

# Home Occupations

## DEVELOPMENT & USE REVIEW



17425 Ballinger Way NE  
Lake Forest Park, WA 98155  
206-368-5440

Lake Forest Park [Municipal Code 18.50.040](#) regulates business activity that takes place in the home. If you are considering a home occupation, or are already operating a business from your home, this bulletin can help you determine what regulations apply to your business.

### Home occupations are permitted uses subject to the following criteria:

**Main Residence.** Home occupations shall be carried on entirely within the main residence and shall not occupy more than five hundred square feet.

**Indoors Only.** All activities of the occupation must be conducted indoors, with the exception of those occupations related to plants and those uses specified under LPMC 18.54 [day care].

**Employees.** No more than two people other than members of the immediate family residing on the premises may be employed by the home occupation.

**Retail.** Home occupations may not be conducted as a retail outlet for tangible goods. Goods shall not be sold or rented on the property. Goods may not be displayed in windows or stored outside the premises.

**Nuisance.** The occupation may not create traffic, noise, smoke, dust, vapor, odors, vibration, glare, electrical interference, fire hazard or any other hazard or nuisance which is greater or more frequent than that commonly associated with permitted uses within the zoning district.

**Parking.** One off-street parking space in addition to that required (two parking spaces for each single family dwelling, 1.5 parking spaces for each multifamily unit) shall be required for each employee not residing on-site. Sufficient off-street parking spaces are required for business that provide on-site services and services by appointment to avoid any on-street parking by customers.

**Note:** when assessing parking spaces, on-street parking cannot be included in total. Garages, however, can count toward the total number of off-street parking spaces.

**Vehicle Use.** The occupation may use or store a vehicle used by the occupation, provided that:

- 1) No more than one such vehicle is allowed.
- 2) An off-street parking space shall be provided for the vehicle in addition to those required (two parking spaces for each single family dwelling, 1.5 parking spaces for each multifamily unit).
- 3) Such vehicle must not exceed a gross vehicle weight of 10,000 lbs.

**Residential Character.** Any use that changes the residential character of the home, including modification of the site that would suggest a use other than residential, shall not be permitted.

**Signs.** Signs advertising home occupation shall not be permitted.

**Deliveries.** No more than two deliveries per day are permitted.

**Business License.** A City of Lake Forest Park business license is required and is non-transferable.

### Questions?

For more information, please contact the Planning Department  
[aplanner@cityoflfp.com](mailto:aplanner@cityoflfp.com)  
206-957-2837

### Access to Information

Electronic versions of all forms, permits, applications, and codes are available on the Lake Forest Park website:

<http://www.cityoflfp.com/>

Paper copies of all of the above are available at City Hall:  
17425 Ballinger Way Northeast, Lake Forest Park, WA 98155

**DISCLAIMER:** The information herein is meant to provide general information and guidance into basic zoning requirements associated with home occupations in accordance with the official City Zoning Map only and is not intended to be all-inclusive. It does not include information pertaining to other land use and building permit requirements and procedures. Zoning requirements can and do sometimes change after action by the City Council. Interested parties should always verify current requirements with the City Planning Department.