



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# **CB 120520 - Permanent Regulations for Home Occupations**

---

KETIL FREEMAN, ANALYST

LAND USE COMMITTEE

JUNE 14, 2023

# Background

---

- March 2021 - Council passes Ord. 126293, interim regulations for home occupations. Interim regulations were intended to allow home-based businesses, including those that may have operated out of a storefront, to operate with fewer restrictions during the COVID civil emergency.
- March 2022 – Council passes Ord. 126555, which extend the interim regulations for an additional 6 months.
- November 2022 – Interim regulations lapse.

# What CB 120520 Would do

Performance Standard	Current Regulations	Proposed Regulations	Interim Regulations
<b><i>Customer visits</i></b>	By appointment only	No limit and can include walk-up customers	Same as Proposed
<b><i>Employees</i></b>	No more than two non-resident employees, except for childcare	No limit	Same as Proposed
<b><i>Vehicles w. Home Occupation</i></b>	No more than two	No more than three	No more than two
<b><i>Signage</i></b>	One sign up to 64 square inches	One sign up to 720 square inches	Same as Proposed
<b><i>Commercial Deliveries</i></b>	One per day on weekdays / None on weekends	No limit	One per day on weekdays / None on weekends
<b><i>Visual Evidence of Home Occupation</i></b>	None allowed from exterior of structure, except for childcare	Home occupation may be located on outdoor areas of a lot	Same as Proposed

# Issue Identification

---

- Potential for unintended consequences associated with home occupations that generate a high number of customer visits, have a large number of employees, or have other use characteristics that conflict with residential uses.
- Potential conflict with other goals and policies which encourage concentration and expansion of commercial uses in existing commercial / mixed use areas.
- Extent of impact depends on types of future home occupations and number.

# Questions?