

19.85.010 Subject and definition.

A. "Home business" shall mean any business activity, other than those listed below, which is conducted entirely within a dwelling or attached garage and is clearly incidental, secondary and in addition to the use of the structure for dwelling purposes. The purpose of the home business chapter is to allow the use of a portion of a home by one of its residents for business purposes, while establishing standards to ensure that the business use of the home will not adversely impact the residential character of the neighborhood in which the home business is located.

B. "Home business" shall not include the following business activities taking place at the home:

1. Motor vehicle, trailer or boat repair;
2. Any use involving the storage or sale of inflammable, explosive or hazardous materials;
3. Junkyards;
4. Mortuaries or crematoriums;
5. Sexually oriented businesses;
6. Lawn mower or small engine repair;
7. Auto body and/or fender work;
8. Towing operations;
9. Vehicle sales or rentals;
10. Welding, iron works, foundries;
11. Major appliance repair (washers, dryers, refrigerators, etc.).

C. Uses that are listed as permitted or conditional uses in residential zones and are specifically defined under Chapter 19.04 are subject to a conditional or permitted use approval process, but are not subject to regulation under this chapter. Such uses include, but are not limited to, short-term rentals, home daycare, home preschools, uses involving the raising, breeding, training, housing, keeping or care of animals, residential health care, residential facilities for elderly or disabled persons, bed and breakfast inn or homestay, boarding houses, etc.

D. The following activities are exempted from regulation under this chapter:

1. Garage or yard sales; provided the sale is held for not more than three consecutive days, and no more than two times per year at the same location, and no consignment goods are offered for sale;
2. Temporary social gathering sales that do not exceed one day, such as candle parties, book parties, etc. not to exceed four occurrences per year. (Ord. 1535 § 3 (part), 2004)