

CITY OF SEATTLE
ORDINANCE 126845
COUNCIL BILL 120520

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.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. 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:

A. The occupation is clearly incidental to the use of the dwelling unit as a dwelling.

~~((B. Commercial deliveries and pickups to the dwelling unit are limited to one per day Monday through Friday. No commercial deliveries or pickups are permitted on Saturday, Sunday or federal holidays.~~

~~C. Customer visits are by appointment only.~~

~~D))~~ B. The occupation may be conducted within any legal principal or accessory dwelling unit or structure, and in outdoor locations on the lot.

1. Home occupation businesses may be conducted by residents of a principal dwelling unit and/or an accessory dwelling unit.

2. The presence of one home occupation does not preclude a resident of another legally established dwelling unit on the property from also conducting a home occupation.

1 3. Outdoor play areas for child care programs, and outdoor activities

2 customarily incidental to the residential use, are permitted.

3 ((E)) C. Parking of vehicles associated with the home occupation is permitted anywhere
4 that parking is permitted on the lot, including required parking spaces.

5 ((F. To preserve the residential appearance of the dwelling unit, there shall be no
6 evidence of the home occupation visible from the exterior of the structure, provided that:))

7 D. Visual evidence of home occupations

8 ((1. Outdoor play areas for child care programs and outdoor activities
9 customarily incidental to the residential use are permitted;

10 2)) 1. Interior and exterior alterations and additions that comply with the
11 development standards of the zone are permitted;

12 ((3)) 2. Alterations and additions that are required by licensing or construction
13 codes for child care programs are permitted; and

14 ((4)) 3. Signs identifying the home occupation are permitted subject to
15 compliance with Chapter 23.55, Signs.

16 ((G)) E. No outdoor storage is permitted in connection with a home occupation.

17 ((H. Except for child care programs, no more than two persons who are not residents of a
18 dwelling unit on the lot may work in a home occupation, regardless of whether the persons work
19 full or part time or are compensated.

20 I)) F. ((The)) An automotive retail sales and services home occupation shall not cause a
21 substantial increase in on-street parking congestion or a substantial increase in traffic within the
22 immediate vicinity.

1 2. Memorial signs or tablets, and the names of buildings and dates of building
2 erection if cut into a masonry surface or constructed of bronze or other noncombustible
3 materials;

4 3. Signs for public facilities indicating danger and/or providing service or safety
5 information;

6 4. National, state, and institutional flags;

7 5. One electric, externally illuminated or nonilluminated sign bearing the name
8 of a home occupation not exceeding (~~64 square inches~~) 5 square feet in area;

9 6. One nonilluminated wall or ground identification sign for multifamily
10 structures on each street or alley frontage in addition to signs permitted by subsection
11 23.55.022.D.2. For structures of 16 units or less, the maximum area of each sign face is 16
12 square feet. One square foot of sign area is permitted for each additional unit over 16, to a
13 maximum area of 50 square feet per sign face;

14 7. For institutions other than elementary and secondary schools, one electric or
15 nonilluminated double-faced identifying wall or ground sign on each street frontage, not to
16 exceed 24 square feet of area per sign face;

17 8. One electric, externally illuminated or nonilluminated sign bearing the name
18 of a bed and breakfast, not exceeding 64 square inches in area;

19 9. For elementary or secondary schools, one electric or nonilluminated double-
20 faced identifying sign, not to exceed 30 square feet of area per sign face on each street
21 frontage, provided that the signs shall be located and landscaped so that light and glare impacts
22 on surrounding properties are reduced, and that any illumination is controlled by a timer set to
23 turn off by 10 p.m.

* * *

Section 4. Section 23.55.028 of the Seattle Municipal Code, last amended by Ordinance 123649, is amended as follows:

23.55.028 Signs in NC1 and NC2 zones

* * *

D. On-premises (~~(Signs.)~~) signs

1. The following signs are permitted in addition to the signs permitted by subsections 23.55.028.D.2, 23.55.028.D.3, and 23.55.028.D.4:

a. Electric, externally illuminated or nonilluminated signs bearing the name of the occupant of a dwelling unit, not exceeding 64 square inches in area;

b. Memorial signs or tablets, and the names of buildings and dates of building erection if cut into a masonry surface or constructed of bronze or other noncombustible materials;

c. Signs for public facilities indicating danger and/or providing service or safety information;

d. National, state, and institutional flags;

e. One under-marquee sign that does not exceed 10 square feet in area;

f. One electric, externally illuminated or non-illuminated sign bearing the name of a home occupation, not exceeding (~~(64 square inches)~~) 5 square feet in area.

