

SNOHOMISH COUNTY COUNCIL



CORRECTED
AMENDED
ORDINANCE NO. 92-098A

AMENDING SNOHOMISH COUNTY CODE
TITLE 18, CHAPTER 18.32
RELATING TO HOME OCCUPATION IN AN ACCESSORY BUILDING .

BE IT ORDAINED:

Section 1. That SCC, Title 18, Chapter 18.32, subsection 18.32.040(A), page 2(e), last amended by Ord. No. 91-135, adopted December 12, 1991, is amended to read:

	F	F&R	A-10	R-6	RC&RR	RD	SA-1	RU	R 20,000	R 12,000	R 9,000	R 6,400	R 7,200	WFO	T	LDMM	MR	FS	NB	PCB	CB	GC	IP	OC	LI	SI	MC	
Grocery Store																		P	P	P	P							
Group Care Facility 37				C	C	C										C	C				C	C						
Guesthouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Gym																				P	P	P	P	P	P	P	P	
Hardware Store																			P	P	P	P					P	P
Home Improvement Center																			P	P	P	P					P	P
Home Occupation 11	68	68	68	68	68	68	68	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Homestead Parcel 43			C	C	C	C																						
Hospital 31,44			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			P	C	C					
Hotel/Motel 31																C	C	P		P	P	P						
Institution, Educational 44			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			P	P	P	P	P	P	P	
Junkyard																									47	47	C	P
Kennel Commercial 12	P		C	P	C	P	C	P	C	C	C	C	C	C	C								P	P	P	P	P	
Exhibitor/Breeding 57	P		C	P	C	P	C	P	C	C	C	C	C	C	C	C	C	C	P		P	P	P	P	P	P	P	
Private 13	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Laboratory																							P	P	P	P	P	
Library 44			C	C	C	C	P	C	C	C	C	C	C	C	C	C	C	C			P	P	P	P	P	P	P	
Licensed Practitioner 31,44																C	C		P	P	P	P	P	P	P	P	P	
Locksmith																			P	P	P	P	P	P	P	P	P	
Log Scaling Station	P	P		C																								
Lumber Yard																							P	P	P	P	P	

P - Permitted Use
C - Conditional Use
T - Temporary Use

NOTE: Reference numbers within matrix indicate special conditions apply
See 18.32 page 3 thru 18.32 page 17

Section 2. That SCC, Title 18, Chapter 18.32, subsection 18.32.040(B)(11), last amended by Ord. No. 91-134 adopted October 16, 1991, is amended to read:

(B) Reference notes for use matrix.

. . . .

(11) Home Occupation:

(a) Not more than one person outside the family shall be employed,

(b) The occupation shall be secondary to the use of the dwelling for dwelling purposes,

(c) There shall be no external display of merchandise. No sales or fees for the use of merchandise except that produced by the inhabitants shall be made in the dwelling or on the premises,

(d) The maximum ((aggregate)) nameplate horsepower rating of ((all)) any single piece of mechanical equipment used in the home occupation shall be five horsepower, and no equipment shall have three-phase motors,

(e) Not more than one-fourth of the total square footage of the dwelling may be used in the occupation,

(f) Signs in connection with the occupation shall be unlighted, shall not exceed two square feet, and shall be attached flat to the building,

(g) The home occupation shall in no way affect the appearance of the building as a residence, and

(h) The home occupation shall be fully enclosed within the residence with no outside storage of equipment or materials.

NEW SECTION. Section 3. That a new subsection 18.32.040(B)(68) is added to SCC Title 18, as follows:

(68) Home occupations may be conducted in an accessory building and/or an attached garage in accordance with the following:

(a) The provisions of 18.32.040(B)(11)(a), (c), (d) and (f) shall be met;

(b) A minimum lot size of one (1) acre is required;

(c) The following table identifies the maximum allowable combined accessory building and attached garage area and the minimum required building setback for the garage and/or the accessory building from adjacent residentially zoned properties according to the home occupation lot or parcel size:

	<u>One ac.</u>	<u>Two ac.</u>	<u>Three ac.</u>	<u>Four ac.</u>	<u>Five or more ac</u>
Area (sq.ft.)	500	600	700	800	900
Setback (ft)	30	40	50	60	70

(d) The home occupation shall in no way affect the appearance of the accessory building and/or the attached garage as accessory to the residential dwelling;

(e) The home occupation shall be fully enclosed within the accessory building and/or the attached garage including no outside storage of equipment or materials;

(f) The home occupation shall not create a level of noise vibration, smoke, dust, odors, heat, light, or glare beyond that which is acceptable in a residential area;

(g) The following activities, including any similar activities, are prohibited as home occupations: minor or major automobile, truck or heavy equipment fueling, maintenance or repair; autobody work or painting; parking or storage of heavy equipment; and any Group H occupancies as defined in the Uniform Building Code except for woodworking and spray finishing in conjunction with woodworking activities;

(h) The home occupation hours of operation shall be limited to: 8 a.m. to 8 p.m., Monday through Friday; and 9 a.m. to 5 p.m., Saturday and Sunday;

(i) A Certificate of Occupancy shall be obtained from the Community Development Division prior to commencing the home occupation to ensure building and fire code compliance. The Certificate of Occupancy shall be subject to an annual inspection and renewal pursuant to SCC 16.04.060.

Section 4. That SCC, Title 18, Chapter 18.90, subsection 18.90.470, last amended by Ord. No. 87-008 adopted March 4, 1987, is amended to read:

18.90.470 Home Occupation. "Home occupation" means an occupation carried on within a dwelling unit by a member or members of a family residing therein under the conditions as outlined in SCC 18.32.040(B)(11); PROVIDED, That a home occupation is allowed within an accessory building and/or an attached garage within certain rural and resource zones when in accordance with the requirements of SCC 18.32.040(B)(68).

Section 5. The county executive is directed to report to council and the planning commission by September 15, 1993 regarding the implementation of these code changes, including future code changes, if any, to address the issues raised by the planning commission in their letter of June 23, 1992.

Dated this 9th day of September, 1992.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Lee McLaughlin
Chairperson

Sheila McCallister
Clerk of the Council, *asst*

) APPROVED
()) EMERGENCY
()) VETOED

DATE

9-14-92
William W. ...
County Executive