

NOTICE OF A SEPA DETERMINATION OF NON-SIGNIFICANCE FOR ORDINANCE 126293 - INTERIM DEVELOPMENT CONTROLS FOR HOME OCCUPATIONS

Pursuant to SMC 25.05.340 and WAC 197-11-340

The City of Seattle passed Ordinance 126293, which establishes interim home occupation regulations, on March 15. The ordinance is intended to allow home-based businesses to operate with fewer restrictions during the COVID civil emergency. This may allow more small businesses to remain operating during the pandemic and speed the economic recovery once pandemic restrictions are lifted. Ordinance 126293 relaxes certain performance standards for home occupations for up to one year. Those standards are limitations on:

- The number of employees;
- The type of customer visits;
- Increased traffic and parking demand; and
- The non-commercial appearance of home occupations.

Additionally, the ordinance allows home occupations to have a larger sign, up to 720 square inches, and utilize any required off-street parking for the home occupation. The ordinance does not modify performance standards related to noise, odor, smoke, dust, light and glare, electrical interference, and other similar impacts. And, it maintains limitations on increased traffic and parking demand for auto-oriented home occupations, such as vehicle repair.

Interim regulations will be in place for one-year while the Seattle Department of Construction and Inspections (SDCI) develops recommendations for whether and how to permanently modify regulations for home occupations. The ordinance was passed pursuant to RCW 36.70A.390 and, unless renewed, will expire in April 2022. Residences modified pursuant to the ordinance would need to be returned to a code-conforming prior condition after the interim controls lapse.

ENVIRONMENTAL DETERMINATION

After review of a completed environmental checklist and other information on file, the Seattle City Council Central Staff has determined that the amendments described above will not have a probable significant adverse environmental impact and has issued a Determination of Non-Significance (DNS) under the State Environmental Policy Act (no Environmental Impact Statement required).

HOW TO COMMENT

Comments regarding this DNS or potential environmental impacts may be submitted through April 26, 2021. Comments may be sent to:

**Seattle City Council
Central Staff
Attn: Lish Whitson
P.O. Box 34025
Seattle, WA 98124-4025
lish.whitston@seattle.gov**

HOW TO APPEAL

Appeals of the decision to issue a Determination of Non-Significance (DNS) must be submitted to the Office of the Hearing Examiner by 5:00 p.m. May 3, 2021. Appeals should be addressed to the Hearing Examiner and must be accompanied by an \$85.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

**City of Seattle
Hearing Examiner
PO Box 94729
Seattle WA 98124-4729**

INFORMATION AVAILABLE

Copies of the DNS and the proposal may be obtained online at:
<http://seattle.legistar.com/Legislation.aspx> by searching for Ordinance No. 126293 or Council Bill No. 120001.

Questions about Ordinance 126293 can be directed to Ketil Freeman, Council Central Staff at ketil.freeman@seattle.gov, and questions about the environmental determination can be directed to Lish Whitson, Council Central Staff, at lish.whitson@seattle.gov.