2. Number and (~~(Type of Signs Allowed for Business Establishments.)~~) type of signs allowed for business establishments

1 a. Each business establishment may have one ground, roof, projecting, or
2 combination sign (Type A sign) for each 300 lineal feet, or portion thereof, of frontage on
3 public rights-of-way, except alleys.

4 b. In addition to the signs permitted by subsection 23.55.028.D.2.a, each
5 business establishment may have one wall, awning, canopy, marquee, or under-marquee sign
6 (Type B sign) for each 30 lineal feet, or portion thereof, of frontage on public rights-of-way,
7 except alleys.

8 c. In addition to the signs permitted by subsections 23.55.028.D.2.a and
9 D.2.b, each multiple business center and drive-in business may have one pole sign for each 300
10 lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys. Such pole
11 signs may be for a drive-in business or for an individual business establishment located in a
12 multiple business center, or may identify a multiple business center.

13 d. Individual businesses that are not drive-in businesses and that are not
14 located in a multiple business center may have one pole sign in lieu of a Type A sign permitted
15 by ~~((Section))~~ subsection 23.55.028.D.2.a for each 300 lineal feet, or portion thereof, of
16 frontage on public rights-of-way, except alleys.

17 3. Maximum ~~((Area of Signs for Nonresidential Uses and Live-work Units))~~
18 area of signs for nonresidential uses and live-work units. The maximum area of all signs for
19 each business establishment permitted in subsection 23.55.028.D.2 is 185 square feet, and the
20 maximum area of any one Type A sign is 72 square feet, provided that the maximum area of
21 pole signs for gas stations that identify the price of motor fuel being offered by numerals of
22 equal size is 96 square feet.

1 Section 5. Section 23.55.030 of the Seattle Municipal Code, last amended by Ordinance
2 124457, is amended as follows:

3 **23.55.030 Signs in NC3, C1, C2, and SM zones**

4 * * *

5 E. (~~On-Premises Signs.~~) On-premises signs

6 1. The following signs are permitted in addition to the signs permitted by
7 subsections 23.55.030.E.2 and 23.55.030.E.3:

8 a. Electric, externally illuminated or non-illuminated signs bearing the
9 name of the occupant of a dwelling unit, not exceeding 64 square inches in area;

10 b. Memorial signs or tablets, and the names of buildings and dates of
11 building erection if cut into a masonry surface or constructed of bronze or other
12 noncombustible materials;

13 c. Signs for public facilities indicating danger and/or providing service or
14 safety information;

15 d. National, state, and institutional flags;

16 e. One under-marquee sign that does not exceed 10 square feet in area;

17 f. One electric, externally illuminated or non-illuminated sign bearing the
18 name of a home occupation, not to exceed (~~64 square inches~~) 5 square feet in area.

19 2. Number and (~~Type of Signs Allowed for Business Establishments.~~) type of
20 signs allowed for business establishments

21 a. Each business establishment may have one ground, roof, projecting, or
22 combination sign (Type A sign) for each 300 lineal feet, or portion thereof, of frontage on
23 public rights-of-way, except alleys.

1 b. In addition to the signs permitted by subsection 23.55.030.E.2.a, each
2 business establishment may have one wall, awning, canopy, marquee, or under-marquee sign
3 (Type B sign) for each 30 lineal feet, or portion thereof, of frontage on public rights-of-way,
4 except alleys.

5 c. In addition to the signs permitted by subsections 23.55.030.E.2.a and
6 23.55.030.E.2.b, each multiple business center and drive-in business may have one pole sign
7 for each 300 lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys.
8 Such pole signs may be for a drive-in business or for an individual business establishment
9 located in a multiple business center, or may identify a multiple business center.

10 d. Individual businesses that are not drive-in businesses and that are not
11 located in multiple business centers may have one pole sign in lieu of a Type A sign permitted
12 by subsection 23.55.030.E.2.a for each 300 lineal feet, or portion thereof, of frontage on public
13 rights-of-way, except alleys.

