

HOME OCCUPATION

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

- What is a Home Occupation?
- Home Occupation General Standards
- Example of Home Occupations

What is a Home Occupation?

A Home Occupation is a business activity that is conducted in association with a single family residence. Home Industries are allowed in the Rural, Rural Residential, Rural Agricultural, Rural Forest, or Commercial Agricultural Zones and are considered incidental to and secondary to the primary residential/agricultural/forestry use. A Home Occupation may be conducted within the Dwelling Unit or within an Accessory Structure owned by the operator of the Home Occupation. Home Occupations are smaller in scale than Home Industries (See DIB 304) and are nearly undetectable by neighboring properties.

Home Occupation General Standards

All Home Occupations must comply with all the following standards:

- The occupation is clearly incidental and secondary to the use of the property for residential purposes.
- They must be conducted within the primary dwelling unit or an accessory structure.
- The business must be owned and operated only by full-time residents of the Parcel on which the proposed use is being requested.
- The Home Occupation does not employ on-site or report to work on-site, more than one (1) full time Person other than those of the immediate resident family.
- Retail Sales are limited to products and services produced on the subject premises or items accessory to a service (i.e., hair care products for beauty salon).
- The area devoted to the Home Occupation must not exceed fifty percent (50%) of the gross floor area of the Dwelling Unit or eight-hundred (800) square feet, whichever is less. The Home Occupation may be located in an attached or detached structure.
- With the exception of farm related Home Occupations, outside storage or any other exterior indication of the Home Occupation or variation from the residential character is not allowed. Home Occupations shall comply with the Non-Residential Rural design, landscape, open space, screening, buffering, signage, parking, and lighting standards. The proposed Use shall not generate traffic in excess of that normally generated by typical Uses found within the particular zone.
- No mechanical equipment shall be used that is not customarily used for residential uses.
- For non-farm Home Occupation, no outdoor Storage of goods or materials shall be permitted.

- The proposed Use shall not generate traffic in excess of that normally generated by typical Uses found within the particular zone.
- The Home Occupation does not employ on-site or report to work on-site, more than one (1) full time Person other than those of the immediate resident family.
- There is no external or internal alteration affecting the character of the Dwelling Unit or Accessory Buildings.
- Home Occupations shall comply with the Non-Residential Rural design, landscape, open space, screening, buffering, signage, parking, and lighting standards set forth in this section.
- For any Home Occupation the County shall impose such reasonable conditions as may be found necessary to ensure that the activity or Use does not disrupt adjacent Permitted Uses.

Examples of Home Occupation

- Artists, photographer and sculptors
- Authors and composers
- Dressmakers, seamstresses and tailors
- Day Care Nursery
- Home crafts, such as model making, rug weaving, lapidary work, woodworking and ceramics
- Office facility of a minister, rabbi, priest or other similar person associated with a religious organization
- Business office facility of a salesman, sales representative or manufacturer's representative, architect, artist, broker, dentist, physician, engineer, planner, landscape architect, public relations practitioner, instructor in music, arts and crafts, insurance agent, land surveyor, lawyer, musician, real estate agent or typist
- Classes of specialized instruction
- Barbershops and beauty parlors

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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