

1 **Exhibit A: Amendments to WCC Title 20 (Zoning) Regarding**  
2 **Home-Based Businesses**

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4 **WCC TITLE 20 ZONING**

5 **Chapter 20.80 SUPPLEMENTARY REQUIREMENTS**

6 .....

7 **20.80.400 Sign controls.**

8 .....

9 **20.80.470 Exemptions.**

10 The following types of signs shall be exempt from the regulations of this section and zoning districts;  
11 provided, that such signs shall conform to the general provisions of this section.

12 .....

13 (7) Home-based business (all types; see WCC 20.80.970) signs, provided that there shall be no more than  
14 one sign, not to exceed eight square feet, and it shall be nonilluminated.

15 **20.80.500 Off-street parking and loading requirements.**

16 .....

17 **20.80.580 Parking space requirements.**

18 .....

19 (61) Type IV home-based businesses (see WCC 20.80.970): 1 for every 3 guests plus 1 space for every  
20 employee.

21 .....

22 **20.80.690 Cannabis – Production and processing facilities.**

23 (1) General. Cannabis production or processing facilities shall comply with RCW Title 69, Chapter 314-55  
24 WAC, and the following general standards:

25 .....

26 (c) Cannabis production and processing are not allowed as a home-based business occupations or  
27 cottage industries.

28 **20.80.691 Cannabis – Retail sales facilities.**

29 .....

30 (2) Consistent with WAC 314-55-015, cannabis retail sales shall not take place in a residence or other  
31 location where law enforcement access, without notice or cause, is limited. Cannabis retail sales are  
32 not allowed as a home-based business occupations or cottage industries.

33 **20.80.970 Home occupation**

34 ~~Home occupations shall be subject to all the following requirements, which shall be regarded as~~  
35 ~~cumulative regardless of the number of home occupations on the site:~~

36 (1) ~~No more than two people at one time, other than household members residing on the premises,~~  
37 ~~shall be engaged in such occupations.~~

- 1 ~~(2) The use of the property for home occupations shall be clearly accessory to its use for residential~~  
2 ~~purposes.~~
- 3 ~~(3) In all zones except EI, UR, URM, and URMX, home occupations shall not exceed a total of 1,250~~  
4 ~~square feet of new building floor area, whether located in the dwelling, accessory structure(s) or~~  
5 ~~combination thereof. There is no square footage limit inside accessory structures that existed on~~  
6 ~~August 6, 2010; however, there shall not be new square footage in addition to existing square~~  
7 ~~footage that would bring the total to greater than 1,250 square feet. In the EI, UR, URM, and URMX~~  
8 ~~zones, home occupations shall not exceed a total of 500 square feet of building floor area, whether~~  
9 ~~located in the dwelling, accessory structure(s) or combination thereof.~~
- 10 ~~(4) There shall be no change in the outside appearance of the building or premises or other visible~~  
11 ~~evidence of a home occupation inconsistent with the residential character of the dwelling or~~  
12 ~~neighborhood, other than one sign, not exceeding eight square feet in area, nonilluminated and~~  
13 ~~mounted on the property.~~
- 14 ~~(5) No traffic shall be generated by such home occupations in greater volume than would normally be~~  
15 ~~expected in the applicable zoning district and is appropriate for the road classification which serves~~  
16 ~~the property.~~
- 17 ~~(6) Home occupations may use or store vehicles, in accordance with the following:~~
- 18 ~~(a) The total number of vehicles used in connection with the home occupations shall be permitted~~  
19 ~~as follows:~~
- 20 ~~i. On a lot of record less than two acres, two commercial vehicles, each of which shall not~~  
21 ~~exceed 105,500 pounds gross vehicle weight;~~
- 22 ~~ii. On a lot of record two acres or greater, one commercial vehicle shall be allowed for each~~  
23 ~~acre, up to 10 vehicles, regardless of weight.~~
- 24 ~~(b) The vehicles shall not be stored within any required setback areas of the lot or adjacent~~  
25 ~~roadways and shall be adequately screened from adjacent neighboring residences or roadways.~~
- 26 ~~(7) Any need for parking generated by the conduct of such home occupations shall comply with the off-~~  
27 ~~street parking requirements as specified in this title. In addition, parking shall be provided for~~  
28 ~~nonresident employees.~~
- 29 ~~(8) No equipment, process, or material shall be used in such home occupations which creates noise,~~  
30 ~~vibration, glare, fumes, odors or electrical interference beyond the property line, or outside the~~  
31 ~~building, in sufficient amounts and of such characteristics and duration as is likely to be injurious or~~  
32 ~~cause damage to human health, plant or animal life, or property, or impacts heavier or different than~~  
33 ~~would be expected from a residential property.~~
- 34 ~~(9) Sales are limited to merchandise manufactured or repaired on the premises and/or items accessory~~  
35 ~~to a service provided to patrons who receive services (such as hair care products for a beauty salon),~~  
36 ~~telephone, mail order, catalog, e-commerce sales, or other electronic commerce sales. In no case~~  
37 ~~shall home occupations consist of only on-site retail sales. Fees rendered for services for the sole use~~

- 1 or purpose of providing merchandise or equipment (such as tanning beds, copy machines, or similar  
2 products) shall be prohibited.  
3 ~~(10) The maximum nameplate horsepower rating of the electrical motors of any single piece of  
4 machinery operating in the home occupations shall be five horsepower. The electrical service for  
5 home occupations shall not exceed 200 amps.~~  
6 ~~(11) The following activities, which include but are not limited to mortuaries, funeral homes, automobile,  
7 truck and heavy equipment repair and auto body work or auto body painting, are prohibited as  
8 home occupations.~~  
9 ~~(12) Customers/clients are prohibited on the premises prior to 7:00 a.m. and after 8:00 p.m. unless an  
10 exception is specifically granted by the administrator.~~

11 **20.80.970 Home-Based Businesses**

12 There are four types of home-based businesses: Type I, Type II, Type III, and Type IV, as distinguished by  
13 the following standards. However, the following activities are prohibited as home-based businesses:  
14 mortuaries and funeral homes; live commercial entertainment; postal services; shooting ranges; coffee  
15 roasters; semi-truck storage; self-service storage facilities; automobile, truck, and heavy equipment  
16 repair or auto body work and painting; cannabis production, processing, or retail sales; or similar  
17 activities. For the purpose of land use regulation, family or mini-day day care homes are not considered  
18 home-based businesses.

