



Home Occupation Fact Sheet

Home occupations are small-scale commercial businesses with minimal impacts to neighbors that do not visibly alter the residential character. All home occupations require a Washington State Business License and city of Lake Stevens Endorsement through the Department of Revenue. The city of Lake Stevens has additional regulations for home occupations. This page provides a brief summary and FAQs related to home occupations – full regulations can be found on-line in the Lake Stevens Municipal Code ([LSMC 14.44.015](#)). Scan the QR code below for direct access to the city's Home Occupation regulations.

Q: What types of businesses are allowed as home occupations?

A: Common examples of home occupations include home offices or studios for an artist, musician, lawyer, architect, engineer, accountant, teacher or similar professionals. Less common uses may include office space for doctors or counselors and workspace for beauticians with on-site customers. Daycares and bakeries may be allowed if they meet applicable state requirements. Sales are generally limited to on-line, by mail or by appointment only - see LSMC 14.44.015(9). Prohibited business activities include auto or heavy equipment repair, parking or storage of heavy equipment, storage of building materials for use on other sites and marijuana related industries.

Q: How much of my home can be dedicated to my business?

A: A maximum of 25% of the floor area or 500 square feet (whichever is less) can be used for the business. If the business is located in an accessory structure (such as a garage), only the floor area of the main dwelling shall be counted towards the total. You can also have a sign up to four square feet per LSMC 14.68.020(a).

Q: Can I have employees on site?

A: Only one employee living outside the home can be employed on-site.

Q: Can customers visit my home?

A: Services shall be arranged by appointment only. Retail sales are limited to items accessory to the business (i.e., shampoo for a hair salon), sold on-line or appointment only pick-ups. At least one parking space shall be reserved for customers when visiting the home. No more than 10 average daily round trips per day by customers, except for daycares.

Q: Can I store a vehicle used for my business on site?

A: Yes, up to two business vehicles can be parked on-site. In no case, shall business vehicles be parked on the street or within the public right-of-way. Only vehicles commonly associated with residential uses are allowed. Dump trucks, box trucks or tow trucks are not allowed.

Q: Are food businesses allowed?

A: Yes, the Washington State Department of Agriculture allows some foods to be produced within a residential kitchen. All applicants must comply with [Chapter 69.22 RCW](#) to qualify. A food handler's permit from the Snohomish County Health Department is also required.

