 square feet of area. The sign may be attached flat against a wall of the home or accessory building or may be located within a window. Free standing signs and sign illumination shall be prohibited.
11. (Repealed, Ord. 898, August 20, 2007)