

HOME INDUSTRY

Topics covered in this Development Information Bulletin (DIB) include:

- What is a Home Industry?
 - Home Industry General Standards
 - Example of Home Industries
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What is a Home Industry?

A Home Industry is a business activity that is conducted in association with a single family residence. Home Industries are allowed in the Rural, Rural Agricultural, Rural Forest, or Commercial Agricultural Zones and are considered incidental to and secondary to the primary residential/agricultural/forestry use. A Home Industry may be conducted within the Dwelling Unit or within an Accessory Structure owned by the operator of the Home Industry. Home Industries allow for a larger scale business than a Home Occupation (See DIB 305) but smaller than those that are typically located within areas zoned for commercial and industrial uses.

Home Industry General Standards

All Home Industries must comply with all the following standards:

- Minimum parcel size must be 2.5 acres.
- On parcels that are at least 2.5 acres in size, but less than 5 acres, a Home Industry is limited to 2 full-time non-family member employees who reside off site.
- On parcels that are at least 5 acres, a Home Industry is limited to 5 full-time non-family member employees who reside off site.
- The owner of the Home Industry shall be a full-time resident of the parcel, except in the Commercial Agricultural zone where the owner shall be a full-time resident of the subject site or the owner of an adjacent parcel.
- No on-site direct retail sales of products not produced on-site are allowed, except for antiques.
- Home Industries may be permitted in one of two manners. If the Home Industry will occupy no more than 50% of the gross floor area of the dwelling and no greater than 800 square feet it may be permitted as a Type II decision. If the Home Industry is greater than 800 square feet in size or occupies more than 50% of the gross floor area of the dwelling it may be permitted as a Type III decision. However, a Home Industry may exceed the 4,000 square foot limit provided it is located on a parcel that is at least 10 acres in size.
- Home Industries must be conducted within an enclosed structure and not show any external evidence of any incidental commercial activities taking place within the building unless totally screened from view. All activities, parking areas and structures shall be totally screened from the view of adjacent properties, using landscaping, fencing and/or the

retention of native vegetation and must comply with the Non-Residential Rural design, landscape, open space, screening, buffering, signage, parking and lighting standards. Only those Buildings or areas specifically approved by the County may be used in the conduct of the business.

- The minimum building setback for nonresidential structures from all property lines is fifty (50) feet, which may be increased at the discretion of the approving authority to specific minimize impacts.

Examples of Home Industries

- Antique shops
- Art or photography studios
- Auto repair with a maximum of two (2) service bays
- Blacksmith shop
- Construction office
- Furniture repair or refinishing
- Portable lumber mill
- Small Day Care Center
- Kennel
- Pottery shop
- Woodworking shop

IMPORTANT NOTE - "Development Information Bulletins" (DIBs) are intended to assist the general public in understanding the effect of codes and regulations. DIBs are not complete statements of the laws and rules and should not be used as a substitute for them. If conflicts and questions arise, the code and regulations are the final authority. Because these regulations may be revised or amended at any time, consult Island County staff to be sure you understand all current requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets requirements of all current codes and regulations.

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