



Planning Department

Home Profession Procedure

AHMC
(Airway Heights Municipal Code)
17.04.010

1208 S. Lundstrom, 13120 W. 13th Ave., Airway Heights, WA. 99001 Phone: 509.244.2552 Fax: 509.244.4746

Home Profession (AHMC17.04.010)

"A profession or craft, excluding an adult bookstore or adult entertainment establishment, carried on within a residence by the occupants, which activity is clearly incidental to the use of said residence as a dwelling and does not change the residential character of the dwelling or neighborhood, and is conducted in such a manner as to not give any outward appearance of a business in the ordinary meaning of the term."

HOME PROFESSION

Home professions are typically low-impact uses carried out in the home of the primary residents, excluding adult oriented activities. Home professions are accessory to the residential use of the property and do not change the residential character of the property by maintaining the outward appearance of the dwelling.

WHAT TO SUBMIT

All applications shall include the following, including any additional information deemed necessary by the City Planner:

- Payment of appropriate fees
- Completed General Land Use Application Form

Upon receipt of the above information, a Home Profession permit shall be issued by the City Planner.

GENERAL STANDARDS

The following standards must be met for all home professions:

1. There shall be no exterior alteration to the dwelling that changes the residential appearance or character thereof;
2. The use, including all storage space, shall not occupy more than forty-nine percent (49%) of the residence's livable floor area. No home profession shall occupy a detached accessory building. All storage areas shall be enclosed within the residence.
3. Only members of the family who reside on the premises shall be engaged in the home profession;
4. Signage standards shall be provided in accordance with the requirements of Chapter 17.24 AHMC;
5. There shall be no window display nor shall sample commodities be displayed outside the building, except that horticultural and floricultural products grown on the premises may be so displayed;
6. There shall be no stock stored nor commodity kept for sale on the premises which is not necessary to the profession or craft;

7. All material or mechanical equipment shall be used in a manner as to be in compliance with WAC 173-60 regarding noise;
8. Traffic generated, which exceeds the following standards, shall be prima facie evidence that the activity is a primary business and not a home profession:
 - a) The parking of more than two (2) customer vehicles at any one (1) time;
 - b) The use of loading docks or other mechanical loading devices;
 - c) Deliveries of materials or products at such intervals so as to create a nuisance to the neighborhood.
9. The hours of operation for a home profession shall be limited from seven (7) a.m. to ten (10) p.m. The applicant shall specify on the home profession permit the hours of operation.
10. A home profession permit shall be issued by the planning department per fee established by city council resolution.

Typically, a home profession which grows beyond those standards listed above must locate in areas which are appropriately zoned for the type of use or business.

CONTACTS

City of Airway Heights

Planning Department	509.244.2552
Building Department	509.244.5514
Fire Department	509.244.3322
Public Works	509.244.5429

DISCLAIMER

This form is not intended to be a complete and comprehensive list of all information that will be required as projects vary in complexity and scope. It is the responsibility of the applicant to provide all necessary information. It is highly recommended that the applicant visit the Planning Department prior to submitting a formal application.