



HOME OCCUPATION REGULATIONS

The Home Occupation section of the City of Everett Zoning Code regulates the operation of a business within a private residence. Carefully read the following regulations. You must operate your business in compliance with these regulations.

19.41.080 Home Occupations

- A. Home occupations may be permitted in any residential zone provided such home occupations comply with the requirements of the zone in which the property is located and the following requirements:
 1. Home occupations shall not occupy more than twenty-five percent of the total floor area of the residence, or six hundred square feet, whichever is less. Home occupations carried on within a dwelling shall be provided access to the work space through the dwelling only, with no direct access to the outside;
 2. The occupation shall be carried on entirely within a residence or accessory building by the occupant thereof;
 3. The home occupation may be located in the principal dwelling or in the accessory structure. If located in an accessory structure, the following regulations shall apply:
 - a. The area devoted to the occupation, as described in subsection (A)(1) of this section, shall be based upon the floor area of the dwelling only, and
 - b. Access to the work space may be directly from the outside;
 4. No noise, dust, smoke, light, glare or odor shall be emitted other than is commonly associated with a residential use;
 5. The occupation shall be conducted in such a manner as to give no outward appearance of a business nor manifest any characteristics of a business;
 6. Occupations which shall be prohibited as home occupations include, but are not limited to:
 - a. Veterinarians,
 - b. Clinics,
 - c. Auto repair,
 - d. Auto sale,
 - e. Barber/beauty shops,
 - f. Real estate offices,
 - g. Offices with client visits,

- h. Retail sales,
 - i. Any use of a nature which is similar to those listed in this chapter or which creates impacts on surrounding properties which are similar to those created by the uses listed herein;
 - 7. There shall be no person other than a resident of the dwelling employed on the premises;
 - 8. If the occupation is the type in which classes are held or instruction is given, there shall be not more than five students allowed in any one class or instruction period. Classes shall not exceed a total of twenty hours in any week;
 - 9. No stock in trade shall be sold or displayed on the premises, and no equipment or materials shall be stored on any outdoor portion of the premises;
 - 10. Parking of student or client vehicles shall not create any hazard or congestion;
 - 11. No receipt or delivery of products shall be permitted except as is commonly anticipated in residential areas. Commercial vehicle deliveries shall not exceed two per week. The gross vehicle weight of delivery vehicles shall not exceed eighteen thousand pounds;
 - 12. No signs shall be allowed for home occupations; and
 - 13. Home occupations shall comply with all other local, state and federal regulations pertinent to the activity pursued, and the requirements of or permission granted by this section shall not be construed as an exemption from such regulations.
- B. Any person engaging in a home occupation shall register as a business with the city treasurer's office and shall be subject to the city business and occupations tax.
- C. Garage sales shall not be considered to be a home occupation.
- D. Home occupations shall be reviewed using the review process described in Title 15, Local Project Review Procedures. (Ord. 2531-01 § 8, 2001: Ord. 1671-89 (part), 1989.)

Questions? Contact the Planning Division at 425-257-8731 or email us at planning@everettwa.gov.

Notice: Failure to follow City of Everett Code requirements can lead to receipt of a "Notice of Violation," which in turn can lead to Cease and Desist Orders and fines.