- 19 **(1) General Standards.** All Type I, II, III, and IV home-based businesses shall be subject to the following  
20 requirements, which shall be regarded as cumulative regardless of the number of home-based  
21 businesses on the site:  
22 (a) The use of the property for home-based businesses shall be clearly incidental to its use as a  
23 residence.  
24 (b) The size and scale of the operation shall be compatible with the character of the surrounding  
25 neighborhood, and any impacts may not exceed the intensity to those generated by other uses  
26 allowed in the zone.  
27 (c) There shall be no change in the outside appearance of the building(s) or premises or other  
28 visible evidence of a home-based business inconsistent with the character of the dwelling or  
29 neighborhood.  
30 (d) The home-based business may be conducted within any legal principal or accessory dwelling unit  
31 or structure. Home-based businesses may be conducted by residents of a principal dwelling unit  
32 and/or an accessory dwelling unit. The presence of one home occupation does not preclude a  
33 resident of another legally established dwelling unit on the property from also conducting a  
34 home occupation.  
35 (e) Any need for parking generated by the conduct of such home-based businesses shall generally  
36 comply with the off-street parking requirements of WCC 20.80.500. In addition, parking shall be  
37 provided for nonresident employees. Parking of vehicles associated with the home-based  
38 business is permitted anywhere that parking is permitted on the lot.  
39 (f) Customers/clients are prohibited on the premises prior to 7:00 a.m. and after 8:00 p.m. unless  
40 an exception is specifically granted by the Director.  
41 (g) The home-based business shall be conducted so that noise, fumes, odor, smoke, dust, light,  
42 glare, vibration, electrical interference, and other similar impacts are not detectable by sensory  
43 perception at or beyond the property line of the lot where the home occupation is located.  
44 (h) On site sales in connection with home-based businesses are limited to merchandise handcrafted  
45 on site or items accessory to a service (i.e., hair care products for a beauty salon). In no case  
46 shall home-based businesses consist only of on-site retail sales. Telephone, mail order catalog, e-

1 commerce, or other electronic commerce sales are allowed if merchandise is delivered (i.e., not  
2 picked up by the buyer on site).

3 (i) Commercial deliveries and pickups to the dwelling unit are limited to one per day Monday  
4 through Friday. No commercial deliveries or pickups are permitted on Saturday, Sunday or  
5 federal holidays.

6 (j) Home-based businesses engaged in manufacturing shall be limited to the manufacture and  
7 assembly of finished products and shall not include the primary manufacture of petroleum  
8 products, rubber, plastics, chemicals, asbestos products, or primary metal industries.

9 (k) The portion of the structure(s) housing the home-based business shall comply with applicable  
10 life/safety regulations.

11 (l) Signage for home-based businesses shall comply with WCC 20.80.470(7).

12 (m) Seasonal employees working less than 21 days per year will not be counted as employees if they  
13 are engaged in work directly related to agriculture or forestry.

14 **(2) Type I Home-Based Businesses.** In addition to the requirements of subsection (1), Type I home-  
15 based businesses shall be subject to the following requirements:

16 (a) No more than two people at any one time, other than household members residing on the  
17 premises, shall be engaged in the businesses.

18 (b) Type I home-based businesses shall not exceed a total of 500 square feet of building floor area in  
19 the EI, UR, URM, & URM-X districts, or 1,250 square feet in the other districts where allowed,  
20 whether located in the primary dwelling, accessory structure(s), or combination thereof.

21 (c) The maximum nameplate horsepower rating of the electrical motors of any single piece of  
22 machinery operating shall be 5 horsepower. The electrical service shall not exceed 200 amps.

23 (d) One vehicle up to 18,000 pounds gross vehicle weight is allowed.

24 (e) There shall be no outside display or storage of materials, merchandise, or equipment.

25 (f) Clients are limited to one at any one time, not to exceed 5 clients per day.

26 (g) The number of trips related to the business shall not exceed 5 per day.

27 **(3) Type II Home-Based Businesses.** In addition to the requirements of subsection (1), Type II home-  
28 based businesses shall be subject to the following requirements:

29 (a) The parcel size shall not be less than 1 acre.

30 (b) No more than two people at any one time, other than household members residing on the  
31 premises, shall be engaged in the businesses.

32 (c) Type II home-based businesses shall not exceed a total of 500 square feet of building floor area  
33 in the EI, UR, URM, & URM-X districts, or 1,750 square feet in the other districts where allowed,  
34 whether located in the primary dwelling, accessory structure(s), or combination thereof.

35 (d) If materials are to be stored outdoors, adequate landscaping, screening, or other screening  
36 devices shall be required so the material will not be visible from surrounding uses or roads.

37 (e) Two vehicles up to 18,000 pounds gross vehicle weight are allowed.

38 (f) Clients are limited to one at any one time, not to exceed 10 clients per day.

39 (g) The number of trips related to the business shall not exceed 10 per day.

40 **(4) Type III Home-Based Businesses.** In addition to the requirements of subsection (1), Type III home-  
41 based businesses shall be subject to the following requirements:

42 (a) No more than four people at any one time, other than household members residing on the  
43 premises, shall be engaged in the businesses.

44 (b) Type III home-based businesses shall not exceed a total of 2,500 square feet of building floor  
45 area whether located in the primary dwelling, accessory structure(s), or combination thereof.

