



Whatcom County

COUNTY COURTHOUSE
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Agenda Bill Master Report

File Number: AB2025-246

File ID:	AB2025-246	Version:	1	Status:	Adopted
File Created:	03/13/2025	Entered by:	CStrong@co.whatcom.wa.us		
Department:	Planning and Development Services Department	File Type:	Ordinance Requiring a Public Hearing		
Assigned to:	Council	Final Action:	04/15/2025		
Agenda Date:	04/15/2025	Enactment #:	ORD 2025-020		
Related Files:					

Primary Contact Email: cstrong@co.whatcom.wa.us

TITLE FOR AGENDA ITEM:

Ordinance amending Whatcom County Code Title 20 (Zoning) regarding home-based businesses

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE:

Ordinance amending Whatcom County Code Title 20 (Zoning) regarding home-based businesses and agritourism activities. The amendments aim to consolidate the existing regulations for home occupations, cottage industries, agritourism activities, and occasional commercial use of noncommercial properties for hosting special events.

HISTORY OF LEGISLATIVE FILE

Date:	Acting Body:	Action:	Sent To:
03/25/2025	Council	INTRODUCED FOR PUBLIC HEARING	Council
		Aye: 6 Buchanan, Byrd, Elenbaas, Galloway, Scanlon, and Stremler	
		Nay: 0	
		Temp Absent: 1 Donovan	
04/15/2025	Council	ADOPTED	
		Aye: 7 Buchanan, Byrd, Donovan, Elenbaas, Galloway, Scanlon, and Stremler	
		Nay: 0	

Attachments: Staff Report, Draft Ordinance, Notice of Hearing after 3.25.2025

PROPOSED BY: _____
INTRODUCTION DATE: _____

ORDINANCE NO. 2025-020

**ADOPTING VARIOUS AMENDMENTS TO WCC TITLE 20 (ZONING) REGARDING HOME-BASED
BUSINESSES**

WHEREAS, The Council's 2023 docket includes item PLN2014-00016, "Amend the Whatcom County Zoning Ordinance to allow "Weddings and Special Events" in specific zone districts through a conditional use permit. Amend WCC 20.97 to define "Special Events" and amend the parking space requirements in WCC 20.80.580."

WHEREAS, Whatcom County Planning and Development Services has proposed amendments to Whatcom County Code Title 20 to fulfill this directive; and,

WHEREAS, The Whatcom County Council reviewed and considered Planning Commission recommendations, staff recommendations, and public comments on the proposed amendments; and

WHEREAS, The County Council hereby adopts the following findings of fact:

FINDINGS OF FACT

1. Whatcom County Planning and Development Services has submitted an application to make amendments to WCC Title 20 (Zoning) regarding home-based businesses.
2. A determination of non-significance (DNS) was issued under the State Environmental Policy Act (SEPA) on May 1, 2023.
3. Notice of the subject amendment was submitted to the Washington State Department of Commerce on April 19, 2023, for their 60-day review. No comments were received.
4. The Planning Commission held a duly noticed public hearing on the proposed amendments on May 25, 2023.
5. The County Council held a duly noticed public hearing on the proposed amendments on September 12, 2023, and another on April 15, 2025.
6. The amendments are consistent with Comprehensive Plan goals and policies listed in section IV of this staff report.
7. In addition, many of the amendments shown in Exhibit A are solely to fix grammar and have more concise language.

CONCLUSIONS

1. The amendments to the development regulations are the public interest.
2. The amendments are consistent with the Whatcom County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Whatcom County Council that:

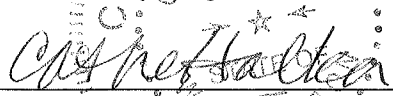
Section 1. Amendments to the Whatcom County Code are hereby adopted as shown in Exhibit A.

Section 2. Staff is authorized to work with Code Publishing to correct and scrivener's errors and update any cross-references made ineffective by these amendments.

ADOPTED this 15th day of April, 2025.

