

# Understanding Home Occupation Regulations



The Tulalip Tribes

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## The Tulalip Tribes

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## Home Occupation Permit Exemptions

- Cultural home occupations
- Home Office
- Yard sales less than 4 times a year
- Treaty-related home occupations may be exempt after a decision is made through a Planning Commission Public Hearing



## Prohibited Home Occupations

- Automotive towing, salvage yard, service station, painting, truck or heavy equipment fueling, repair and maintenance
- Hotel, motel, bed and breakfast inn
- Mini storage
- Restaurant
- Retail store not handcraft related
- Medical and dental clinics
- Wineries, breweries, and distillation of alcohol
- Dance and night clubs
- Motocross racetrack





## What is Home Occupation?

A Home Occupation is carried on within a dwelling or building accessory to a residence by members of the family dwelling therein and no more than one nonresident employee.

It is a use that is incidental and subordinate to the use of the home as residential.

## Why regulate home occupations?

Home Occupation regulations help limit public nuisances . A public nuisance is a condition which is offensive to the senses, or obstructs the free use of property so as to interfere with the comfortable enjoyment of life or property. Nuisances may include excessive noise, traffic, smells, and pollution .

Home Occupation regulations help limit public safety hazards. A hazard is created when a property owner neglects the property and creates a potential health or safety hazard that may attract children and endanger them.

Home Occupation regulations also provide environmental protections, increase livability, and decrease “not in my back yard” complaints.



## Applicability

The Home Occupation regulations are applicable within the boundaries of the Tulalip Tribes Reservation.

## Regulation Highlights

- ◇ May require a Home Occupation Permit.
- ◇ Conditionally allowed in all residential structures, except multi-family dwellings.
- ◇ Prohibits external display of merchandise.
- ◇ Prohibits hazardous materials storage.
- ◇ Limits number of employees, signage, and traffic.
- ◇ Prohibits noise.
- ◇ Retail sales are limited to handcraft items only.