46 (c) The parcel size shall not be less than 5 acres.

- 1 (d) If materials are to be stored outdoors, adequate landscaping, screening, or other screening  
2 devices shall be required so the material will not be visible from surrounding uses or roads.  
3 (e) Three vehicles up to 18,000 pounds gross vehicle weight are allowed and one vehicle in excess of  
4 18,000 pounds gross vehicle weight is allowed.  
5 (f) Clients are limited to one at any one time, not to exceed 20 clients per day.  
6 (g) The number of trips related to the business shall not exceed 20 per day.  
7 **(5) Type IV Home-Based Businesses.** Properties commercially used for social events (such as wedding  
8 receptions, seminars, private parties) or similar activities are considered Type IV home-based  
9 businesses and, in addition to the requirements of subsection (1), shall be subject to the following:  
10 (a) The parcel size shall not be less than 10 acres.  
11 (b) The use shall be limited to 24 outdoor events per year.  
12 (c) A maximum of 200 guests per day shall be permitted for any one event. The trip limits and  
13 restriction on the number clients for home-based businesses mentioned above shall not apply to  
14 this use.  
15 (d) Amplified music for events shall comply with the Class A Residential source to Residential  
16 Receiving Property Standards of WAC 173-60-040. Amplified music is permitted for a one-hour  
17 duration. More than one-hour of amplified music may be permitted if requested, however; a  
18 noise study may be required.  
19 (e) Events are prohibited prior to 12:00 PM and after 9:00 PM.  
20 (f) The operator shall be present during all events.  
21 (g) Parking shall generally conform to the requirements of WCC 20.80.500. Off-site parking may be  
22 permitted if an off-site parking and shuttle plan is approved.  
23 (h) Minimum buffering shall be required as established in WCC 20.80.345; provided, that minimum  
24 side and rear yard buffers are at least 50 feet. Existing vegetation may be used as buffers. Buffer  
25 widths can be decreased from 50-feet if the objectives of this section can be accomplished  
26 through additional vegetative screening.

27 **20.80.980 Cottage industry**

28 Cottage industry uses shall be subject to all the following criteria:

- 29 ~~(1) The size and scale of the operation is in keeping with the surrounding area and off-site impacts~~  
30 ~~are comparable in intensity to those generated by uses allowed in the zone.~~  
31 ~~(2) Building size, lot coverage and number of employees shall be consistent with the standards of~~  
32 ~~each district.~~  
33 ~~(3) The use of the dwelling unit or accessory structure for the cottage industry shall be clearly~~  
34 ~~incidental and subordinate to its use for residential purposes and the purpose of the applicable~~  
35 ~~zoning district.~~  
36 ~~(4) There shall be no change in the outside appearance of the building or premises inconsistent with~~  
37 ~~the residential character of the dwelling or use of the surrounding zoning district, other than~~  
38 ~~signage consistent with the zoning regulations of the applicable district.~~  
39 ~~(5) No traffic shall be generated by such cottage industry in greater volume than would normally be~~  
40 ~~expected in the applicable zoning district and appropriate for the road classification which~~  
41 ~~serves the property.~~  
42 ~~(6) Any need for parking generated by the conduct of such cottage industry shall meet the off-~~  
43 ~~street parking requirements as specified in this title. At least one additional space shall be~~  
44 ~~provided for each nonresident on-site employee.~~  
45 ~~(7) No equipment, process, or materials shall be used in such cottage industry which creates noise,~~  
46 ~~vibration, glare, fumes, odors or electrical interference off the lot in sufficient amounts and of~~

1 such characteristics and duration as is likely to be injurious or cause damage to human health,  
2 plant or animal life, or property, or which unreasonably interferes with enjoyment of life and  
3 property.

4 ~~(8) Sales in connection with the activity are limited to merchandise manufactured or repaired on  
5 the premises, items accessory to a service (such as hair care products for a beauty salon),  
6 catalog or e-commerce sales or other products related to or incidental to the primary business.~~

7 ~~(9) Customers/clients are prohibited on the premises prior to 7:00 a.m. and after 8:00 p.m. unless  
8 an exception is specifically granted by the administrator.~~

9 ~~(10) The portion of the structure housing the cottage industry shall comply with life/safety  
10 regulations.~~

11 ~~(11) Cottage industries should be limited to the manufacture and assembly of finished products that  
12 shall not include the primary manufacture of petroleum products, rubber, plastics, chemicals,  
13 asbestos products or primary metal industries. Such uses shall be sufficiently enclosed to  
14 mitigate potential impacts.~~

15 . . . . .

## Chapter 20.97 DEFINITIONS

17 . . . . .

### **20.97.089 Cottage Industry**

19 "Cottage industry" means a small light industrial, commercial, or service operation, on a parcel where  
20 the operator resides; frequently with an art or craft orientation or related to information processing or  
21 to the natural resources of the area. See "Home-Based Business."

### **20.97.180 Home occupation**

23 "Home occupation" means a small-scale occupation conducted on a property, within a dwelling unit  
24 and/or permitted accessory structure, by the operator who resides on the property. See "Home-Based  
25 Business."

### **Home-Based Business**

27 A home-based business is a commercial enterprise for which the principal administrative and managerial  
28 activities take place within an individual's personal residence. Home-based businesses must remain  
29 incidental to the residential use pursuant to the standards of WCC 20.80.970. For the purpose of land  
30 use regulation, family or mini-day care homes are not considered home-based businesses, but shall  
31 conform to the requirements of Chapter 110-300 WAC. (Note: The term "home-based business" replaces  
32 the previous terms of "cottage industry" and "home occupation." Instances of these prior terms in the  
33 Whatcom County Code shall mean "Home-Based Business."

34 . . . . .