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY WASHINGTON


ATTEST: COUNTY


Cathy Halka, Council Clerk


Kaylee Galloway, Council Chair

APPROVED as to form:

/s/approved via email by Kellen Kooistra/LB
Civil Deputy Prosecutor

☒ Approved () Denied

Satpal Sidhu, County Executive

Date: 4-17-25

Exhibit A: Amendments to WCC Title 20 (Zoning) Regarding Home-Based Businesses & Agritourism

WCC TITLE 20 ZONING

Chapter 20.80 SUPPLEMENTARY REQUIREMENTS

.....

20.80.400 Sign controls.

.....

20.80.470 Exemptions.

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

.....

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

20.80.500 Off-street parking and loading requirements.

.....

20.80.580 Parking space requirements.

.....

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

.....

20.80.690 Cannabis – Production and processing facilities.

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

.....

(c) Cannabis production and processing are not allowed as a home-based business.

20.80.691 Cannabis – Retail sales facilities.

.....

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

20.80.970 Home-Based Businesses

(1) There are four types of home-based businesses: Type I, Type II, Type III, and Type IV, as distinguished below.

(2) **Prohibited Uses.** The following uses and activities are prohibited as home-based businesses: mortuaries and funeral homes; live commercial entertainment; postal services; shooting ranges; coffee roasters; semi-truck storage; self-service storage facilities; automobile, truck, and heavy

equipment repair or auto body work and painting; cannabis production, processing, or retail sales; primary manufacture of petroleum products, rubber, plastics, chemicals, asbestos or metal products; or similar activities.

(3) **Exemptions.** The following uses and activities are not considered home-based businesses:

(a) Day care homes (regulated pursuant to WAC Chapter 110-300.

(b) Type I and II agritourism activities (see WCC 20.80.972).

(4) **General Standards.** All Type I, II, III, and IV home-based businesses shall be subject to the following requirements, which shall be regarded as cumulative regardless of the number of home-based businesses on the site:

(a) The use of the property for home-based businesses shall be clearly incidental to its use as a residence.

(b) The size and scale of the operation shall be compatible with the character of the surrounding neighborhood, and any impacts may not exceed the intensity to those generated by other uses allowed in the zone.

(c) There shall be no change in the outside appearance of the building(s) or premises or other visible evidence of a home-based business inconsistent with the character of the dwelling or neighborhood.

(d) The home-based business may be conducted within any legal principal or accessory dwelling unit or structure. Home-based businesses may be conducted by residents of a principal dwelling unit and/or an accessory dwelling unit. The presence of one home occupation does not preclude a resident of another legally established dwelling unit on the property from also conducting a home occupation.

(e) Any need for parking generated by the conduct of such home-based businesses shall generally comply with the off-street parking requirements of WCC 20.80.500. In addition, parking shall be provided for nonresident employees. Parking of vehicles associated with the home-based business is permitted anywhere that parking is permitted on the lot.

(f) The home-based business shall be conducted so that noise, fumes, odor, smoke, dust, light, glare, vibration, electrical interference, and other similar impacts are not detectable by sensory perception at or beyond the property line of the lot where the home occupation is located.

(g) On-site sales in connection with home-based businesses are limited to merchandise handcrafted on-site or items accessory to a service (i.e., hair care products for a beauty salon). In no case shall home-based businesses consist only of on-site retail sales. Telephone, mail order catalog, e-commerce, or other electronic commerce sales are allowed if merchandise is delivered (i.e., not picked up by the buyer on site).

