

HOME OCCUPATIONS

If you are considering opening a business to be based from your home, this bulletin can help you to determine what land use regulations apply to your site.

**The following information is meant to provide general information and guidance into basic zoning requirements associated with home occupations in accordance with the official City Zoning Map only and is not intended to be all inclusive. The following does not include information pertaining to environmentally sensitive area requirements or other land use and building permit requirements and procedures. Additionally, the conditions and regulations described in this bulletin do not address any state or federal regulations regarding the listing of salmonid species under the Endangered Species Act and should not be construed as such. Zoning requirements can and do sometimes change after action by the City Council. Interested parties should always verify current requirements with the City Planning Department.*

Home occupations are permitted uses subject to the following criteria:

- Home occupations shall be carried on entirely within the main residence and shall not occupy more than twenty-five percent (25%) of the floor space of the residence, and in no event, more than three hundred square feet.
 - No more than one person other than members of the immediate family residing on the premises may operate or be employed in the home occupation.
 - Home occupations shall not be conducted as a retail outlet for tangible goods. Goods shall not be sold or rented on the premises. Display or storage of goods outside of the premises or in a window is prohibited. Uses providing on-site services to customers shall do so by appointment only.
 - Home occupations shall not create traffic, noise, smoke, dust, vapor, odors, vibration, glare, electrical interference, fire hazard or any other hazard which is greater or more frequent than that commonly associated with permitted uses within the zoning district.
 - One off-street parking space in addition to that required for dwelling units shall be required for uses employing a person not residing on site or which provide on site services; two off-street parking spaces in addition to that required for dwelling units shall be required for uses employing a person not residing on site and which provide on site services.
 - Exterior modifications of buildings, structures or the site which would suggest use other than residential shall not be permitted.
 - Signs advertising home occupations shall not be permitted.
 - A business license for the home occupation issued by the city is required. This business license may not be assigned to another person nor may it be transferred to any other site.
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A more comprehensive profile of applicable current land use regulations for specific parcels can be obtained from the City. A written request that identifies the property by address and legal description is required. Please allow at least two weeks for the written response.

For more information, please contact:

City of Lake Forest Park Planning Department
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Lake Forest Park, WA 98155

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