



SEATTLE CITY COUNCIL
CENTRAL STAFF

Council Bill 120001 – Home Occupations: Interim Land Use Regulations for the COVID Civil Emergency



KETIL FREEMAN, LEGISLATIVE ANALYST

LAND USE AND NEIGHBORHOODS COMMITTEE

FEBRUARY 24, 2021

Purpose

Provide temporary regulatory flexibility for home-based businesses to...

- Allow home-based businesses, including those that may have once operated out of a storefront, to operate with fewer restrictions during the COVID civil emergency.
- Allow small businesses to remain operating to speed the economic recovery after civil emergency restrictions are lifted.

How does the Land Use Code regulate home occupations?

(See [Home Business Rules - SDCI | seattle.gov](#))

Home occupations are currently allowed as an accessory use to a residential use in all zones, subject to restrictions on the operation of the home occupation, which include:

- Limitations on the number of commercial vehicle deliveries and pick-ups;
- Appointment-only customer visits;
- The residential appearance must be maintained;
- No more than two non-residents of the dwelling may work at the home occupation;
- The home occupation cannot substantially increase traffic and on-street parking in the vicinity;
- Signs identifying the business cannot exceed 64 square inches in size;
- Outdoor storage cannot be associated with the home occupations; and
- Limitations on noise, odor, dust, light, glare and other impacts.

What would change?

On an interim basis (one year), home occupations would not be subject to limitations on:

- The number of employees;
- The type of customer visits; and
- Increased traffic and parking demand.

Additionally, home occupations would be allowed to:

- Have a larger (720 square inches) non-illuminated sign and
- Use space for required parking for the home-occupation.

Next Steps

- If approved, the Land Use and Neighborhoods Committee would hold a hearing on the bill within 60 days after Full Council action.
- The bill would approve a work plan for the Seattle Department of Construction and Inspections to propose permanent changes to regulations for home occupations in the fourth quarter of 2021.

Questions?