

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact:	CBO Contact:
LEG	Ketil Freeman / 48178	NA

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use regulation of home occupations; amending Sections 23.42.050, 23.55.020, 23.55.022, 23.55.028, 23.55.030, and 23.55.036 of the Seattle Municipal Code to establish permanent provisions for home occupation businesses.

Summary and Background of the Legislation: The proposed legislation would make permanent some of the interim development controls for home occupations temporarily codified during the COVID pandemic through Ordinance 126293.

Proposed amendments to Section 23.42.050, which governs home occupations, would:

1. Eliminate the requirement that customer visits are by appointment only;
2. Eliminate restrictions on the visibility of the home occupation from the exterior of a structure and allow interior and exterior alterations of structures that would accommodate home occupations so long as development standards are met;
3. Allow home occupations to be conducted in outdoor areas, while retaining provisions (with clarifications) that would continue to prohibit negative spillover impacts such as noise, odor, dust, light and glare;
4. Eliminate a limit of two employees who are not residents;
5. Allow for increases in on-street parking congestion or traffic in the vicinity related to home occupation uses, except for automotive retail sales and services uses;
6. Clarify that a home occupation-related vehicle may park anywhere that parking is permitted on the lot, including required parking spaces;
7. Prohibit a home occupation from being a drive-in business;
8. Increase the number of allowable vehicles for home-occupation use at the site from 2 to 3;
9. Clarify that the limit of number of vehicles refers to the number of vehicles at the home occupation site and not to other vehicles that are not at the site;
10. Eliminate a limit on the number of daily deliveries allowed to a site. The current limit is one per weekday and zero on weekends and holidays.

Proposed amendments to sign regulations in Chapter 23.55 would:

11. Allow one sign up to 5 square feet (720 square inches) bearing the name of the home occupation, an increase from the prior limit of 64 square inches.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

If there are no changes to appropriations, revenues, or positions, please delete the table below.

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

The legislation provides more flexibility for home occupations. This could lead to an increase in home occupations. Home occupations are regulated by performance standards and do not require a land use permit. If conflicts arise between new and existing home occupations and near neighbors, there could be an increase in complaints and enforcement activity by the Seattle Department of Construction and Inspections (SDCI). Expenditures for investigations of complaints that do not lead to notices of violations are funded through the General Fund.

Are there financial costs or other impacts of *not* implementing the legislation?

No.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
Yes, the Seattle Department of Construction and Inspections and the Office of Economic Development.
- b. Is a public hearing required for this legislation?**
A public hearing is required with 30-days advance notice in the Land Use Information Bulletin and Daily Journal of Commerce.
- c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
Yes, hearing notice is required in the Daily Journal of Commerce.
- d. Does this legislation affect a piece of property?**
This legislation modifies regulations for home occupations, which are allowed in all residential zones.

- e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**
The proposed legislation may increase the number of home occupations. This could include increase business incubation and entrepreneurship by residents who are black, indigenous, or people of color.
- f. Climate Change Implications**
- 1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**
No.
 - 2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**
No.
- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s)?**
Not applicable.

Summary Attachments (if any):