

ORDINANCE NO. 1214

THE CITY OF WOODLAND, WASHINGTON

AN ORDINANCE AMENDING WMC 17.16.100(E) TO REDEFINE HOME OCCUPATION REVIEW CRITERIA RELATED TO TRAFFIC GENERATION AND TO MAKE CONSISTENT WITH WMC 17.52 REGARDING SIGN REQUIREMENTS AND AUTHORIZING PUBLICATION BY SUMMARY.

WHEREAS, pursuant to RCW 35A.11.020 and the Constitution of the State of Washington, Article 11, Section 11, cities have the power to enact regulations in the interest of the health, safety and welfare of their residents;

WHEREAS, all procedural requirements of the Woodland Municipal Code (WMC) for these amendments have been met;

NOW THEREFORE, be it hereby ordained by the City Council of the City of Woodland as follows:

Section 1. Code Amendments. Highlighted and italicized text is proposed to be added to the current code, while text that is struck through is proposed to be eliminated from the current code.

WMC 17.16.100. Criteria and standards for accessory uses.

E. Home occupations which meet the following criteria:

1. The resident operator shall obtain a business license, which shall be renewed annually;
2. The home occupation shall employ no more than one person in addition to those who are residents of the dwelling;
3. The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, exhausts, or vibrations that carry beyond the premises;
4. ~~The home occupation shall have no advertising, display, or other indications of a home occupation on the premises;~~ *Signs indicating the presence of a home occupation must meet standards set forth in WMC Chapter 17.52;*
5. No storage or display of goods shall be visible from the outside of the structure;
6. No highly explosive or combustible material shall be used or stored on the premises. No activity shall be allowed that would interfere with radio or television transmission in the area, nor

shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line;

7. ~~A home occupation shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located;~~

7. Traffic generated which exceeds the following standards shall be prima facie evidence that the activity is a primary business and not a home occupation:

- a. The parking of more than two (2) customer vehicles at any one time, so long as customer parking does not displace or impede the use of off-street parking spaces for neighboring dwelling units.*
- b. More than eight (8) clients or customers coming to the site each day, except that home day cares may have as many trips as required for the number of allowed children per the State Department of Social and Health Services (DSHS) requirements.*
- c. No customer visits or workers arriving or departing before 7:00 a.m. or after 8:00 p.m., with the exception of home day cares.*
- d. The use of loading docks or other mechanical loading devices.*
- e. Home occupations shall have no more than one (1) delivery per week by commercial motor vehicle, excluding courier and mail services;*

8. Materials, goods or commodities shall be delivered to or from the home occupation only from 8:00 a.m. to 6:00 p.m. Monday through Friday.

9.8. Merchandise shall not be offered for direct sale within the residence, accessory structure, or on-site;

10.9. No commercially licensed vehicles over ~~fourteen~~ *ten* thousand ~~five hundred~~ *(14,500)* pounds gross ~~vehicle~~ weight ~~rating~~ *(GVWR)* capacity shall be utilized in the business. No more than one type of commercially licensed vehicle under ~~ten~~ *fourteen* thousand ~~five hundred~~ *(14,500)* pounds gross ~~vehicle~~ weight ~~rating~~ *(GVWR)* capacity shall be utilized in the business on the premises;

Section 2. Savings. The ordinance, or portions of the ordinance, which are amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

Section 3. Severability. If any section sentence, clause or phase of this ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this ordinance shall remain valid and in full force and effect.

Section 4. Effective Date. This ordinance shall be effective five days after publication and shall be published according to the law.

ADOPTED IN OPEN MEETING the 20th day of June, 2011.

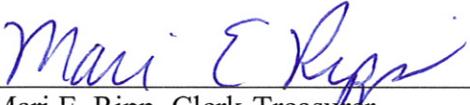
CITY OF WOODLAND, WASHINGTON

Approved:



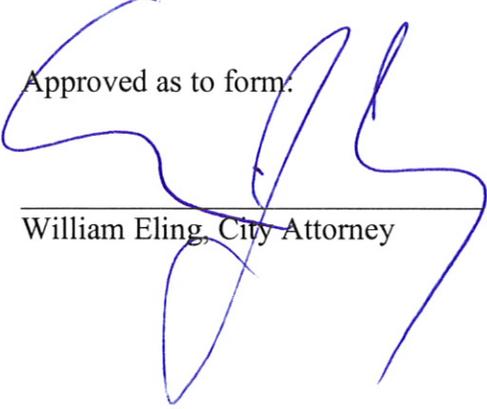
Charles E. Blum, Mayor

Attest:



Mari E. Ripp, Clerk-Treasurer

Approved as to form:



William Eling, City Attorney

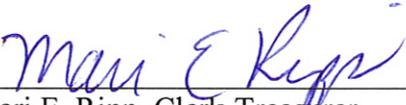
SUMMARY OF ORDINANCE NO. 1214
OF THE CITY OF WOODLAND, WASHINGTON

On June 20, 2011 the City Council of the City of Woodland, Washington, approved Ordinance No. 1214 the main point of which may be summarized by its title as follows:

AN ORDINANCE AMENDING WMC 17.16.100(E) TO REDEFINE HOME OCCUPATION REVIEW CRITERIA RELATED TO TRAFFIC GENERATION AND TO MAKE CONSISTENT WITH WMC 17.52 REGARDING SIGN REQUIREMENTS; AND AUTHORIZING PUBLICATION BY SUMMARY.

The full text of this ordinance will be mailed upon request.

APPROVED by the City Council at their meeting of June 20, 2011.



Mari E. Ripp, Clerk-Treasurer

Published: June 29, 2011
Effective: July 4, 2011