### **20.97.356 Rural business designation (Type III LAMIRD).**

36 "Rural business designation" means an area that has been designated in the Comprehensive Plan as a  
37 limited area of more intensive rural development (LAMIRD), which allows for the intensification of  
38 development on lots containing isolated nonresidential uses or new development of isolated ~~cottage~~  
39 ~~industries~~ home-based businesses and isolated small-scale businesses, as defined in Washington State  
40 law (RCW 36.70A.070(5)(d)(iii)).

1                   **Chapter 20.20 URBAN RESIDENTIAL (UR) DISTRICT**

2   **20.20.100 Accessory uses.**

3   ~~.101 Home occupations pursuant to WCC 20.80.970. Type I home-based businesses pursuant to WCC~~  
4   ~~20.80.970.~~

5   .....

6   **20.20.130 Administrative approval uses.**

7   .....

8   ~~.133 Reserved. Type II home-based businesses pursuant to WCC 20.80.970.~~

9                   **Chapter 20.22 URBAN RESIDENTIAL – MEDIUM DENSITY (URM) DISTRICT**

10   **20.22.100 Accessory uses.**

11   .....

12   ~~.101 Home occupations pursuant to WCC 20.80.970. Type I home-based businesses pursuant to WCC~~  
13   ~~20.80.970.~~

14   .....

15   **20.22.130 Administrative approval uses.**

16   .....

17   ~~.134 Type II home-based businesses pursuant to WCC 20.80.970.~~

18                   **Chapter 20.24 URBAN RESIDENTIAL MIXED (UR-MX) DISTRICT**

19   **20.24.100 Accessory uses.**

20   .....

21   ~~.101 Home occupations pursuant to WCC 20.80.970. Type I home-based businesses pursuant to WCC~~  
22   ~~20.80.970.~~

23   .....

24   **20.24.130 Administrative approval uses.**

25   .....

26   ~~.135 Type II home-based businesses pursuant to WCC 20.80.970.~~

27                   **Chapter 20.32 RESIDENTIAL RURAL (RR) DISTRICT**

28   **20.32.100 Accessory uses.**

29   ~~.101 Home occupations pursuant to WCC 20.80.970. Type I home-based businesses pursuant to WCC~~  
30   ~~20.80.970.~~

31   .....

1 **20.32.130 Administrative approval uses.**

2 . . . . .

3 ~~.135 Type II home-based businesses pursuant to WCC 20.80.970. Cottage industries employing no more~~  
4 ~~than two people on site, other than family members residing on the premises; provided, that in addition~~  
5 ~~to the criteria found in WCC 22.05.026 and 20.80.980:~~

6 ~~(1) The zoning administrator, at his or her discretion, may place limitations on the square footage in~~  
7 ~~an existing or new structure used for a cottage industry and construction of new buildings to~~  
8 ~~house said activity shall not, in any case, exceed 1,250 square feet of total floor area. The total~~  
9 ~~land area used for buildings and outside storage or other uses related to the cottage industry~~  
10 ~~shall not exceed 10,000 square feet or 25 percent of the site, whichever is less.~~

11 ~~(2) The parcel size shall not be less than one acre; provided, that a smaller parcel may be approved~~  
12 ~~by the hearing examiner by conditional use.~~

13 ~~(3) In the event materials will be stored outdoors, the zoning administrator shall require adequate~~  
14 ~~landscaping, screening, or other devices in order that the material will not be visible by~~  
15 ~~surrounding uses or roads.~~

16 ~~(4) One nonilluminated sign, not to exceed eight square feet in size, mounted on the property, is~~  
17 ~~permitted. A larger sign up to 32 square feet may be approved by the hearing examiner as a~~  
18 ~~conditional use.~~

19 ~~(5) Seasonal employees working less than 21 days per year will not be counted as employees if they~~  
20 ~~are engaged in work directly related to agriculture or forestry.~~

21 . . . . .

22  
23 **Chapter 20.34 RURAL RESIDENTIAL-ISLAND (RR-I) DISTRICT**

24 . . . . .

25 **20.34.100 Accessory uses.**

26 ~~.101 Home occupations pursuant to WCC 20.80.970. Type I home-based businesses pursuant to WCC~~  
27 ~~20.80.970.~~

28 . . . . .

29 **20.34.130 Administrative approval uses.**

30 . . . . .

31 ~~.134 Type II home-based businesses pursuant to WCC 20.80.970. Cottage industries employing no more~~  
32 ~~than two people on site, other than family members residing on the premises; provided, that in addition~~  
33 ~~to the criteria found in WCC 22.05.026 and 20.80.980:~~

34 ~~(1) The zoning administrator, at his or her discretion, may place limitations on the square footage in~~  
35 ~~an existing or new structure used for a cottage industry and construction of new buildings to~~  
36 ~~house said activity shall not, in any case, exceed 1,250 square feet of total floor area. The total~~  
37 ~~land area used for buildings and outside storage or other uses related to the cottage industry~~  
38 ~~shall not exceed 10,000 square feet or 25 percent of the site, whichever is less.~~

39 ~~(2) The parcel size shall not be less than one acre; provided, that a smaller parcel may be approved~~  
40 ~~by the hearing examiner by conditional use.~~

41 ~~(3) In the event materials will be stored outdoors, the zoning administrator shall require adequate~~  
42 ~~landscaping, screening, or other devices in order that the material will not be visible by~~  
43 ~~surrounding uses or roads.~~



- 1 ~~(4) One nonilluminated sign, not to exceed eight square feet in size, mounted on the property, is~~  
2 ~~permitted. A larger sign up to 32 square feet may be approved by the hearing examiner as a~~  
3 ~~conditional use.~~  
4 ~~(5) Seasonal employees working less than 21 days per year will not be counted as employees if they~~  
5 ~~are engaged in work directly related to agriculture or forestry.~~

6 . . . . .

