

This amendment would require that: (1) a home occupation not have a drive-in business component and (2) home occupations related to automotive sales and service not cause a substantial increase in on-street parking or vehicle traffic. Changes are shown in track changes.

Section 1. The City Council finds and declares that:

G. Providing regulatory flexibility for home-based businesses, while maintaining some performance standards to mitigate neighborhood impacts associated with auto-oriented businesses, will keep more small businesses operating and speed the economic recovery once COVID-19 restrictions are lifted.

Section 2. Section 23.42.050 of the Seattle Municipal Code, last amended by Ordinance 126131, is amended as follows:

23.42.050 Home occupations

A home occupation of a person residing in a dwelling unit is permitted outright in all zones as an accessory use to any residential use permitted outright or to a permitted residential conditional use, subject to the following requirements:

N. While this ordinance is in effect, no portion of a home occupation shall be a drive-in business.

O. While this ordinance is in effect, an automotive retail sales and services home occupation shall not cause a substantial increase in on-street parking congestion or a substantial increase in traffic within the immediate vicinity.

Amendment 1 to CB 120001 – Auto-oriented Home Occupations

Sponsor: Herbold

This amendment would require that: (1) a home occupation not have a drive-in business component and (2) home occupations related to automotive sales and service not cause a substantial increase in on-street parking or vehicle traffic. Changes are shown in [track changes](#).

PN. Changes or modifications to a use, property, or structure made under the interim provisions of this ordinance do not establish an existing non-conformity to development standards or uses. After this ordinance is no longer in effect:

1. A property, use, or structure modified under this ordinance must be returned to conforming status; or

2. If a property, use, or structure was legally non-conforming prior to passage of this ordinance, the property, use or structure may be returned to its prior non-conforming status.