

## Chapter 6B.130

### HOME OCCUPATIONS

Sections:

6B.130.010 License required – Conditional home occupation agreement.

6B.130.020 License fee.

6B.130.030 Exemptions.

#### **6B.130.010 License required – Conditional home occupation agreement.**

A. It is unlawful for any person to engage in a “home occupation,” as defined in TMC 13.06.700, within a residential building or building accessory thereto without first obtaining a license pursuant to the provisions of this chapter. Prior to issuance of said license, the Director must be satisfied that the applicant will be in conformance with applicable laws, including, but not limited to, the criteria set out in TMC 13.06.100.E, and the applicant must also manifest his or her assent to comply with all applicable laws and regulations by entering into a Conditional Home Occupation Agreement provided by the Director which will contain the code and regulatory requirements most directly applicable to each applicant’s situation.

B. Both the license and the Conditional Home Occupation Agreement are personal to the original applicant, and may not be assigned. If there is a change of location of the licensed home occupation, the license holder need not obtain a new license, but is required to enter into a new Conditional Home Occupation Agreement. Should the type of home occupation be changed, the license holder must obtain a new license and enter into a new Conditional Home Occupation Agreement.

C. “Home occupation” means a business, profession, occupation, or trade conducted for gain or support and located entirely within a residential building or a building accessory thereto, which use is accessory, incidental, and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building. The intent of this definition is to maintain consistency with Home Occupations as defined in TMC 13.06.700. ~~of the City’s Zoning Code.~~

(Ord. 28208 Ex. A; passed Mar. 18, 2014; Ord. 27297 § 1; passed Nov. 23, 2004)

#### **6B.130.020 License fee.**

The license fee for a home occupation is a one-time fee and is hereby fixed as follows:

Home occupation license	\$75
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(Ord. 27406 § 16; passed Aug. 30, 2005; Ord. 27297 § 1; passed Nov. 23, 2004)

#### **6B.130.030 Exemptions.**

The Conditional Home Occupation Agreement and fee assessed by the provisions of this chapter shall not apply to:

A. Any charitable organization;

B. Day cares, ~~bed and breakfasts~~, short term rentals and ~~boarding homes~~ adult family homes as defined in TMC 13.06.700.

C. Business of renting or leasing real property;

D. Persons whose gross business income is derived from service activity in or with the City generating annual gross income of less than \$1,000.

(Ord. 27297 § 1; passed Nov. 23, 2004)