14 e. If the principal use or activity on the lot is outdoor retail sales, banners
15 and strings of pennants maintained in good condition are permitted in addition to the signs
16 permitted by subsections 23.55.030.E.2.a, 23.55.030.E.2.b, and 23.55.030.E.2.c.

17 3. Maximum ~~((Area))~~ area

18 a. NC3 and SM zones ((-))

19 1) The maximum area of each face of a pole, ground, roof,
20 projecting, or combination sign is 72 square feet plus 2 square feet for each foot of frontage
21 over 36 feet on public rights-of-way, except alleys, to a maximum area of 300 square feet,
22 provided that:

1 i. The maximum area for signs for multiple business
2 centers, and signs for business establishments located within 100 feet of a state route right-of-
3 way that is not designated in Section 23.55.042 as a landscaped or scenic view section, is 600
4 square feet; and

5 ii. The maximum area for pole signs for gas stations that
6 identify the price of motor fuel being offered by numerals of equal size is 96 square feet.

7 2) There is no maximum area limit for awning, canopy, marquee,
8 or under-marquee signs.

9 3) The maximum area for each wall sign is 672 square feet.

10 b. C1 and C2 Zones. There is no maximum area limit for on-premises
11 signs for business establishments in C1 and C2 zones except the maximum area for each wall
12 sign is 672 square feet.

13 4. Identification (~~(Signs for Multifamily Structures.)~~) signs for multifamily
14 structures

15 a. One identification sign is permitted on each street or alley frontage of
16 a multifamily structure.

17 b. Identification signs may be wall, ground, awning, canopy, marquee,
18 under-marquee, or projecting signs.

19 c. The maximum area of each sign is 72 square feet.

20 5. Sign (~~(Height.)~~) height

21 a. The maximum height for any portion of a projecting or combination
22 sign is 65 feet above existing grade, or the maximum height limit of the zone, whichever is
23 less.

1 b. The maximum height limit for any portion of a pole sign is 30 feet;
2 except for pole signs for multiple business centers and for business establishments located
3 within 100 feet of a state route right-of-way that is not designated in Section 23.55.042 as a
4 landscaped or scenic view section, for which a maximum height of 40 feet is permitted.

5 c. The maximum height for any portion of a wall, marquee, under-
6 marquee, or canopy sign is 20 feet or the height of the cornice of the structure to which the
7 sign is attached, whichever is greater.

8 d. No portion of a roof sign shall:

- 9 1) Extend beyond the height limit of the zone;
- 10 2) Exceed a height above the roof in excess of the height of the
11 structure on which the sign is located; or
- 12 3) Exceed a height of 30 feet above the roof, measured from a
13 point on the roof line directly below the sign or from the nearest adjacent parapet.

14 * * *

15 Section 6. Section 23.55.036 of the Seattle Municipal Code, last amended by Ordinance
16 124457, is amended as follows:

17 **23.55.036 Signs in IB, IC, IG1 and IG2 zones**

18 * * *

19 D. On-premises (~~(Signs-))~~ signs

20 1. The following signs are permitted in addition to the signs permitted by
21 subsections 23.55.036.D.2, 23.55.036.D.3, and 23.55.036.D.4:

22 a. Electric, externally illuminated, or non-illuminated signs bearing the
23 name of the occupant of a dwelling unit, not exceeding 64 square inches in area;

1 b. Memorial signs or tablets, and the names of buildings and dates of
2 building erection if cut into a masonry surface or constructed of bronze or other
3 noncombustible materials;

4 c. Signs for public facilities indicating danger and/or providing service or
5 safety information;

6 d. National, state, and institutional flags;

7 e. One under-marquee sign not exceeding 10 square feet in area;

8 f. One electric, externally illuminated, or non-illuminated sign bearing
9 the name of a home occupation, not exceeding (~~64 square inches~~) 5 square feet in area.

10 2. Number and (~~Type of Signs Allowed for Business Establishments~~) type of
11 signs allowed for business establishments

12 a. Except as further restricted in subsection 23.55.036.D.5, each business
13 establishment may have one ground, roof, projecting, or combination sign (Type A sign) for
14 each 300 lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys.

15 b. In addition to the signs allowed by subsection 23.55.036.D.2.a, each
16 business establishment may have one wall, awning, canopy, marquee, or under-marquee sign
17 (Type B sign) for each 30 lineal feet, or portion thereof, of frontage on public rights-of-way,
18 except alleys.

