

Pre-existing Home Occupations?

A home occupation that lawfully existed prior to the effective date of this chapter shall be allowed to continue in accordance with Chapter 16.26 SMC.

Violations of the Home Occupation Rules and Regulations?

Violations of this chapter shall be enforced in accordance with Chapter 1.10 SMC; provided, that as an additional remedy to the code enforcement provisions contained in Chapter 1.10 SMC, a home occupation business license may be revoked in response to a violation of this chapter.

BUILDING A BETTER COMMUNITY



Your Mayor and City Council are working hard to protect and improve our Community. We hope you will join us as partners in protection.

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City of Sultan Washington

Home Occupations

Zoning and Permitting Requirements



What is a Home Occupation?

“Home occupation” means an economic enterprise carried on within an owner-occupied dwelling unit (which includes mobile homes), or accessory building, which is incidental and subordinate to the primary residential use of the dwelling unit as outlined in the residential performance standards of this code. A home occupation a) has no employees who are not also residents of the dwelling unit and b) may not have more than one client visiting the dwelling unit at any given time, both of which distinguish a home occupation from other businesses. A City of Sultan business license is required and shall be in conformance with the home occupation regulations.

Prohibited Activities of a Home Occupation?

Because the following activities have a pronounced tendency to expand beyond the limits permitted for home occupations, negatively impact residential neighborhoods, and create a nuisance, the following activities are prohibited:

- A. The retail sale of goods and products **not produced** or fabricated on the premises of the dwelling unit; and
- B. The outdoor storage of building or construction materials, tractor trailers, semi-trucks, heavy equipment, vehicles, recreational vehicles (RVs), or boats associated with a home occupation.

What are the requirements for Home Occupation?

A home occupation is allowable as an accessory use in a principal dwelling unit or accessory building in any residential zone. All provisions of the Zoning Code pertaining to residential uses shall be met. In addition, all of the following standards shall apply.

A. Outdoor display or storage of materials, goods, supplies, or equipment related to home occupation shall be prohibited.

B. There shall be no changes to the exterior of the principal building or accessory building nor any visible evidence that the principal building or accessory building also contains a home occupation.

C. A home occupation shall not generate nuisances such as on-street parking, noise, electrical interference, or hazards.

D. There shall be **no** persons outside of the immediate household residing in the subject dwelling unit employed in the home occupation.

E. No more than **one client** of the home occupation business may visit the dwelling unit at any given time, and an off-street parking space must be provided for that client.

F. The maximum area devoted to a home occupation shall be no greater than **25 percent** of the gross floor area of the principal dwelling unit.

Note: Home Occupations also require the purchase of a business license from the Department of Revenue for the City of Sultan.

Why are Home Occupations Regulated?

The purpose in regulating commercial activities in residential dwellings to ensure compatible uses which do not add traffic, noise or other environmental conditions such as dust and odors.

When submitting for a Home Occupation, an applicant must submit:

1. A floor plan of the dwelling with the area to be used in the activity clearly marked.
2. A complete application form.
3. A complete home occupation affidavit.

Single family home-A survey/site plan of the property with dimensions of parking area (driveway) clearly marked

Multifamily home- letter on company letterhead from landlord/management stating access to adequate parking spaces

Sign Permit- A sign permit is required for Home Occupations or commercial nameplate identification signs, or combination nameplate and street identification signs, **not exceeding four square feet**. Signs larger than four square feet shall be allowed if the owner can show burden of proof that site is unique and a larger sign is needed due to topography of property or access to site. No sign shall exceed eight square feet.