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

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

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

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

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

- 1 (5) **Type I Home-Based Businesses.** In addition to the requirements of subsection (4), Type I home-
2 based businesses shall be subject to the following requirements:
3 (a) No more than two people at any one time, other than household members residing on the
4 premises, shall be engaged in the businesses.
5 (b) Customers/clients are prohibited on the premises prior to 7:00 a.m. and after 8:00 p.m. unless
6 an exception is specifically granted by the Director.
7 (c) Type I home-based businesses shall not exceed a total of 500 square feet of building floor area in
8 the EI, UR, URM, & URM-X districts, or 1,250 square feet in the other districts where allowed,
9 whether located in the primary dwelling, accessory structure(s), or combination thereof.
10 (d) The maximum nameplate horsepower rating of the electrical motors of any single piece of
11 machinery operating shall be 5 horsepower. The electrical service shall not exceed 200 amps.
12 (e) One business-related vehicle up to 18,000 pounds gross vehicle weight is allowed for use on site.
13 (f) There shall be no outside display or storage of materials, merchandise, or equipment.
14 (g) Clients are limited to one at any one time, not to exceed 5 clients per day.
15 (h) The number of trips related to the business shall not exceed 5 per day.
16 (6) **Type II Home-Based Businesses.** In addition to the requirements of subsection (4), Type II home-
17 based businesses shall be subject to the following requirements:
18 (a) The parcel size shall not be less than 1 acre.
19 (b) No more than two people at any one time, other than household members residing on the
20 premises, shall be engaged in the businesses.
21 (c) Customers/clients are prohibited on the premises prior to 7:00 a.m. and after 8:00 p.m. unless
22 an exception is specifically granted by the Director.
23 (d) Type II home-based businesses shall not exceed a total of 500 square feet of building floor area
24 in the EI, UR, URM, & URM-X districts, or 1,750 square feet in the other districts where allowed,
25 whether located in the primary dwelling, accessory structure(s), or combination thereof.
26 (e) If materials are to be stored outdoors, adequate landscaping, screening, or other screening
27 devices shall be required so the material will not be visible from surrounding uses or roads.
28 (f) Two business-related vehicles up to 18,000 pounds gross vehicle weight are allowed for use on
29 site.
30 (g) Clients are limited to one at any one time, not to exceed 10 clients per day.
31 (h) The number of trips related to the business shall not exceed 10 per day.
32 (7) **Type III Home-Based Businesses.** In addition to the requirements of subsection (4), Type III home-
33 based businesses shall be subject to the following requirements:
34 (a) No more than four people at any one time, other than household members residing on the
35 premises, shall be engaged in the businesses.
36 (b) Customers/clients are prohibited on the premises prior to 7:00 a.m. and after 8:00 p.m. unless
37 an exception is specifically granted by the Director.
38 (c) Type III home-based businesses shall not exceed a total of 2,500 square feet of building floor
39 area whether located in the primary dwelling, accessory structure(s), or combination thereof.
40 (d) The parcel size shall not be less than 5 acres.
41 (e) If materials are to be stored outdoors, adequate landscaping, screening, or other screening
42 devices shall be required so the material will not be visible from surrounding uses or roads.
43 (f) Three business-related vehicles up to 18,000 pounds gross vehicle weight are allowed and one
44 vehicle in excess of 18,000 pounds gross vehicle weight is allowed for use on site.
45 (g) Clients are limited to one at any one time, not to exceed 20 clients per day.
46 (h) The number of trips related to the business shall not exceed 20 per day.

- (8) **Type IV Home-Based Businesses (or Event Facilities).** Properties commercially used for hosting social events such as wedding receptions, seminars, private parties, or similar activities are considered Type IV home-based businesses. In addition to the requirements of subsection (4), Type IV Home-Based Businesses shall be subject to the following:
- (a) The parcel size shall not be less than 10 acres, though said “parcel” may be comprised of contiguous smaller parcels. These parcels must have common ownership, be leased, or be licensed to the applicant. However, if the total parcel(s) size drops so that a minimum of 10 contiguous acres no longer exists then the permit issued for the Type IV Home-Based Business shall become null and void.
 - (b) The use shall be limited to a maximum of 36 events per year.
 - (c) A maximum of 300 guests per day shall be permitted for any one event. The trip limits and restriction on the number clients for Type I – III home-based businesses shall not apply to this use.
 - (d) Amplified music for events shall comply with the Class A Residential Source to Residential Receiving Property Standards of WAC 173-60-040. Amplified music is only permitted between the hours of 9:00 AM and 10:00 PM. Amplified music may be permitted outside of these hours if requested, however; a noise study may be required.
 - (e) Events are prohibited before 9:00 AM and after 11:00 PM.
 - (f) The operator shall be present during all events.
 - (g) Parking shall generally conform to the requirements of WCC 20.80.500. Off-site parking may be permitted if an off-site parking and shuttle plan is approved.
 - (h) Minimum buffering shall be required as established in WCC 20.80.345; provided, that minimum side and rear yard buffers are at least 50 feet. Existing vegetation may be used as buffers. Buffer widths can be decreased from 50-feet if the objectives of this section can be accomplished through additional vegetative screening.
 - (i) If access to the event facility is from a private, shared driveway/road, the applicant shall submit letters from all owners in interest stating that they approve of the use of the road for this purpose.
 - (j) A parking and traffic control plan shall be submitted for approval.
 - (k) Applicants shall submit plans describing how adequate sanitation and potable water facilities will be provided.

