

## What is a home occupation?

A home occupation is defined as a small, unobtrusive business conducted within a residence, as an accessory use to the residential use. By allowing home occupations with limitations, traditional businesses which occur in the home will be allowed to continue while protecting the residential character of the neighborhood.

## What kind of business may I conduct in my home?

The type of home occupation you choose cannot alter or detract from the residential character of the residence. The scale and method of operation should be accessory to the primary residential use of the property.

There are many different types of businesses people choose as a home occupation. Below are just a few examples of home occupations that would be allowed:

- Barber or beautician
- Dressmaking
- Professional consulting
- Custom floristry
- Photography
- Small appliance repair
- Watch repair

Some examples of activities which are not home occupations are:

- Automotive repair
- Contractor's storage area (including vehicle storage)
- Adult home or group home
- Repair of large appliances or furniture
- Tea room or reception spaces for rent
- Bed and breakfast or hostel
- Woodworking or cabinetry

## What are the criteria?

The guidelines below apply to all home occupations and must be followed:

1. You cannot make any alterations to the structure of the home for the business.
2. Unless required by code, there cannot be a separate entrance devoted to the occupation.
3. The business, including storage, may not use more than 25% of the finished floor area, and in no case can it use more than 200 square feet.

4. Your business cannot be in any accessory structure (shop, garage, or storage shed) whether attached to the residence or detached.
5. The number of persons engaged in the home occupation may not exceed two persons. This may be either one family member and one non-family member or two family members.
6. There can be no commercial advertising, except one non-illuminated sign, up to three square feet in area, bearing the name and occupation of the occupant, placed flat against the building.
7. There can be no window or outdoor display.
8. Any stock of goods must be produced on the premises.
9. The home occupation can not use equipment or material that produces vibration, noise, dust, smoke, odor or electrical interference which might bother surrounding residences.
10. There can be no deliveries or shipments to or from the premises of such quantities or frequency that would require commercial vehicles or suggest a need for a customer parking area.
11. The property shall retain its residential appearance and character.

## Do I need a business license?

To obtain a business license or if you have any questions about business licenses please call:

Taxes & Licenses  
(509) 625-6070

Washington Department of Revenue:  
(509) 482-3800

For more information contact:

**Planning Services Department**  
**3<sup>rd</sup> Floor, City Hall, 808 W. Spokane Falls Blvd.**  
**Spokane, Washington 99201**  
**(509) 625-6060**

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