7 **20.34.170 Limited use near shoreline.**

8 **.171** On the shore side of West Shore Drive and Nugent Road to the McLean Avenue right-of-way, along  
9 Seacrest Drive and Island Drive south to the forestry plan designation, and along Legoe Bay Road from  
10 Village Point to the northwest corner of Peterson’s Addition to Bellingham Bay Cities, uses are limited as  
11 follows:

- 12 (1) No residential or commercial structures may be constructed on any area of a parcel where the  
13 distance between the ordinary high-water mark and the county road right-of-way is less than  
14 100 feet.  
15 (2) On any area of a parcel where the distance between the ordinary high-water mark and the  
16 county road right-of-way is 100 feet or greater, residential uses are limited to single-family  
17 structures and any accessory uses that are clearly single-family residential in character and  
18 commercial uses are limited to home-based businesses ~~occupations~~, except along Legoe Bay  
19 Road from County Road 656 to and including Village Point where commercial and industrial uses  
20 other than home-based businesses ~~occupations~~ are allowed by condition.

21 **Chapter 20.35 ELIZA ISLAND (EI) DISTRICT**

22 **20.35.100 Accessory uses.**

23 **.101** Type I home-based businesses, ~~occupations~~ pursuant to WCC 20.80.970.

24 . . . . .

25 **20.35.130 Administrative approval uses.**

26 . . . . .

27 **.132** Type II home-based businesses pursuant to WCC 20.80.970. ~~Cottage industries employing no more~~  
28 ~~than two people on site, other than family members residing on the premises; provided, that in addition~~  
29 ~~to the criteria found in WCC 22.05.026 and 20.80.980:~~

- 30 (1) ~~The zoning administrator, at his or her discretion, may place limitations on the square footage in~~  
31 ~~an existing or new structure used for a cottage industry and construction of new buildings to~~  
32 ~~house said activity shall not, in any case, exceed 1,250 square feet of total floor area. The total~~  
33 ~~land area used for buildings and outside storage or other uses related to the cottage industry~~  
34 ~~shall not exceed 10,000 square feet or 25 percent of the site, whichever is less.~~  
35 (2) ~~The parcel size shall not be less than one acre; provided, that a smaller parcel may be approved~~  
36 ~~by the hearing examiner by conditional use.~~  
37 (3) ~~In the event materials will be stored outdoors, the zoning administrator shall require adequate~~  
38 ~~landscaping, screening, or other devices in order that the material will not be visible by~~  
39 ~~surrounding uses or roads.~~  
40 (4) ~~One nonilluminated sign, not to exceed four square feet in size, mounted on the property, is~~  
41 ~~permitted. A larger sign up to 32 square feet may be approved by the hearing examiner as a~~  
42 ~~conditional use.~~

1 . . . . .

2 **Chapter 20.36 RURAL (R) DISTRICT**

3 . . . . .

4 **20.36.100 Accessory uses.**

5 ~~.101 Home occupations pursuant to WCC 20.80.970. Type I home-based businesses pursuant to WCC~~  
6 ~~20.80.970.~~

7 . . . . .

8 **20.36.130 Administrative approval uses.**

9 . . . . .

10 ~~.135 Type II home-based businesses pursuant to WCC 20.80.970. Cottage industries employing no more~~  
11 ~~than two on site people other than family members residing on the premises; provided, that in addition~~  
12 ~~to the criteria found in WCC 22.05.026 and 20.80.980:~~

13 (1) ~~The zoning administrator, at his or her discretion, may place limitations on the square footage in~~  
14 ~~an existing or new structure used for a cottage industry and construction of new buildings to~~  
15 ~~house said activity shall not, in any case, exceed 2,500 square feet of total floor area. The total~~  
16 ~~land area used for buildings and outside storage or other uses related to the cottage industry~~  
17 ~~shall not exceed 10,000 square feet or 25 percent of the site, whichever is less.~~

18 (2) ~~The parcel size shall not be less than one acre.~~

19 (3) ~~In the event materials will be stored outdoors, the zoning administrator shall require adequate~~  
20 ~~landscaping, screening, or other devices in order that the material will not be visible by~~  
21 ~~surrounding uses or roads.~~

22 (4) ~~One nonilluminated sign, not to exceed eight square feet in size, mounted on the property, is~~  
23 ~~permitted. A larger sign up to 32 square feet may be approved by the hearing examiner as a~~  
24 ~~conditional use.~~

25 (5) ~~Seasonal employees working less than 21 days per year will not be counted as employees if they~~  
26 ~~are engaged in work directly related to agriculture or forestry.~~

27 . . . . .

28 **20.36.150 Conditional uses.**

29 . . . . .

30 ~~.161.1 Type III home-based businesses pursuant to WCC 20.80.970. Cottage industries employing no~~  
31 ~~more than four people on site, other than family members residing on the premises, conducted in a~~  
32 ~~structure(s) other than the dwelling unit; provided, that in addition to the criteria found in WCC~~  
33 ~~22.05.026 and 20.80.980:~~

34 (1) ~~The hearing examiner, at his discretion, may place limitations on the square footage used in an~~  
35 ~~existing or new structure used for a cottage industry and construction of new buildings to house~~  
36 ~~said activity shall not, in any case, exceed 2,500 square feet of total floor area. The total land~~  
37 ~~area used for buildings and outside storage or uses related to the cottage industry shall not~~  
38 ~~exceed one acre or 25 percent of the site, whichever is less.~~

39 (2) ~~In the event materials will be stored outdoors, the hearing examiner shall require adequate~~  
40 ~~landscaping, screening or other devices in order that the material will not be visible by~~  
41 ~~surrounding uses or roads.~~

42 (3) ~~One nonilluminated freestanding sign, visible from the road, and not exceeding six feet in~~  
43 ~~height, may be permitted. One additional nonilluminated sign may be attached to the building~~

1 for a maximum total signage of 16 square feet. No portion of any sign shall extend above the  
2 lowest portion of the roof.

