

To: King County

9 August, 2016

From: Hollywood Hill Association

Re: Sammamish Valley Area Wine and Beverage Industry Study

## **Home Occupations, Home Industries and Bed & Breakfasts**

There is an increasing trend to utilize RA-zoned properties purely for commercial purposes. Many of these claim to be “Home Occupations”, even though the property is not the residence of the business owner(s).

We should put the “home” back in “Home”. The proposed changes to “Home Occupation” and “Home Industry” codes, below, would be a return closer to the spirit of pre-2008 KC codes and would more clearly protect our Rural neighborhoods from incompatible commercial or business development.

Other existing regulations (floor space, visitor parking, hours of operation, # of employees, etc) would likely remain as they are.

We urge the following elements to be incorporated into King County code:

**Home Occupations** (permitted) def. 21A.06.610, 21A.08.030 and 21A.30.085

1 - Home Occupations defined and permitted only as an auxiliary use on property used as the **business owner’s primary residence**.

Prior to the 2008 CP Update, business owner occupancy was specified in KC codes, but was removed with that update cycle. This has resulted in predicted problems. It should be replaced.

If a Home Occupation business is owned by multiple entities, the business owner(s) with a controlling interest in the business (>50%) must use the property as his/her/their primary residence.

Along with this change, criteria should be established as to what constitutes proof of a “primary residence”.

**2 - Auxiliary structures** – permitted only for **storage** of items in conjunction with a Home Occupation. Use for activities of the Home Occupation NOT permitted without a CUP (see Home Industries).

**3 - Alcoholic beverage sales** – Only products made on-site may be sold at the property. Sales of products produced off-site should not be permitted (other than items such as the materials used for packaging the products and primary agricultural components such as grape juice, fruit, etc).

**Home Industries** (conditional) def. 21A.06.605, 21A.08.030 and 21A.30.090

**1 - Home Industries** permitted only as an auxiliary use on property used as the **business owner's primary residence**.

Prior to the 2008 CP Update, business owner occupancy was specified in KC codes, but was removed with that update cycle. This has resulted in predicted problems. It should be replaced.

If a Home Industry business is owned by multiple entities, the business owner(s) with a controlling interest in the business (>50%) must use the property as his/her/their primary residence.

Along with this change, criteria should be established as to what constitutes proof of a "primary residence".

**2- Auxiliary structures may be used for activities associated with the Home Industry**, conditional on meeting applicable KC site-specific standards (CUP). Size limits on such auxiliary structures should be specified.

**3 - Alcoholic beverage sales** – Only products made on-site may be sold at the property. Sales of products produced off-site should not be permitted (other than items such as the materials used for packaging the products and primary agricultural components such as grape juice, fruit, etc).

**Bed & Breakfast, Guesthouse** def. 21A.06.090, 21A.08.030.p.9

Clarify code to state that such use is permitted only accessory to use of the property as the primary residence of the business owner.

“Business owner” defined as the owner of at least 51% of the business.

Along with this change, criteria should be established as to what constitutes proof of a “primary residence”.