DCLU

Director's Rule 9-87

Applicant	Page of	Supersedes
CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	1 1	NA
	Publication June 1, 1987	Effective July 1, 1987
	Code and Section Reference Land Use Code Section 23.42.20 SMC	
Subject CONSTRUCTION OF BOATS AND REPAIR OF MOTOR VEHICLES AND BOATS IN RESIDENTIAL ZONES	Type of Rule Code Interpretation	
	Ordinance Authority 3.06.040 SMC	
Index LAND USE CODE/TECHNICAL REQUIREMENTS	Approved Holly Miller	Date 6/19/87

Section 23.42.20 states the following:

The Director shall determine whether uses not listed as accessory uses are customarily incidental to a principal use, and shall also determine whether any accessory use on the lot is incidental to the principal use on the same lot.

Rule: The following uses shall not be considered customarily incidental to residential uses when done on a repeated basis:

1. The construction of boats over sixteen feet in length in either inside or outside of an enclosed structure, except when in temporary shelter approved by the Director according to Section 23.42.40;

2. The repair of motor vehicles and boats not owned by the resident of the dwelling unit on the lot where the repair is taking place when carried out outside an enclosed structure.

Reason: The ongoing construction of large boats, and the repeated outdoor repair of vehicles and boats not owned by a resident, can create many negative impacts on a residential area. While these activities are prohibited as home occupations, they cause the same problems when carried out as hobbies. Such repair and construction activities have visual and noise impacts which are not compatible with residential neighborhoods, and therefore should not be considered customarily incidental to residential use.

RD3/H.8