3 ~~(4) In the R-10A zone, where the cottage industry involves production or processing of forestry or~~  
4 ~~agricultural related products on parcels larger than 10 acres, the maximum number of~~  
5 ~~employees outside the family may be increased at the rate of one additional employee for each~~  
6 ~~additional 10 acres to a maximum of 10 employees outside the family. In the event that the~~  
7 ~~property is reduced in size below the acreage used to qualify for additional employees under~~  
8 ~~this section, the number of employees shall be proportionately reduced.~~

9 ~~(5)(1) Seasonal employees working less than 21 days per year will not be counted as~~  
10 ~~employees if they are engaged in work directly related to agriculture or forestry.~~

11 .161.2 Type IV home-based businesses pursuant to WCC 20.80.970.

12 . . . . .

13 **.175 Indoor and outdoor, Live commercial entertainment, either indoors or outdoors,;** provided, that:

14 **(1) The use complies with WCC Chapter 5.40 (Outdoor Musical Entertainment, Amusements and**  
15 **Assemblies).**

16 ~~(1)(2)~~ **(2)** The use is located within a Rural 10 Acre (R10A) District, and upon at least a 10-acre  
17 parcel.

18 ~~(2)(3)~~ **(3)** The use requires a rural setting to be compatible with its entertainment theme.

19 ~~(3)(4)~~ **(4)** Maximum attendance is limited to 1,000 persons per day.

20 ~~(4)(5)~~ **(5)** Accessory food service and gift shop activity is limited to five hours per day, liquor  
21 service is prohibited.

22 ~~(5)(6)~~ **(6)** The use shall not exceed maximum environmental noise levels established by state law  
23 (Chapter 173-60 WAC).

24 ~~(6)(7)~~ **(7)** The use will not generate primary traffic flows on local access roads where adjacent  
25 residential density exceeds one unit per five acres.

26 ~~(7)(8)~~ **(8)** Minimum buffering shall be required as established in WCC 20.80.345; provided, that  
27 minimum side and rear yard buffers are at least 50 feet.

28 ~~(8)(9)~~ **(9)** Limited hours and seasons of operation are established.

29 ~~(9)(10)~~ **(10)** One on-premises freestanding sign is permitted only, not to exceed 10 feet in height and  
30 24 square feet in surface area per face, and not exceeding two faces per sign.

31 ~~(10)(11)~~ **(11)** Off-street parking is provided for, consistent with WCC 5.40.040; overnight RV parking  
32 and/or camping is prohibited.

33 . . . . .

34 **Chapter 20.37 POINT ROBERTS TRANSITIONAL ZONE (TZ) DISTRICT**

35 **20.37.100 Accessory uses.**

36 ~~.101 Home-based businesses, occupations~~ pursuant to WCC 20.80.970.

37 **20.37.130 Administrative approval uses.**

38 . . . . .

39 **.134 Type II Home-based Businesses, pursuant to WCC 20.80.970.**

**Commented [CES1]:** Note: This is not considered and HBB. We're just amending it to reference another section of (non-land use) code that also governs live commercial entertainment.

1 **20.37.150 Conditional uses.**

2 . . . . .

3 ~~.157 Type III Home-Based Businesses, pursuant to WCC 20.80.970. Cottage industries employing no~~  
4 ~~more than two people outside the family; provided, that in addition to the conditional use criteria found~~  
5 ~~in WCC 22.05.026:~~

- 6 (1) ~~The hearing examiner, at his or her discretion, may place limitations on the square footage used~~  
7 ~~in an existing or new structure used for a cottage industry and construction of new buildings to~~  
8 ~~house said activity shall not, in any case, exceed 1,250 square feet of total floor area.~~  
9 (2) ~~Where conducted in a structure(s) other than the residence, there is a pattern of legally~~  
10 ~~established existing businesses in structures outside of residences in the immediate vicinity of~~  
11 ~~the proposed cottage industry.~~  
12 (3) ~~The parcel size shall not be less than what is required by the zone district density for two~~  
13 ~~residences.~~  
14 (4) ~~In the event materials will be stored outdoors, the hearing examiner may require adequate~~  
15 ~~landscaping, screening or other devices in order that the material will not be visible by~~  
16 ~~surrounding uses or roads.~~  
17 (5) ~~One non illuminated sign, not to exceed four square feet in size, mounted on the property, is~~  
18 ~~permitted.~~

19 **Chapter 20.40 AGRICULTURAL (AG) DISTRICT**

20 **20.40.100 Accessory uses.**

21 . . . . .

22 ~~.110 Home occupations pursuant to WCC 20.80.970. Type I home-based businesses pursuant to WCC~~  
23 ~~20.80.970.~~

24 . . . . .

25 **20.40.130 Administrative approval uses.**

26 . . . . .

27 ~~.135 Type II home-based businesses pursuant to WCC 20.80.970. Cottage industries employing no more~~  
28 ~~than two people on site, other than family members residing on the premises; provided, that in addition~~  
29 ~~to the criteria found in WCC 22.05.026 and 20.80.980:~~

- 30 (1) ~~The zoning administrator, at his or her discretion, may place limitations on the square footage in~~  
31 ~~an existing or new structure used for a cottage industry and construction of new buildings to~~  
32 ~~house said activity shall not, in any case, exceed 2,500 square feet of total floor area. The total~~  
33 ~~land area used for buildings and outside storage or other uses related to the cottage industry~~  
34 ~~shall not exceed 10,000 square feet or 25 percent of the site, whichever is less.~~  
35 (2) ~~The parcel size shall not be less than one acre.~~  
36 (3) ~~In the event materials will be stored outdoors, the zoning administrator shall require adequate~~  
37 ~~landscaping, screening, or other devices in order that the material will not be visible by~~  
38 ~~surrounding uses or roads.~~  
39 (4) ~~One nonilluminated sign, not to exceed 16 square feet in size, mounted on the property, is~~  
40 ~~permitted. A larger sign up to 32 square feet may be approved by the hearing examiner as a~~  
41 ~~conditional use.~~  
42 (5) ~~Seasonal employees working less than 21 days per year will not be counted as employees if they~~  
43 ~~are engaged in work directly related to agriculture or forestry.~~

1 . . . . .

