

NOTICE OF AMENDMENTS TO HOME OCCUPATION REGULATIONS AND DETERMINATION OF NON-SIGNIFICANCE

Pursuant to SMC 25.05.340 and WAC 197-11-340

The City of Seattle proposed a non-project action in the first quarter of 2021, to update provisions of the Land Use Code addressing home occupations on an interim basis, pursuant to RCW 36.70A.390. The legislative proposal, subsequently adopted in Ordinance 126293, temporarily reduces requirements and conditions in Seattle's Land Use Code on the operation of home occupation businesses, pursuant to RCW 36.70A.390.

Amendments in the ordinance include:

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 limits on outdoor activities;
3. Eliminate a limit of two employees who are not residents;
4. Eliminate a prohibition, except for automotive retail sales and services uses, on substantial increases in on-street parking congestion or traffic in the vicinity.
5. Allow a home occupation to occupy an otherwise required parking space for the home occupation;
6. Allow one nonilluminated sign up to 720 square inches bearing the name of the business;
7. Prohibit drive-in businesses; and
8. Establish that changes or modifications do not establish a non-conformity and that the property must be returned to conformity after the ordinance is no longer in effect.

ENVIRONMENTAL DETERMINATION

After review of a completed environmental checklist and other information on file, the Seattle Department of Construction and Inspections (SDCI) 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 November 15, 2021. Comments may be sent to:

City of Seattle, SDCI
Attn: Gordon Clowers
P.O. Box 94788
Seattle, WA 98124-7088
gordon.clowers@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., November 22, 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 [Changes to Code - SDCI | seattle.gov](https://www.seattle.gov/SDCI/changes-to-code). (The SDCI Public Resource Center is currently closed due to public health emergency.)

Questions about the proposed amendments and the environmental determination can be directed to Gordon Clowers, SDCI Senior Planner, at gordon.clowers@seattle.gov.