

17.48.060 Permitted home occupations.

Occupations conducted in a dwelling unit shall be permitted accessory uses in the districts specified in Chapters 17.12 through 17.46, provided that:

- A. Home occupations are allowed only after issuance of a special permit by the city manager or designee;
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and secondary to its use for residential purposes by its occupants in conformance with the following:
 - 1. Bed and breakfast operations shall not exceed five guest bedrooms subject to the total occupant load of the dwelling, not to exceed ten occupants, and the off-street parking requirements specified in Section 17.48.100 must be met. The occupant load shall be determined by using an occupant load factor of two hundred square feet per occupant. (Per 1994 UBC Table 3-A) [Note: citation for reference only. Current version of adopted code will govern.]
 - 2. Foster family care may use up to fifty percent of the dwelling unit's floor area.
 - 3. All other home occupations shall not use more than twenty percent of the dwelling unit's floor area.
- C. Home occupations may only be conducted at the principal place of residence of the permittee.
- D. No more than one person not residing within the premises may be employed to provide services to the home occupation.
- E. There shall be no visible evidence of the conduct of such home occupation other than one sign as specified in Section 17.48.090. No change to the outside of the building or premises shall be made for the purpose of accommodating or enhancing the home occupation that would change the residential character of the building or premises.
- F. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated shall meet the off street parking requirements as specified in Chapters 17.12 through 17.46 for that area of the dwelling unit employed for the home occupation.
- G. No equipment or process shall be used in such home occupation, except such as is customarily found in a dwelling, which creates noise, vibration, glare, fumes, odors or electrical interference detectable of the lot if the occupation is conducted in an single-family residence, or off the premises if the occupation is conducted in a two-family or multiple-family residence. In the case of electrical interference,

no equipment or process shall be used which creates visual or audible interferences in any radio or television receivers off the premises, or causes fluctuation in line voltage off the premises.

H. Home occupations, if in conformance with all provisions of this title, that will be permitted include, but are not limited to, the following:

1. Art studios, music teachers;
2. Dressmaking, tailors;
3. Office of an attorney, engineer, insurance salesman;
4. Bed and breakfast homes;
5. Barbershops and beauty shops.

Examples of occupations (businesses) that would not be permitted as home occupations would include but are not limited to welding shops, prefabrication shops, and similar uses.

I. No home occupation shall constitute a nuisance.

J. Home occupation permits must be renewed annually. Renewal of permits shall be withheld if applicant is in arrears with any city accounts.

K. The city shall complete an initial on-site life safety inspection for a home occupation permit for a bed and breakfast home in accordance with the following:

1. For bed and breakfast home occupations permitted as of March 16, 1998, the permittee shall obtain the certification from the city prior to the renewal of the home occupation permit for the calendar year 1999.
2. For new applicants for bed and breakfast home occupation permits, after March 16, 1998, the inspection must be completed prior to issuance of the permit.
3. All permittees shall be required to include a signed affidavit with subsequent permit renewal applications to verify that changes have not been made that would invalidate the initial life safety inspection. Random inspections for cause may be conducted by the city thereafter.
4. The life safety inspection shall focus on the verification of the building's conformance to the following building code requirements:

- a. Egress requirements: Section 310.4 UBC, 1994;
- b. Hand rails/stairways: Section 1006.2, .3, .7, .9 and .15 UBC, 1994;
- c. Smoke detectors: Section 310.9 UBC, 1994;
- d. Emergency lights: Section 1012.1 UBC, 1994;
- e. Fire extinguishers: Section 1002 UBC, 1994. [Note: Citations are for reference only. Current version of adopted code will govern.]

The inspection fee shall be determined by city council resolution. (Ord. 98-03 § 3: Ord. 93-21 § 1; prior code § 30-35)