2 **20.40.150 Conditional uses.**

3 . . . . .

4 ~~.155.1 Type III home-based businesses pursuant to WCC 20.80.970. A cottage industry employing no~~  
5 ~~more than four persons on site, other than family members residing on the premises, and which may be~~  
6 ~~conducted in structures other than the dwelling unit; provided, that in addition to the criteria set forth~~  
7 ~~in WCC 22.05.026 and 20.80.980, the hearing examiner shall find that the cottage industry satisfies the~~  
8 ~~criteria of WCC 20.36.161(1) through (5).~~

9 ~~.155.2 Type IV home-based businesses pursuant to WCC 20.80.970.~~

10 . . . . .

11 **Chapter 20.42 RURAL FORESTRY (RF) DISTRICT**

13 **20.42.100 Accessory uses.**

14 . . . . .

15 ~~.105 Home occupations pursuant to WCC 20.80.970. Type I home-based businesses pursuant to WCC~~  
16 ~~20.80.970.~~

17 . . . . .

18 **20.42.130 Administrative approval uses.**

19 . . . . .

20 ~~.135 Type II home-based businesses pursuant to WCC 20.80.970. Cottage industries employing no more~~  
21 ~~than two people on site, other than family members residing on the premises; provided, that in addition~~  
22 ~~to the criteria found in WCC 22.05.026 and 20.80.980:~~

23 (1) ~~The zoning administrator, at his or her discretion, may place limitations on the square footage in~~  
24 ~~an existing or new structure used for a cottage industry and construction of new buildings to~~  
25 ~~house said activity shall not, in any case, exceed 2,500 square feet of total floor area. The total~~  
26 ~~land area used for buildings and outside storage or other uses related to the cottage industry~~  
27 ~~shall not exceed 10,000 square feet or 25 percent of the site, whichever is less.~~

28 (2) ~~The parcel size shall not be less than one acre.~~

29 (3) ~~In the event materials will be stored outdoors, the zoning administrator shall require adequate~~  
30 ~~landscaping, screening, or other devices in order that the material will not be visible by~~  
31 ~~surrounding uses or roads.~~

32 (4) ~~One nonilluminated sign, not to exceed 16 square feet in size, mounted on the property, is~~  
33 ~~permitted. A larger sign up to 32 square feet may be approved by the hearing examiner as a~~  
34 ~~conditional use.~~

35 (5) ~~Seasonal employees working less than 21 days per year will not be counted as employees if they~~  
36 ~~are engaged in work directly related to agriculture or forestry.~~

37 ~~.136 Forestry related/wood based cottage industries which employ no more than 10 onsite people other~~  
38 ~~than family members residing on the premises, including primary or low intensity secondary processing~~  
39 ~~of timber not permitted in WCC 20.42.053, including fabrication of furniture and fixtures, partitions,~~  
40 ~~shelves and lockers, manufacture, processing, treatment and fabrication of lumber, millwork,~~  
41 ~~miscellaneous wood products, and other wooden building and roofing materials, excluding pulp, paper~~  
42 ~~or plywood mills, conducted in structure(s) other than the dwelling unit; provided, that:~~

- ~~(1) The administrator, at his discretion, in consideration of the surrounding development patterns, property uses and size of the lot on which the proposed cottage industry is locating, may place limitations on the square footage used in an existing or new structure used for a cottage industry. The construction of new buildings to house said activity shall not, in any case, exceed 4,000 square feet of total floor area.~~
- ~~(2) The parcel must access from a collector arterial or higher standard street (this could include shared access).~~
- ~~(3) Minimum parcel size is one acre. Minimum lot size is five acres for buildings which exceed 2,500 square feet of total floor area and/or are constructed of materials which are not of similar materials or scale to a single family residence.~~
- ~~(4) Minimum open space requirement is 40 percent. Adequate buffering is required for both visual screening and noise reduction and must comply with WCC 20.80.345. The administrator may modify the required buffer widths, either reduction or enlargement, on a site specific basis. A finding regarding the rationale for such modification will be entered into the record. Site development should maintain the existing natural vegetation to the greatest extent possible.~~
- ~~(5) All work is conducted within a building, except that uses which are complementary to the Rural Forestry District and which are determined to be harmonious with adjacent parcels may be allowed outdoors.~~
- ~~(6) In the event materials will be stored outdoors, the administrator may require adequate landscaping, screening or other devices in order that the material will not be visible by surrounding uses or roads.~~
- ~~(7) For parcels visible from a state scenic highway, the administrator shall, at his discretion, require additional measures or restrictions to protect scenic vistas.~~
- ~~(8) The operation of the business must comply with county/state noise, air quality and all other applicable regulations.~~
- ~~(9) There is no polluting or hazardous industrial discharge to a public sewer or septic system.~~
- ~~(10) One nonilluminated freestanding sign, visible from the road, and not exceeding six feet in height, may be permitted. One additional nonilluminated sign may be attached to the building for a maximum total signage of 16 square feet. No portion of any sign shall extend above the lowest portion of the roof.~~
- ~~(11) Not more than 10 nonfamily members not residing on the premises can be employed on site.~~
- ~~(12) An application packet shall be submitted on forms provided by the county and must provide a site plan, drawn to scale, which shows the location of existing and proposed structures, includes dimensions of new and proposed structures to property lines, distance to adjacent structures, uses of adjacent parcels, existing vegetative cover and proposed modifications to vegetative cover of proposed site, location of permanent buffers and proposed plant materials for the permanent buffer, including species, sizes and spacing.~~

.....

**20.42.150 Conditional uses.**

.....