19 c. Multiple business centers may have one pole, ground, wall, marquee,
20 under-marquee, projecting, or combination sign for each 300 lineal feet, or portion thereof, of
21 frontage on public rights-of-way, except alleys.

22 d. Individual businesses that are not drive-in businesses and that are not
23 located in multiple business centers may have one pole sign in lieu of a Type A sign permitted

1 by subsection 23.55.036.D.2.a for each 300 lineal feet, or portion thereof, of frontage on public
2 rights-of-way, except alleys.

3 e. In addition to the signs allowed by subsections 23.55.036.d.2.a and
4 23.55.036.D.2.b, drive-in business establishments may have one pole sign for each 300 lineal
5 feet, or portion thereof, of frontage on public rights-of-way, except alleys.

6 f. Where the principal use or activity on the lot is outdoor retail sales,
7 banners and strings of pennants maintained in good condition shall be permitted in addition to
8 the signs permitted by subsections 23.55.036.D.2.a and 23.55.036.D.2.b.

9 3. Maximum (~~(Area)~~) area. There is no maximum area limit for on-premises
10 signs for business establishments, except as follows:

11 a. As set forth in subsection 23.55.036.D.5; and

12 b. The maximum area for each wall sign is 672 square feet except that
13 the maximum area for each wall sign for spectator sports facilities with a seating capacity of
14 40,000 or greater shall be 3,000 square feet.

15 4. Identification (~~((Signs for Multifamily Structures.))~~) signs for multifamily
16 structures

17 a. One (~~((1))~~) identification sign shall be permitted on each street or alley
18 frontage of a multifamily structure.

19 b. Identification signs may be wall, ground, awning, canopy, marquee,
20 under-marquee, or projecting signs.

21 c. The maximum area of each sign shall be (~~((seventy-two (72)))~~) 72
22 square feet.

1 5. Sign (~~(Height.)~~) height

2 a. The maximum height for any portion of a projecting or combination
3 sign shall be (~~(sixty-five (65))~~) 65 feet above existing grade, or the maximum height limit of
4 the zone, whichever is less.

5 b. The maximum height limit for any portion of a pole sign shall be
6 (~~(thirty (30))~~) 30 feet; except for pole signs for multiple business centers and for business
7 establishments located within (~~(one hundred (100))~~) 100 feet of a state route right-of-way
8 which is not designated in Section 23.55.042 as a landscaped or scenic view section, which
9 shall have a maximum height of (~~(forty (40))~~) 40 feet.

10 c. The maximum height for any portion of a wall, marquee, under-
11 marquee, or canopy sign shall be (~~(twenty (20))~~) 20 feet or the height of the cornice of the
12 structure to which the sign is attached, whichever is greater.

13 d. No portion of a roof sign shall:

14 (1) Extend beyond the height limit of the zone for office uses,
15 except that spectator sports facilities with a seating capacity of (~~(forty thousand (40,000))~~)
16 40,000 or greater and more than one (~~(1))~~) roof level may have up to two (~~(2))~~) identification
17 signs, with the vertical dimension of lettering or characters limited to (~~(twelve (12))~~) 12 feet
18 and a maximum total area for both signs limited to (~~(three thousand (3,000))~~) 3,000 square
19 feet; provided, the sign height does not exceed the highest roof level. One (~~(1))~~) additional
20 identification sign may be applied to each surface of the highest roof level, provided it does not
21 exceed the height of that roof level.

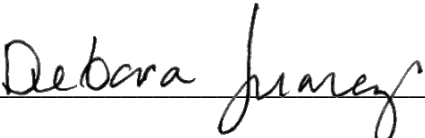
22 (2) Exceed a height above the roof in excess of the height of the
23 structure on which the sign is located; or

1 (3) Exceed a height of (~~(thirty (30))~~) 30 feet above the roof
2 measured from a point on the roof line directly below the sign or from the nearest adjacent
3 parapet.


4 * * *

1 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.


4 Passed by the City Council the 27th day of June, 2023,
5 and signed by me in open session in authentication of its passage this 27th day of
6 June, 2023.

7 
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this 30th day of June, 2023.

10 
11 Bruce A. Harrell, Mayor

12 Filed by me this 3rd day of July, 2023.

13 
14 Scheereen Dedman, City Clerk

15 (Seal)