

ORDINANCE NO. 2717

AN ORDINANCE AMENDING CHAPTER 18.55 OF THE MOSES LAKE MUNICIPAL CODE ENTITLED "HOME OCCUPATIONS"

THE CITY COUNCIL OF THE CITY OF MOSES LAKE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Chapter 18.55 of the Moses Lake Municipal Code entitled "Home Occupations" is amended as follows:

18.55.040 General Requirements: The general requirements for a home occupation are as follows:

- A. There shall be no structural alteration to accommodate the occupation. Entrance to the space devoted to the occupation shall be from within the residence, except when otherwise required by law.
- B. The use, including all storage space, shall not occupy more than two hundred (200) square feet of the residence or accessory structure.
- C. No home occupation shall have any outside storage of goods and materials associated with the home occupation.
- D. Only members of the family who reside on the premises and in any case no more than three (3) persons in any dwelling unit shall be engaged in the occupation(s).
- E. There shall be no window display nor shall sample commodities be displayed outside the building.
- F. Home Occupation Signs:
 1. Signs identifying home occupations which are unlighted, placed flat against the structure, and which do not exceed two (2) square feet in size are permitted in the R-2 Zone, Single Family and Two Family Residential, and the R-3 Zone, Multi-family Residential.
 2. Signs identifying home occupations located in the R-1 Zone, Single Family Residential, are prohibited except as required by law. Such signs, if allowed, shall not exceed two (2) square feet in size except as may be allowed by this chapter.
 3. Signs identifying home occupations may be permitted to exceed two (2) square feet in size subject to the review and approval of the Planning Commission and after it has been shown that the sign will not adversely affect adjacent residential uses and that the extra size is essential to the sign being seen.
- G. No material or mechanical equipment shall be used which will be detrimental to the residential use of the residence or adjoining residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factor.
- H. Materials or commodities delivered to or from the residence which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer, or the parking of customer's automobiles in a manner or frequency causing disturbance or inconvenience to nearby residences or so as to necessitate a public parking lot shall be prima-facie evidence that the occupation is a primary business, and not a home occupation.

- I. Examples of uses or occupations which might normally satisfy the criteria of this section are: barbers, "bed and breakfast" facilities, custom florists, beauticians, professional service providers, dressmakers, photographers, home canners, watch repairers, licensed massage therapists, taxicab businesses with single vehicle service, and other similar uses.
- J. The following shall not be deemed permissible uses or home occupations: nursing homes, massage parlors, woodworking and cabinet shops, household appliance, furniture and electronic equipment repair shops, fumigation services shops, upholstering shops, car repair shops, small engine repair shops, taxi businesses with more than single vehicle service, and other uses deemed as "similar" by the Community Development Director or other similar position or a designee.
- K. A home occupation issued to one person shall not be transferable to any other person nor shall a home occupation permit be valid at any address other than the one appearing on the permit.
- L. Any person engaging in a home occupation shall register as a business under Chapter 3.16 of this code.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage and publication of its summary as provided by law.

Adopted by the City Council and signed by its Mayor on May 27, 2014.



Dick Deane, Mayor

ATTEST:



W. Robert Taylor, Finance Director

APPROVED AS TO FORM:



Katherine L. Kenison, City Attorney