



COMMUNITY DEVELOPMENT
1309 Myrtle Ave
Enumclaw, WA 98022
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ALL ABOUT HOME OCCUPATIONS

The City of Enumclaw defines Home Occupations as;

“A business conducted in a residential dwelling unit that is incidental and subordinate to the primary residential use and carried on by a resident of the premises, provided the conditions found in Enumclaw Municipal Code Chapter 19.36 are satisfied”.

Where are Home Occupations allowed?

Home occupations are allowed in residences within the R-1, R-2, R-3, R-4 and GO zones. Home occupations are intended to allow *limited* commercial activity in residential zones. Full-scale commercial or professional operations should be conducted in a commercial or industrial, (not a residential) zoning district. Copies of the official zoning map are available at the Community Development/Public Works Office at 1309 Myrtle Avenue.

What are some examples of Home Occupations?

- Professional office for an architect, accountant or sales representative
- Computer or household items repair shop
- Resident owned and operated beauty shop
- Artist, author, tailor or composer

What are some examples of business that cannot be Home Occupations?

- Restaurants or cafes
- Small engine repair or machine shops
- Martial arts or dance studio
- Stables or kennels

What permits do I need to establish a Home Occupation?

Provided your business meets the above definition and code requirements, you will need a home occupation business license and you may need a building permit from the city. Other agencies may also require a permit (for example, the State of Washington may require a license for the operation of a day care home).

What about signs?

Allowable home occupation signs are either;

- one wall mounted sign not exceeding four square feet in area; or
- one freestanding sign not exceeding four square feet in area nor four feet in height.

What about employees?

The number of on-site employees involved with a home occupation is limited to residents of the dwelling plus one non-resident employee. Additional individuals may be employed by or associated with the home occupation, as long as they do not report to work, assemble, or pick up/deliver at the home occupation site.

What about impacts to the neighborhood?

There can be no indication, except for the above mentioned signage, from the outside of the residence that the building is being used for any other purpose than a dwelling. This includes any outside storage of materials, any noise, smoke or fumes, vibration, use of heavy equipment or hazardous or flammable materials. Your Home Occupation cannot cause excessive pedestrian or vehicle traffic.

What if my Home Occupation violates one or more of the criteria listed above?

Neighbors are likely to complain to the City if they perceive that your business has resulted in negative impacts to the neighborhood. The City will investigate all complaints. If it is determined that there has been a violation, the City may revoke licenses and/or issue citations as necessary. Please avoid this by being realistic when determining if your business fully meets the Home Occupation definition and standards for operation.