

HOME OCCUPATION AGREEMENT

Home Occupations Defined (OMC 17.59)

A home occupation is any endeavor conducted for financial gain or profit in a dwelling unit. Home occupations may not be generally consistent with such structures or locations and should be limited to activities include the receipt of mail, the use of a telephone, and occasional commercial delivery of goods and materials, but only if they are consistent with normal vehicular traffic common to residential neighborhoods.

To qualify as a home occupation, the following limitations apply: (Initial each)

- The home occupation will be entirely within a residence and operated by the residence occupants.
- The home occupation will be clearly incidental to the use of the residence as a dwelling.
- The home occupation will not change the residential character of the dwelling.
- The home occupation will be conducted in such a manner as to not give any outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term.
- The home occupation will not infringe upon the right of the neighboring residents to enjoy a peaceful occupancy of their homes for which purpose the residential zone was created and primarily intended.

By initialing each statement above, I agree to operate my home occupation in accordance with those limitations (as laid out in OMC 17.59).

Permitted Home Occupations (OMC 17.59.020)

I will be operating one of the following home occupations: (initial all that apply)

- Accountant and tax consultants
- Artists and writers
- Architects and draftsmen
- Dressmakers, seamstresses and tailors
- Music or dance teachers
- Catering and party decorators
- Office facilities used in conjunction with business activities conducted off the premises (e.g., clergymen, salesmen, brokers, professional persons, etc.)
- Tutoring
- Massage parlors
- Small appliance repair
- Other use which meets the standards above: (Please Describe)

Home Occupation Conditions of Approval (OMC 17.59)

In order to operate as a home occupation I agree to meet the following conditions:

- ___ The home occupation will be limited to **one client at a time**.
- ___ No person other than **members of the family residing on the premises** shall be engaged in such occupation.
- ___ The home occupation is **incidental and subordinate** to the residence.
- ___ No more than **35% of the floor area** of the residence shall be used to conduct the home occupation.
- ___ There shall be **no change in the outside appearance** of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, non-illuminated, and mounted flat against the wall of the principal building.
- ___ **No** home occupation activity shall be conducted in any **accessory building**.
- ___ There will be **no retail sales** of merchandise in connection with this home occupation.
- ___ No **traffic** shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. (approximately 10 total trips per day)
- ___ **Parking** for the home occupation shall be met off the street and other than in a required front yard.
- ___ No equipment or process shall be used in such home occupation which creates **noise, vibration, glare, fumes, odors** or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence.
- ___ In the case of **electrical interference**, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- ___ The following uses are **prohibited** from being home occupations:

Barber shops	Beauty parlors	Kennels
Stables	Animal hospitals	Pet grooming
Real estate offices	Restaurants	Medical and dental clinics
Mortuaries	Vehicle repair, painting, servicing and renting	
Welding and metal work	Cabinet, carpentry, and paint shops	
Private or nursery schools	Private clubs	

By signing the application and initialing this form, I agree that I am going to operate a home occupation that meets the City of Othello's standards.

Applicant: _____ **Date:** _____