



City of Tukwila

Department of Community Development

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RESIDENTIAL BUSINESSES HOME OCCUPATION for Change of Use Permits and Business License requirements

All business shall require a City of Tukwila Business License, unless otherwise noted. Business licenses shall not be issued if there are any outstanding building permits, or Code Enforcement violations.

- A.** The following Home Occupations shall NOT require a Building Permit unless there are alterations to the building or a Change of Use.
1. Internet businesses where items are sold online, and the public does not come to the residence to pick up or sell products.
 2. Child care or babysitting, serving five or fewer children.
 3. Family home child care licensed by Washington state for the care of twelve or fewer children.
 4. Office for service businesses where employees rarely come to and from the property, materials and equipment for business are not stored on the property, and where all associated work is done at other locations. Example: plumbing, electrical, remodeling contractor, outside computer IT services, landscaping, in-home healthcare provided at other locations, private music teacher and similar.
 5. Professional services home office (architects, engineers, etc.) where client meetings are held offsite.
- B.** The following business require a building permit if there is a Change of Use, alterations or other structural changes necessary to comply with building codes. Business that have clients or other customers coming to the residence for services or products must comply with all applicable International and local Codes including 2015 IBC, IRC, IMC, UPC, IFC, FGC, 2017 IEC, 2015 WSEC, 2009 ANSI Accessible, and Tukwila Municipal Codes (TMC). A certificate of occupancy is required.
1. Manufacturing of various products including assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations. This includes businesses in an attached garage.
 2. Salons, to include hair salons, nail salons, pedicure salons, barber shops, and similar.
 3. Sale of products out of the house or attached garage where products are stored and sold to the public on site. This includes health aids, clothing, beverages, food, and similar items received, stored and shipped or sold to the public.
 4. School teaching, place of worship and have occupant loads of less than 100 people per room or space.
 5. Use of the building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12th grade.
 6. Catering business where supplies are stored, and food is prepared but not served at the residence.
 7. Hobby kennels.
 8. Adult Family Homes (AFH); a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. AFH's will also need to meet the requirements of the Washington Administrative Code and are subject to an inspection by the Department of Social and Health Services.

If your business is not mentioned above, please contact the Department of Community Development at 206-431-3670

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Note: Prior to proceeding please consult the King County Health Department if your business deals with food preparation, food storage, sanitation, etc., DCD Planning Department (noise, parking, operation of hours, etc.).

Tukwila Municipal Code (TMC) Titles 5 and 18 Chapters, is where you will find additional detailed information.

TMC 5.04.010 Definitions

8. "Home occupation" means any business conducted in a residence within the corporate city limits of Tukwila, such business being subject to the requirements set forth in TMC 18.06.430.

10. "Employees"

TMC 18.06.430 Home Occupation

Table 18-2: Tukwila Urban Center Land Uses Allowed by District**

(** See TMC 18.28.260 for District specific parking standards.)

Table 18-5 Provision of Parking

Table 18-6: Land Uses Allowed by District

RESIDENTIAL BUSINESSES / HOME OCCUPATION

What is a "home occupation"? It is any business conducted in a residence (house, townhouse, condominium or apartment) within the city limits of Tukwila. These businesses must comply with certain conditions:

18.06.430 Home occupation. "Home occupation" means an occupation or profession which is customarily incident to or carried on in a dwelling place, and not one in which the use of the premises as a dwelling place is largely incidental to the occupation carried on by a member of the family residing within the dwelling place; provided, that:

- There shall be no change in the outside appearance of the surrounding residential development;
- No home occupation shall be conducted in any accessory building;
- Traffic generated by such home occupations shall not create a nuisance;
- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses off the lot;
- The business involves no more than one per-on who is not a resident of the dwelling; and an off-street parking space shall be made available for any non-resident employee.

All business owners must have a City of Tukwila Business License. Tukwila will not issue a business license if the site has any building permits which have not passed a final inspection.

Home occupations shall not create or expand upon a non-conforming structure or use situation, e.g. provision of parking for an employee or customers will not reduce the number of parking spaces required for the dwelling unit.