



CITY OF MERCER ISLAND, DEVELOPMENT SERVICES GROUP

9611 S.E. 36 ST MERCER ISLAND WA 98040 (206) 275-7605 FAX: (206) 275-7725

Home Business Requirements

A Home Business is an accessory use to a permitted residential use in the R-8.4, R-9.6, R-12, and R 15 zones, subject to all of the following conditions as identified in Chapter 19.02 of the Mercer Island City Code. A City of Mercer Island Business License is required and issued on the basis of compliance with the Mercer Island City Code regulations.

- a. The home business shall not involve the external alteration of any structure.
 - b. Only those persons who reside on the premises and one other person who does not reside on the premises shall be permitted to engage in the business; provided, if this limitation conflicts with the requirements of Chapter 388-150 WAC, Minimum Licensing Requirements for Child Day Care Centers, the number of employees who do not reside on the premises may be increased to meet the minimum staff-child ratios set out in WAC 388-150-190.
 - c. There shall be no exterior storage or display of materials, and no sign advertising the occupation located on the premises.
 - d. No offensive noise, vibration, smoke, dust, odor, heat or glare or unusual or excessive traffic to and from the premises shall be produced or generated by the business.
 - e. The business shall not involve the use of more than 25 percent of the gross floor area of the primary residential building calculated by excluding any attached garage from the gross floor area. However, the garage area may be used for the home business; provided, such use does not exceed 25 percent of the gross floor area as calculated above.
 - f. No home business shall be permitted that generates vehicle traffic that cannot be accommodated by the lot's pre-existing off-street parking.
 - g. The business shall not provide healthcare services, personal services, automobile repairs; serve as a restaurant, commercial stable, kennel, or place of instruction of more than three students at a time; or serve as a bed and breakfast without a conditional use permit as set out in subsection (C)(7) of this section.
 - h. Daycare services within a single-family dwelling shall be limited to 12 children (not including dependents) at a time.
- ◆ There are additional criteria for Adult family homes, foster family homes, large foster family homes; residential care facilities and housing for persons with handicaps pursuant to 19.02.010 (A)(9 & 10).
 - ◆ To operate a "Bed and Breakfast" in a residential zone you must receive approval for a Conditional Use from the Mercer Island Planning Commission pursuant to 19.020.010 (C)(7).

CRITERIA SHEET FOR APPROVAL OF CHILDREN DAYCARE SERVICES

Chapter 19.02 & 19.16 – Mercer Island City Code

Day Care is a home business that provides care and supervision of minor children for a fee or other consideration for periods lasting less than 24 hours.

Please respond fully to all of the following questions (attach extra sheets if necessary) and submit with your business license application:

- 1. Explain why your daycare service will not result in excessive noise, traffic, and parking problems, or alter the single-family residential character of the neighborhood.

- 2. Maximum number of children (excluding dependents) _____

Maximum number of employees who do not reside on the premises: _____

- 3. What supplies and materials related to the day care business will be kept and/or used on the premises?

- 4. What are the hours of operation? _____

- 5. How many off-street parking spaces do you have on the property? _____

- 6. Describe any outdoor activity areas and the hours of outdoor activity times.

- 7. Square footage of residence: _____ sq. ft.

- 8. Square footage devoted to the day care service: _____sq. ft.