20.80.972 Agritourism Activities.

(1) Classifications.

- (a) **Type I** agritourism activities are those that are:
 - i. primarily outdoors; and,
 - ii. have no more than:
 - 1. 500 square feet of building space used for the activity in the Rural or Rural Forestry districts; or
 - 2. 2,000 square feet of building space used solely for the activity, or within a building of any size that has the dual use of other agricultural activity, in the Agriculture district.

(b) **Type II** agritourism activities are those that exceed the Type I thresholds.

- i. Activities such as farm festivals, barn parties, and camping may be considered Type II agritourism activities only if limited to eight weekends per year; otherwise, they are considered and regulated as a Type IV Home-Based Business (see WCC 20.80.970).

(2) **General Standards.** All Type I and II Agritourism Activities shall be subject to the following requirements:

- (a) Adequate facilities shall be provided, if necessary, for parking, traffic control, sanitation, potable water, and public health and safety.
- (b) If the activity includes retail sales, only agricultural or forestry products produced on the subject property may be sold.
- (c) No traffic shall be generated by such cottage industry in greater volume than would normally be expected in the applicable zoning district and appropriate for the road classification which serves the property.

.....Chapter 20.97 DEFINITIONS

.....

Agritourism Activities.

In general, agritourism activities are any activities carried out on a farm or ranch whose primary business activity is agriculture or ranching and that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities including, but not limited to: self-harvest activities for consumers, farming; ranching; historic, cultural, and on-site educational programs; recreational farming programs; guided and self-guided tours; petting zoos; corn mazes; harvest-your-own operations; hayrides; and horseback riding.

Home-Based Business.

A home-based business is a commercial enterprise for which the principal administrative and managerial activities take place within an individual's personal residence. Home-based businesses must remain incidental to the residential use pursuant to the standards of WCC 20.80.970.

.....

Rural business designation (Type III LAMIRD).

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

Chapter 20.20 URBAN RESIDENTIAL (UR) DISTRICT

20.20.100 Accessory uses.

.101 Type I home-based businesses pursuant to WCC 20.80.970.

1

2 **20.20.130 Administrative approval uses.**

3

4 **.133** Type II home-based businesses pursuant to WCC 20.80.970.

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

6 **20.22.100 Accessory uses.**

7

8 **.101** Type I home-based businesses pursuant to WCC 20.80.970.

9

10 **20.22.130 Administrative approval uses.**

11

12 **.134** Type II home-based businesses pursuant to WCC 20.80.970.

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

14 **20.24.100 Accessory uses.**

15

16 **.101** Type I home-based businesses pursuant to WCC 20.80.970.

17

18 **20.24.130 Administrative approval uses.**

19

20 **.135** Type II home-based businesses pursuant to WCC 20.80.970.

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

22 **20.32.100 Accessory uses.**

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

24

25 **20.32.130 Administrative approval uses.**

26

27 **.135** Type II home-based businesses pursuant to WCC 20.80.970.

