



CITY OF DAYTON

Department of Planning
111 S. 1ST Street, Dayton, WA 99328
509-540-6747
kscharer@daytonwa.com

Home Businesses in Residential Areas DMC 11-03.060. - Limits on businesses.

It is the intent of this chapter to permit any legal economic activity in a residential unit to the extent that the business activity does not detract from the residential character of the neighborhood and the activity does not create a nuisance (noise, odors, visual blight, etc.) to neighbors. Businesses in residential zones must conform to the following requirements:

- A. Unless the business use is a conditional use authorized in this chapter and the business has been specifically reviewed and approved, the business must be a use that is accessory to a principal residential use and the area used only for the business use cannot occupy more than 40 percent of the gross floor area of all structures on a lot;
- B. Traffic and parking volumes created by the business may not create a detrimental effect on the surrounding residential uses and generally should not exceed ten vehicles arriving and departing per day and should not result in on street parking that takes up parking space beyond the lot frontage where the business is located;
- C. The business may not produce odor, gas, vibrations, noise, magnetic interference, or other elements that are detrimental to the surrounding residential uses;
- D. The noise level of the work in the business may not exceed normal residential noise levels;
- E. No items related to the business may be stored outside;
- F. The business may not employ on-site more than two people who are not residents of the dwelling unit on the lot where the work is occurring;
- G. No business related window displays, or exterior displays are permitted and no structures can be built on the lot that reflect any use other than a residential use; and
- H. Identification signs may not exceed three square feet in area and may not rotate, flash, be internally lighted or include changing image, changing message or message boards or be installed on a roof.

(Ord. No. 1841, § 2(Att. B), 11-12-2013)