15.24.030 Home-Based Business ~~Occupation~~

A home-based business ~~occupation s~~shall be subject to the following requirements:

A. A home-based business ~~occupation~~ shall be conducted entirely within the residential dwelling, or the yard of the residential property, ~~or principal building~~ with the total number of on-site employees and clients not to exceed the legal occupancy limit for the residential property. ~~and may not employ any individuals other than residents of the dwelling;~~

B. A home-based business is limited to the sale of lawful goods and services, does not generate on-street parking or a substantial increase in traffic through the residential area, and is not visible from an adjacent property or street.

~~B.~~C. Such use shall be incidental and secondary to the residential use of the dwelling, ~~and~~ shall not change the residential character nor interfere with the surrounding residential use;

D. The use of a residential property for a home-based business does not supersede any of the following:

a. A deed restriction, covenant, or agreement restricting the use of land

b. A master deed, bylaw, or other document applicable to a common interest ownership community.

~~C.~~E. No signs, radio, television, newspaper, handbill or other similar types of advertising are permitted linking the address of the premises with the home-based business ~~occupation~~;

~~D.~~F. ~~A home occupation shall be limited to performance of services only and no commodity shall be sold on the premises other than incidental sales related to the services provided;~~

G. The operation of a home-based business for the purposes of selling alcoholic beverages or illegal drugs, operating or maintaining a structured sober living home, creating or selling pornography, providing nude or topless dancing, or operating any other adult-oriented business is strictly prohibited.

~~E.~~H. There shall be no exterior storage of equipment, vehicles, trailers, goods or materials used in a home-based business ~~occupation~~ that is visible from an adjacent property or street. ~~; to the extent that it appears to be consistent with the underlying zone~~;

~~F.~~I. There shall be no indication of offensive noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line;

~~G.~~J. Adequate off-street parking for all vehicles, including the residents, customer, client or other business-related visitor vehicles shall be provided at the location where the home-based business ~~occupation~~ is being conducted;

~~H.~~K. The following businesses are not compatible with residential use and shall not be considered home-based businesses ~~occupations~~:

~~1.~~ Repair of any internal combustion engine or vehicle repair, including detailing, painting, body or mechanical or upholstery, ~~;~~

~~2.~~1. Vehicle towing and/or wrecking service, storage of motorized vehicles and equipment, including but not limited to automobiles, trucks, recreational vehicles and boats, or any other business deemed to be a commercial use under this chapter.;

2. The storage of any solid waste, toxic chemicals, hazardous waste, oils, solvents or any other substance that violates any chapter regulating the health and safety of the public.

3. Any business that violates any chapter regulating nuisance, noise, pollution, health and/or sanitation. ~~Any other use as determined by the director, which is not incidental or compatible with residential activities;~~

~~I.~~L. Home occupations shall comply with all applicable municipal, state and federal regulations and shall submit all applicable taxes to any applicable authority. ~~and licensing requirements~~.