

Is your business a Type I or Type II Home Occupation?

Home occupations shall be administered as either Type I or Type II uses. Several Type I home occupations are allowed on one application and permit. A separate home occupation permit and/or fee is required for each property on which a Type II home occupation is undertaken. In addition to the general criteria outlined in Section 17.120.040, home occupations shall observe the following additional standards:

Type I Home Occupations: A Type I home occupation shall exhibit no evidence that a business is being conducted from the premises. A Type I home occupation shall not permit:

1. Outside volunteers or employees to be engaged in the business activity other than the persons principally residing on the premises;

Response: _____

2. Exterior signage which identifies the property as a business location;

Response: _____

3. Clients or customers to visit the premises for any business reason;

Response: _____

4. Exterior storage of materials.

Response: _____

Type II Home Occupations: A Type II home occupation may show evidence that a business is being conducted from the premises. The following are allowed for Type II home occupations:

1. One non-illuminated sign, not exceeding 1.5 square feet, which shall be attached to the residence or accessory structure or placed in a window;

Response: _____

2. No more than 1 outside volunteer or employee who is not a principal resident of the premises;

Response: _____

3. No more than 6 daily customers or clients. Customers and clients may not visit the business between the hours of 10:00 p.m. and 8:00 a.m. and shall not generate excessive traffic or monopolize on-street parking;

Response: _____

4. Storage of materials, goods, and equipment which is screened entirely from view by a solid fence. Storage shall not exceed 5 percent of the total lot area and shall not occur within the front yard or the required side yard setback.

Response: _____

In addition, Chapter 17.120.040 states that all home occupations except those that have proven nonconforming status shall observe the criteria listed in addition to the standards established for Type I and Type II uses, including the following requirement:

The home occupation shall be operated entirely within the dwelling unit and any conforming accessory structure. The total area which may be used in the accessory building for either material product storage and/or the business activity shall not exceed 600 square feet. Otherwise, the home occupation and associated storage of materials and products shall not occupy more than 25 percent of the combined residence and accessory structure gross floor area. The indoor storage of materials or products shall not exceed the limitations imposed by the provisions of the building, fire, health, and housing codes.

Square Footage of Building(s) _____

Square Footage for Home Occupation _____