

20.75.005 Permit required.

Unless exempted from permit requirements by provisions of this section, no home occupation shall be established on any RS- ~~or~~ RM- ~~PDR~~ ~~or~~ PDC-zoned property unless a home occupation permit for such home occupation has been approved by the ~~community~~ development ~~services~~ director, or hearing examiner upon objection, and is in full force and effect pursuant to this chapter. ~~Said permit shall be renewed annually commensurate with annual renewal of city business licenses as provided for in PMC Title 5.~~

Those home occupations which meet the following criteria, in addition to meeting the performance standards cited in PMC 20.75.015, shall be exempt from the permit requirements of this section:

- (1) The home occupation may not be visible from the outside of the house or accessory residential structure.
- (2) No outside display or storage of materials, merchandise or equipment is permitted.
- (3) No vehicle trips associated with customers or clients visiting the premises will be generated by the home occupation.

~~(4) No signage related to the home occupation is permitted.~~

~~(5) Materials, goods or commodities shall be delivered to or from the home occupation only between 7:00 a.m. and 7:00 p.m.~~

~~(6) Home occupations may be established in residences located in all zones other than RS and RM C, O or M zones without a permit. Such home occupations shall be considered commercial uses for purposes of requiring off-street parking and any other applicable development standards.~~

20.75.015 Performance standards.

All home occupations shall be subject to the following performance standards:

(1) A home occupation shall be conducted in a dwelling or accessory building and shall be clearly incidental and secondary to the use of the structure(s) and property as primarily residential. No such home occupation shall occupy a floor area greater than 25 percent of the total enclosed floor area of the structures on the property. Retail sales of items not produced on the premises shall be allowed only if clearly incidental to the primary function of the home occupation. Urban agriculture activities meeting the criteria of PMC 20.20.010 or 20.25.010 are exempt from this standard.

(2) In no way shall the appearance of the structure or premises and properties be so altered, or the conduct of the occupation within the structure be such that the structure or premises may be reasonably recognized as serving the home occupation. Such alteration or conduct shall include but not be limited to color, materials, construction, lighting, signs, sounds, noises, storage of construction equipment, vehicle parking areas, radio or television interference, vibrations, smoke, odors, and/or display of equipment or materials. ~~provided, that this subsection shall not preclude the placement of one nameplate, mounted flush against the wall of the residence, stating the name of the home occupation.~~ Urban agriculture activities meeting the criteria of PMC 20.20.010 or 20.25.010 are exempt from this standard.

~~(3) All home occupations shall be permitted one sign not exceeding 6 square feet in area mounted flush against the wall of the residence. PMC 20.75.015 (2) above shall not preclude the placement of this sign.~~

~~(4) Employees who do not reside at the location of the home occupation may be allowed to work at the home occupation; vehicular trips associated with employees entering and leaving the site for employment shall count toward the maximum trips allowed by this section.~~

~~(5) No motor or mechanical equipment shall be permitted other than that normally incidental to the use of the structure as a dwelling, nor shall any home occupation involve the use of commercial vehicles, other than those~~

Commented [RNB1]: Signage is already severely limited for home occs to just a 6 SF façade sign.

Commented [RNB2]: This is very difficult to enforce and it is unlikely that home occupation would be able to control when packages are delivered. If necessary, this should be a performance standard.

owned by the occupant for the delivery of products or materials to or from the premises, except that no such vehicle shall exceed one ton in capacity.

(65) No home occupation shall result in the use of utilities or the generation of traffic by the property beyond what is normal and typical to a residential use, and therefore shall be exempt from payment of traffic impact fees. Visitor traffic to the property shall not exceed the following formula:

$$V = A \times S \times Z$$

Where:

V = The maximum number of visitor vehicle trips per day generated by the home occupation. In no event shall this number exceed 20 vehicle trips per day or four trips per peak hour. Where this number equals an odd number or a fraction it shall be rounded to the lesser even integer. (Each trip coming to and each trip leaving from the property is considered to be a single vehicle trip, so that each visitor to the home occupation would typically generate two vehicle trips).

A = The acreage of the property containing the home occupation.

S = The street classification index for the type of street, as designated by the Puyallup comprehensive plan, from which the home occupation is accessed. Said index shall follow the following schedule:

Local streets = 16

Collector streets = 19

Minor arterial streets = 22

Principal arterial streets = 25

Special purpose streets = 22

Z = The coefficient for the zoning district which applies to the property. Said coefficient shall follow the following schedule:

RS-35 = 0.5

RS-10 = 1.5

RS-08 = 2.0

RS-06 = 2.0

RS-04 = 2.0

RM-10 = 2.5

RM-20 = 3.0

PDR = 2.0

PCD = 2.0

Further, in no event shall such visitor traffic exceed the capacity of the property and adjacent rights-of-way to provide parking space for such vehicles in the manner which is consistent with the intent of subsection (2) of this section. Home occupations are not subject to the parking requirements set forth in Chapter 20.55 PMC.