

ORDINANCE No. 2021-03

**AN ORDINANCE AMENDING TITLE 21 (ZONING)
TO REVISE STANDARDS FOR HOME OCCUPATIONS**

WHEREAS, RCW 36.70 authorizes Skamania County (the County) to adopt or amend zoning regulations; and

WHEREAS, the Skamania County Planning Commission initiated amendments to the County's zoning code regulations in order to improve existing regulations related to the establishment of home occupations; and

WHEREAS, the Planning Commission discussed the proposal at workshops on June 15, 2021, and August 17, 2021; and

WHEREAS, the Planning Commission, having provided proper notice in the Skamania County Pioneer, and with a quorum present, conducted a public hearing at its September 21, 2021, meeting; and

WHEREAS, the Planning Commission, after said hearing, voted to recommend approval of text amendments related to home occupations; and

WHEREAS, a SEPA Determination of Non-Significance (DNS) was issued on September 29, 2021, for the proposed amendments; and

WHEREAS, the proposed amendments promote economic development while preserving community character; and

WHEREAS, the amendments protect the general health, safety, and welfare of the public.

NOW THEREFORE BE IT HEREBY ORDAINED AND ESTABLISHED the Board of County Commissioners adopts Ordinance 2021-03, amending the Skamania County Code Title 21 as follows:

SECTION 1: Section 21.08.080 (Definitions) shall be amended as follows to remove the following definitions for "cottage occupation" and "light home industry":

~~"Cottage occupation" means a business operated within a private residence which does not constitute the principal use of that residence, and which principally employs household members associated with that residence or lot on which said business is located; and produces no outside evidence of such occupation with the exception of accepted signs. Such business may include the production, sale, repair, or service of products produced, manufactured, or assembled on the lot; and/or provide a service to customers and clients.~~

~~"Light home industry" means a business operated within a building separate from the residential building(s) on a lot or parcel of land, and which principally employs persons who reside on the lot where~~

~~said business is located. Such business may include the production, sale, repair, or service of products produced, manufactured, or assembled on the lot, and/or provide a service to customers and clients.~~

SECTION 2: Section 21.08.080 (Definitions) shall be amended to include the following definition for “home occupation”:

“Home occupation” means a business activity that is carried out on the same site as a residential dwelling, and which is accessory to the residential use on the site, subject to the supplementary use standards in Section 21.70.040.

SECTION 3: Section 21.70.040 (Cottage occupation/light home industry) shall be amended as follows:

21.70.040 ~~Cottage occupation/light home industry.~~ Home occupations.

A. Type of Use. Home occupations when permitted are those occupations which are carried out on the same site as a residential dwelling, including ~~on~~ within a residential dwelling, ~~or an accessory building separate building constructed for such a use, or an outdoor location.~~ Such activity shall be secondary to the use of the dwelling ~~used~~ for living purposes.

B. ~~Disturbing Influences~~Neighborhood Disruptions. ~~No home occupation shall be permitted which creates objectionable excessive noise, dust, smoke, odor, glare, or traffic attraction greater than that of other residential properties in the vicinity, that substantially interferes or disrupts the character of the neighborhood in which it is located.~~

C. ~~Exterior Modification. There shall be no exterior modification or adornment of the residential dwelling which would suggest a use other than residential, except, for light home industry which may be located in a separate building. The home occupation must maintain or improve the external residential appearance of the dwelling, accessory buildings, or outdoor areas. Any alterations to accommodate the home occupation shall maintain compatibility with the neighborhood. One building-mounted sign and one freestanding sign, each not exceeding four square feet in area, shall be allowed.~~

D. Work Force Limitation. Nonmember household workers (those workers who do not live on the property) shall be limited to five persons per day. Additional individuals may be employed by or associated with the home occupation, so long as they do not work at the home occupation property.

E. The hearing examiner may ~~hear~~ approve requests for ~~waiver, exemption, reduction or modification of deviations from~~ these requirements if the proposed use and ~~modifications~~ deviations are determined to be in keeping with the purpose and intent of the zone classification involved and any anticipated neighborhood disruptions are mitigated.

ORDINANCE NO. 2021-03 PASSED INTO LAW THIS 30th DAY OF Dec November 2021.

ATTEST:



Abbie Shaw
Clerk of the Board

**BOARD OF COMMISSIONERS
SKAMANIA COUNTY, WASHINGTON**

T.W. Lannen
T.W. Lannen, Chairman

Richard Mahar
Richard Mahar, Commissioner

Robert Hamlin
Robert Hamlin, Commissioner

Approved as to form only:

[Signature]
Skamania County Prosecuting Attorney

Aye 3
Nay 0
Abstain 0
Absent 0