

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEFOREST PARK ADOPTING AN ORDINANCE AMENDING CHAPTER 18.50.040 OF THE LAKE FOREST PARK MUNICIPAL CODE INCREASING THE ALLOWABLE AREA THAT MAY BE USED TO CONDUCT HOME OCCUPATIONS**

WHEREAS, the Municipal Code in Section 18.50.040 contains provisions for the regulation of home occupation uses; and

WHEREAS, it is the City's goal to encourage and facilitate economic development that is in character with the community; and

WHEREAS, Lake Forest Park Economic Development Commission proposed changes to the home occupation regulations in the zoning code in order to encourage more home businesses to operate in compliance with City regulations and address regulations that the Commission felt were overly restrictive; and

WHEREAS, the Planning Commission reviewed the proposed changes to the Municipal Code provisions for home occupation uses and found the majority to be beneficial; and

WHEREAS, the Planning Commission has discussed the proposed revisions at three public meetings;

**THE CITY COUNCIL OF THE CITY OF LAKE FOREST PARK, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** Section 18.50.040 of the Lake Forest Park Municipal Code is amended as follows:

18.50.040 Home occupations.

A. Home occupations shall be carried on entirely within the main residence and shall not exceed 500 square feet of the floor space of the residence.

B. All activities of the occupation must be conducted indoors, with the exception of those occupations related to plants and those uses specified under LFPMC 18.54.[day care]

C. 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.

1 D. Home occupations shall not be conducted as a retail outlet for tangible  
2 goods. Goods shall not be sold or rented on the premises. Display or storage  
3 of goods outside of the premises or in a window is prohibited. Uses providing  
4 on-site services to customers shall do so by appointment only.

5 E. Home occupations shall not create traffic, noise, smoke, dust, vapor, odors,  
6 vibration, glare, electrical interference, fire hazard or any other hazard or  
7 nuisance which is greater or more frequent than that commonly associated  
8 with permitted uses within the zoning district.

9 F. One off-street parking space in addition to that required in LFPMC  
10 18.58.030(4) shall be required for each employee not residing on-site and  
11 sufficient off-street parking spaces for uses which provide on-site services and  
12 services by appointment to avoid any on-street parking by customers;

13 G. The occupation may use or store a vehicle used by the occupation  
14 provided:

- 15 1. No more than one such vehicle is allowed;
- 16 2. An off street parking space shall be provided for the vehicle in  
17 addition to those required under LFPMC 18.58.030(4) and LFPMC  
18 18.50.040(F);
- 19 3. Such vehicle must not exceed a gross vehicle weight of 10,000 lbs.

20 H. Any use which changes the residential character of the home, including  
21 modifications of the site which would suggest a use other than residential shall  
22 not be permitted.

23 I. Signs advertising home occupations shall not be permitted.

24 J. No more than two deliveries per day are permitted.

25 K. A business license for the home occupation issued by the city is required.  
26 This business license may not be assigned to another person nor may it be  
27 transferred to any other site.

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29 **Section 2. Severability.** If any provision of this ordinance is held invalid, the  
30 remainder of this chapter shall not be affected.

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*Council draft incorporating October 11 changes*

1 **Section 3.** This ordinance shall take effect after publication and posting as  
2 provided by law.

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4 PASSED BY A MAJORITY VOTE of the members of the Lake  
5 Forest Park City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2007.

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7 APPROVED:

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David R. Hutchinson, Mayor

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