

Home Occupation Proposed Amendments

EMC 19.41.080

Dan Eernisse, Economic Development Director

June 1, 2021



EVERETT

WASHINGTON

ASSUMPTIONS BEHIND AMENDMENTS

1. Home-based businesses are the best incubator for innovators, inventors, and entrepreneurs
2. Home-based businesses create wealth, jobs, tax-revenues, and brick & mortar companies
3. Home-based businesses have low barriers to entry, so a strong home-based economy is equitable and inclusive
4. Unreasonable and/or invasive regulations stifle commerce, creativity, and investment
5. Neighborhoods should be for both residents and subdued commerce, and its rights-of-way should support both residents and subdued commerce



GOAL OF AMENDMENTS

Strengthen commerce and enhance quality of life while avoiding adverse commercial impacts



WHY AMENDMENTS NEEDED NOW

Impact of Technology on Home Occupation

- Online commerce
- Virtual offices
- Remote workers

Impact of Covid-19 Pandemic on Technological Fluency



WHY AMENDMENTS NEEDED NOW

Realities of Enforcement

- Enforcement team can only enter premise with permission
- People who grant permission are seldom the problem
- Therefore, it is best to limit regulations to what can be observed externally



SUMMARY OF PROPOSED CHANGES

1. Important sections moved to top
 - a. Business license required
 - b. B & O tax required
 - c. Other regulations must be followed
2. Regulations apply to all residences, not just residential zones
3. Removes limitation based on floor area (which can't be measured from the outside)



SUMMARY OF PROPOSED CHANGES

4. Smaller list of prohibited occupations
 - a. Allows hair, personal services
 - b. Allows food and beverage services
 - c. Allows real estate offices
 - d. Allows offices and occupations with client visits
 - e. Allows retail sales



SUMMARY OF PROPOSED CHANGES

5. Allows customer and client visits

- a. No more than two at a time
- b. No more than ten per day

6. “Class” regulations left unchanged

- a. No more than five students at one time
- b. No more than twenty class hours per week



SUMMARY OF PROPOSED CHANGES

7. Customer/client/student visits prohibited outside of “daylight hours” as defined by EMC 20.08.110 (noise regulations)

8. Signage:

4. The occupation shall be conducted in such a manner as to give no outward appearance of a business, affect the appearance of the building(s) as a residence, nor manifest any characteristics of a business;

5. The occupation shall be fully enclosed within the residence or accessory building with no outside storage of equipment or materials;

6. No external display of merchandise, [SIGNAGE] or external advertising is allowed; . . .



DISCUSSION

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