.164.1 Type III home-based businesses pursuant to WCC 20.80.970. Cottage industries per the criteria in WCC 20.80.980, excluding those allowed in WCC 20.42.135, and which employ not more than four people outside the family conducted in structure(s) other than the dwelling unit. Such activities will comply with all other provisions of WCC 20.36.161(1) through (5).

.165.2 Type IV home-based businesses pursuant to WCC 20.80.970.

1 . . . . .

2 **Chapter 20.51 LAKE WHATCOM WATERSHED OVERLAY DISTRICT**

3 **20.51.070 Conditional uses.**

4 . . . . .

5 **.071** On-site storage facilities for hazardous wastes associated with permitted uses or conditional uses,  
6 other than ~~home-based businesses cottage industries as defined described~~ in WCC 20.51.095, subject to  
7 the most current siting criteria under Chapter 173-303 WAC within the Rural, Rural Forestry,  
8 Commercial Forestry, Neighborhood Commercial and Resort Commercial Zone Districts only.

9 . . . . .

10 **20.51.080 Prohibited uses.**

11 . . . . .

12 **.095** ~~Any Home-Based Business Cottage industries~~ that would require on-site hazardous waste storage  
13 facilities.

14 **Chapter 20.59 RURAL GENERAL COMMERCIAL (RGC) DISTRICT**

15 **20.59.100 Accessory uses.**

16 . . . . .

17 **.108** Type I home-based businesses pursuant to WCC 20.80.970.

18 **20.59.150 Administrative approval uses.**

19 . . . . .

20 **.153** Type II home-based businesses pursuant to WCC 20.80.970.

21 **Chapter 20.60 NEIGHBORHOOD COMMERCIAL CENTER (NC) DISTRICT**

22 **20.60.100 Accessory uses.**

23 . . . . .

24 **.104** Family day care homes and mini-day care homes; ~~mini-day care homes~~ shall conform to the  
25 requirements of Chapter 110-300 WAC home occupation, WCC 20.80.970.

26

27 **Chapter 20.61 SMALL TOWN COMMERCIAL (STC) DISTRICT**

28 **20.61.100 Accessory uses.**

29 . . . . .

30 **.102** ~~Home occupation pursuant to WCC 20.80.970.~~ Type I home-based businesses pursuant to WCC  
31 20.80.970.

32 . . . . .

33 **.108** Family day care homes and mini-day care homes; ~~mini-day care homes~~ shall conform to the  
34 requirements of Chapter 110-300 WAC home occupation, WCC 20.80.970.

35 **20.61.150 Administrative approval uses.**

36 . . . . .

1 .154 Type II home-based businesses pursuant to WCC 20.80.970.

## 2 **Chapter 20.62 GENERAL COMMERCIAL (GC) DISTRICT**

### 3 **20.62.100 Accessory uses.**

4 . . . . .

5 ~~.104 Family day care homes and mini-day care homes; provided, that mini-day care homes conform to~~  
6 ~~the requirements of Chapter 110-300 WACHome occupation, WCC 20.80.970; and further provided, that~~  
7 ~~such uses require a conditional use permit if located within airport overlay zone 2 or 3 as shown in~~  
8 ~~Whatcom County Comprehensive Plan Appendix H.~~

9 . . . . .

10 .106 Type I home-based businesses pursuant to WCC 20.80.970.

## 11 **Chapter 20.63 TOURIST COMMERCIAL (TC) DISTRICT**

### 12 **20.63.100 Accessory uses.**

13 . . . . .

14 ~~.104 Family day care homes and mini-day care homes; provided, that mini-day care homes conform to~~  
15 ~~the requirements of home occupation, WCC 20.80.970; and further provided, that the single-family~~  
16 ~~residence is a legally nonconforming use.~~

## 17 **Chapter 20.64 RESORT COMMERCIAL (RC) DISTRICT**

18 . . . . .

### 19 **20.64.100 Accessory uses.**

20 . . . . .

21 ~~.104 Home occupations pursuant to WCC 20.80.970, except that one person other than family residing~~  
22 ~~on the premises may be employed. Type I home-based businesses pursuant to WCC 20.80.970.~~

23 . . . . .

24 ~~.120 Family day care homes and mini-day care homes; mini-day care homes shall conform to the~~  
25 ~~requirements of Chapter 110-300 WACHome occupation, WCC 20.80.970.~~

### 26 **20.64.130 Administrative approval uses.**

27 . . . . .

28 .133 Type II home-based businesses pursuant to WCC 20.80.970.

## 29 **Chapter 20.69 RURAL INDUSTRIAL AND MANUFACTURING (RIM) DISTRICT**

### 30 **20.69.100 Accessory uses.**

31 . . . . .

32 ~~.109 Childcare facilities operated by, maintained by or funded by business in the district for the purpose~~  
33 ~~of serving the childcare needs of employees whose place of employment lies within this zone district;~~  
34 ~~provided, that mini-day care home uses in a family dwelling shall conform to the requirements of~~  
35 ~~Chapter 110-300 WACHome occupation, WCC 20.970.~~



1           **Chapter 20.71 WATER RESOURCE PROTECTION OVERLAY DISTRICT**

2   **20.71.150 Conditional uses.**

3   .....

4   **.151** On-site storage facilities for hazardous wastes associated with permitted or conditional uses, other  
5 than ~~cottage industries~~ ~~Home-Based Businesses~~ as ~~defined~~ ~~described~~ in WCC 20.71.215, subject to  
6 the most current siting criteria under Chapter 173-303 WAC within the Rural, Rural Forestry,  
7 Commercial Forestry, Neighborhood Commercial, or Resort Commercial Zone Districts only.

8   .....

9   **20.71.200 Prohibited uses.**

10   .....

11 ~~.215~~ ~~Home-Based Businesses~~ ~~Cottage industries~~ that would require on-site hazardous waste storage  
12 facilities.

13   .....

DRAFT