

17.88.175 - Home occupation.

A home occupation may be established on a lot, in addition to a permitted residential use, provided:

- A. There shall be no exterior evidence of the conduct of a home occupation, including, but not limited to, outside storage, electrical interference, dust, smoke, vibration, noise, odors, fumes or advertising signs of any kind;
- B. It is conducted in the home, an attached garage or in a residential accessory building;
- C. The floor space occupied by a home occupation shall not exceed twenty-five percent of the floor space of the dwelling unit if located within the dwelling unit, or four hundred square feet if in an attached garage or residential accessory building;
- D. Except for articles produced on the premises, no stock-in-trade may be displayed or sold on the premises;
- E. It shall be conducted only by persons residing in the dwelling unit in which the home occupation exists. No other persons may be engaged in or employed for purposes of a home occupation;
- F. It will generate no customer vehicle trips. If the home occupation will generate customer vehicle trips, an administrative permit must be secured, in accordance with the provisions of Section 17.88.205.

(Ord. 95-3 §§ 82 (part), 84, 1995; prior code § 5.03.020(B)(5))

17.88.205 - Home occupation with customer vehicle trips.

A home occupation with customer vehicle trips may be established on a lot, in addition to a permitted residential use, provided the home occupation meets all criteria of subsections A through E of Section 17.88.175, and customer vehicle trips do not exceed the following:

- A. If the lot is one acre or less in size, up to four customer vehicle trips may be permitted daily;
- B. If the lot is larger than one acre in size, up to eight customer vehicle trips may be permitted daily.

(Ord. 95-3 § 88, 1995)

17.88.225 - Bed and breakfast guest facility.

A bed and breakfast facility may utilize a portion of a one-family residence, provided:

- A. If the lot is less than one acre, there shall be no more than two guest rooms. On lots over one acre, there shall not be more than four guest rooms;
- B. There shall be no more than two adults per guest room;
- C. The guest rooms may be in a detached accessory building if located in a district that permits guest houses. Such building shall be located behind the primary residence, shall not exceed twenty feet in height (unless it is existing), and shall be architecturally compatible with the principal residence;
- D. Neither the principal residence or the guest rooms shall be a mobile home;
- E. The owner shall occupy the primary residence;
- F. The guest rooms shall not have individual kitchen facilities;
- G. Meals shall be limited to overnight guests;
- H. Signs as allowed by and subject to the provisions of Sections 17.84.060 through 17.84.069;
- I. Separate bed and breakfast guest facilities shall not be within one thousand five hundred feet driving distance of each other;
- J. Off-street parking shall be provided, as specified by Chapter 17.86. The parking area shall be in an inconspicuous area and shall be surfaced to county standards;
- K. The facility shall not interfere with or adversely impact surrounding residential uses;
- L. No employees are permitted other than those residing in the dwelling unit;
- M. The requirements of the Division of Environmental Health shall be met.

(Ord. 2002-2 § 30, 2002; Ord. 95-3 § 82 (part), 1995; prior code § 5.03.020(C)(1))