



Community Development Department

203 S. Pacific Avenue, PO Box 819 Kelso, WA 98626



August 2017

Welcome New Home Business

The City of Kelso is very pleased that you have decided to invest in the community you live in by starting a home business. We know at this time there are a lot of things for you to address but we want to take a moment to bring the regulations pertaining to home businesses to your attention.

If you want more information regarding ordinances within Kelso that may pertain to your home or business be sure to visit the City's website at www.kelso.gov. You will find a link to the ordinances under the "Your Government" tab. If you need help interpreting this code or have other questions regarding development in the City feel free to contact Community Development at 360.577.3320.

Again, Welcome and best wishes for your new venture.

Community Development

17.22.050 Home businesses.

A. The residents of a dwelling unit may conduct a business(es) in their home subject to the following provisions:

1. Uses identified in the Table of Permitted Uses as being permitted in a residential zone such as day care, transitional housing, group homes, and bed and breakfast inns are not considered home businesses, and are not subject to the provisions of this section.
2. A city of Kelso business license shall be obtained and maintained in good standing at all times.
3. Hours of operation shall occur between 7:00 a.m. and 10:00 p.m. unless otherwise authorized by the city.
4. Home business activities shall be conducted within the dwelling unit and/or inside the garage by members of the family residing in the dwelling only. No outside employees shall work on site.
5. There shall be no outside storage of materials, supplies, or display of goods or equipment of any kind related to the home business.
6. No goods or merchandise shall be displayed such that they are visible from public rights-of-way or adjacent properties.
7. There shall be no business activities conducted outside of the residence or garage.
8. There shall be no exterior evidence of the home business, other than a permitted sign, that would cause the premises to differ from its residential appearance and character (e.g., outward physical appearance; lighting; the generation/emission of noise, fumes, or vibrations) as determined by the city using normal senses and from any lot line, or create

visible or audible interference in radio or television reception or cause fluctuations in line voltage outside the home occupation.

9. On-site retail sale of goods not produced, processed or fabricated on the premises is prohibited, unless:

- a. The sale of items is incidental to a permitted home occupation (e.g., a barber shop that sells hair-care products, etc.); or
- b. The sale of the items is through the Internet and the products are distributed through the U.S. Postal Service or private delivery service such as UPS or FedEx.

10. Any need for any customer parking created by the home business shall be provided on site; provided, that with the exception of existing driveways, no parking shall be allowed in setbacks or buffers.

11. No on-street parking of customers or commercial vehicles associated with the business is allowed.

12. No traffic shall be generated by a home business in greater volumes than normally expected in a residential neighborhood.

13. Only one sign is permitted to advertise a home business. The sign shall be no larger than two square feet in area, nonilluminated, and must be attached to the dwelling.

14. Windows may not be used to display commercial messages.

B. The following uses may be permitted as a home business in the city:

1. Beauty parlor, barber shop, or salon (one chair only);
2. Professional services such as accounting or business consulting;
3. Tutoring;
4. Music instruction;
5. Interior design;
6. Construction or assembly of products for sale off site;
7. Manufacturer's representative; and
8. Other business activities as determined by the city that meet all of the criteria of this section.

C. Uses Not Permitted as Home Businesses. The following business activities may not be permitted as home businesses:

1. Secondhand stores or junk yards;
2. Any use generating, storing, or utilizing hazardous waste;
3. Kennels;
4. Automotive servicing, maintenance, or repairs;
5. Restaurants/eating, drinking establishments;
6. Storage of vehicles, boats, or equipment;
7. Adult entertainment;
8. Marijuana production, processing, sales or medical cooperatives; and
9. Other uses as determined by the city to not meet the criteria of this section. (Ord. 3889 § 3 (Exh. A), 2017)