



Building Services
808 West Spokane Falls Blvd
Spokane WA 99201-3343
(509) 625-6300

SFR-07
Home Occupation

Reference SMC 17C.340

- A. A "home occupation" is a business or professional enterprise of such scale and method of operation that is incidental and accessory to the primary residential use of the premises where conducted; a commercial activity conducted within a residence by a member or members of a family residing therein, which activity does not alter or detract from the residential character of the residence.
- B. An activity is presumed not to be a home occupation if it does not meet any of the following criteria:
1. There has been no structural alteration to accommodate the occupation.
 2. Unless required by some code, there is no separate outside access to the area devoted to the occupation.
 3. The occupation, including storage, does not occupy more than 25 percent of the residence's finished floor area, nor in any case more than 200 square feet.
 4. The occupation does not occupy an accessory structure, including an attached garage.
 5. One family member and one non-family member, not to exceed two persons, are engaged in the occupation.
 6. There is no commercial advertising, except that there may be one non-illuminated sign, up to one square foot in area, bearing the name and occupation of the occupant, placed flat against the building.
 7. There is no window or outdoor display.
 8. Any stock of goods has been produced on the premises.
 9. No use is made of equipment or material, which produces vibration, noise, dust, smoke, odor, or electrical interference to the detriment of surrounding residences.
 10. There are no deliveries or shipments to or from the premises of such quantities or frequency as would involve commercial motor vehicles or suggest a need for a customer parking area.
- C. Examples of home occupation are:
1. Barber or beautician
 2. Dressmaking
 3. Tropical fish raising, aquarium
 4. Custom floristry
 5. Photography
 6. Repair of watches and small appliances.
- D. Examples of activities which are **not** home occupations are:
1. Adult bookstore
 2. Adult entertainment establishment
 3. Nursing home (adult family homes for up to six are a permitted use)
 4. Repair of large appliances or furniture
 5. Tea room
 6. Tourist home
 7. Woodworking and cabinetry.