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

30

31 **20.34.100 Accessory uses.**

32 **.101** Type I home-based businesses pursuant to WCC 20.80.970.

33

20.34.130 Administrative approval uses.

.....

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

.....

20.34.170 Limited use near shoreline.

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

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

Chapter 20.35 ELIZA ISLAND (EI) DISTRICT

20.35.100 Accessory uses.

.101 Type I home-based businesses, pursuant to WCC 20.80.970.

.....

20.35.130 Administrative approval uses.

.....

.132 Type II home-based businesses pursuant to WCC 20.80.970.

.....

Chapter 20.36 RURAL (R) DISTRICT

20.36.100 Accessory uses.

.101 Type I home-based businesses pursuant to WCC 20.80.970.. . . .

.015 (1) The usual wholesale marketing activities associated with the agriculture, aquaculture, forestry, and mineral resource uses permitted in this district.

- (1) Type I Agritourism activities pursuant to WCC 20.80.972.

20.36.130 Administrative approval uses.

.....

.133 Type II Agritourism activities pursuant to WCC 20.80.972.

.....

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

.....

20.36.150 Conditional uses.

.....

.161.1 Type III home-based businesses pursuant to WCC 20.80.970.

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

.....

.175 Live commercial entertainment, either indoors or outdoors, provided, that:

- (1) The use complies with WCC Chapter 5.40 (Outdoor Musical Entertainment, Amusements and Assemblies).
- (2) The use is located within a Rural 10 Acre (R10A) District, and upon at least a 10-acre parcel.
- (3) The use requires a rural setting to be compatible with its entertainment theme.
- (4) Maximum attendance is limited to 1,000 persons per day.
- (5) Accessory food service and gift shop activity is limited to five hours per day, liquor service is prohibited.
- (6) The use shall not exceed maximum environmental noise levels established by state law (Chapter 173-60 WAC).
- (7) The use will not generate primary traffic flows on local access roads where adjacent residential density exceeds one unit per five acres.
- (8) Minimum buffering shall be required as established in WCC 20.80.345; provided, that minimum side and rear yard buffers are at least 50 feet.
- (9) Limited hours and seasons of operation are established.
- (10) One on-premises freestanding sign is permitted only, not to exceed 10 feet in height and 24 square feet in surface area per face, and not exceeding two faces per sign.
- (11) Off-street parking is provided for, consistent with WCC 5.40.040; overnight RV parking and/or camping is prohibited.

.....

Chapter 20.37 POINT ROBERTS TRANSITIONAL ZONE (TZ) DISTRICT

20.37.100 Accessory uses.

.101 Home-based businesses, pursuant to WCC 20.80.970.

20.37.130 Administrative approval uses.

.....

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

20.37.150 Conditional uses.

.....

.157 Type III home-based businesses, pursuant to WCC 20.80.970.

Chapter 20.40 AGRICULTURAL (AG) DISTRICT

20.40.100 Accessory uses.

.....

.102 (1) Wholesale marketing activities provided the activity is accessory to the provisions of WCC 20.40.051.

(2) Type I Agritourism activities pursuant to WCC 20.80.972.

1

2 **.110** Type I home-based businesses pursuant to WCC 20.80.970.

3

4 **20.40.130 Administrative approval uses.**

5

6 **.135** Type II home-based businesses pursuant to WCC 20.80.970.

7 **.136** Type II Agritourism activities pursuant to WCC 20.80.972.

8

9 **20.40.150 Conditional uses.**

10

11 **.155.1** Type III home-based businesses pursuant to WCC 20.80.970.

12 **.155.2** Type IV home-based businesses pursuant to WCC 20.80.970.

13

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

16 **20.42.100 Accessory uses.**

17

18 **.103** (1) The usual wholesale marketing activities associated with the agriculture, aquaculture, forestry,
19 and mineral resource uses permitted in this district.

20 (2) Type I Agritourism activities pursuant to WCC 20.80.972.

21

22 **.105** Type I home-based businesses pursuant to WCC 20.80.970.

23

24 **20.42.130 Administrative approval uses.**

25

26 **.133** Type II Agritourism activities pursuant to WCC 20.80.972.

27

28 **.135** Type II home-based businesses pursuant to WCC 20.80.970.

29

30 **20.42.150 Conditional uses.**

31

32 **.164.1** Type III home-based businesses pursuant to WCC 20.80.970.

33 **.165.2** Type IV home-based businesses pursuant to WCC 20.80.970.

34

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

36 **20.51.070 Conditional uses.**

37

1 **.071** On-site storage facilities for hazardous wastes associated with permitted uses or conditional uses,
2 other than home-based businesses as described in WCC 20.51.095, subject to the most current siting
3 criteria under Chapter 173-303 WAC within the Rural, Rural Forestry, Commercial Forestry,
4 Neighborhood Commercial and Resort Commercial Zone Districts only.

5

6 **20.51.080 Prohibited uses.**

7

8 **.095** Any Home-Based Business that would require on-site hazardous waste storage facilities.

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

10 **20.59.100 Accessory uses.**

11

12 **.108** Type I home-based businesses pursuant to WCC 20.80.970.

13 **20.59.150 Administrative approval uses.**

14

15 **.153** Type II home-based businesses pursuant to WCC 20.80.970.

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

17 **20.60.100 Accessory uses.**

18

19 **.104** Family day care homes and mini-day care homes; day care homes shall conform to the
20 requirements of Chapter 110-300 WAC.

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

23 **20.61.100 Accessory uses.**

24

25 **.102** Type I home-based businesses pursuant to WCC 20.80.970.

26

27 **.108** Family day care homes and mini-day care homes; day care homes shall conform to the
28 requirements of Chapter 110-300 WAC.

29 **20.61.150 Administrative approval uses.**

30

31 **.154** Type II home-based businesses pursuant to WCC 20.80.970.

32 **Chapter 20.62 GENERAL COMMERCIAL (GC) DISTRICT**

33 **20.62.100 Accessory uses.**

34

35 **.104** Family day care homes and mini-day care homes; provided, that day care homes conform to the
36 requirements of Chapter 110-300 WAC; and further provided, that such uses require a conditional use

1 permit if located within airport overlay zone 2 or 3 as shown in Whatcom County Comprehensive Plan
2 Appendix H.

3

4 **.106** Type I home-based businesses pursuant to WCC 20.80.970.

5 **Chapter 20.63 TOURIST COMMERCIAL (TC) DISTRICT**

6 **20.63.100** Accessory uses.

7

8 **Chapter 20.64 RESORT COMMERCIAL (RC) DISTRICT**

9

10 **20.64.100** Accessory uses.

11

12 **.104** Type I home-based businesses pursuant to WCC 20.80.970.

13

14 **.120** Family day care homes and mini-day care homes; mini-day care homes shall conform to the
15 requirements of Chapter 110-300 WAC.

16 **20.64.130** Administrative approval uses.

17

18 **.133** Type II home-based businesses pursuant to WCC 20.80.970.

19 **Chapter 20.69 RURAL INDUSTRIAL AND MANUFACTURING (RIM) DISTRICT**

20 **20.69.100** Accessory uses.

21

22 **.109** Childcare facilities operated by, maintained by or funded by business in the district for the purpose
23 of serving the childcare needs of employees whose place of employment lies within this zone district;
24 provided, that mini-day care home uses in a family dwelling shall conform to the requirements of
25 Chapter 110-300 WAC.

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

27 **20.71.150** Conditional uses.

28

29 **.151** On-site storage facilities for hazardous wastes associated with permitted or conditional uses, other
30 than home-based businesses as described in WCC 20.71.215, subject to the most current siting criteria
31 under Chapter 173-303 WAC within the Rural, Rural Forestry, Commercial Forestry, Neighborhood
32 Commercial, or Resort Commercial Zone Districts only.

33

34 **20.71.200** Prohibited uses.

35

36 **.215** Home-based businesses that would require on-site hazardous waste storage facilities.

37