

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..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.

..body

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 126293, 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 occupations 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 ((~~F~~)) G. A maximum of ~~((two))~~ six passenger vehicles, vans, and similar home
2 occupation-related vehicles each not exceeding a gross vehicle weight of 10,000 pounds are
3 permitted to operate ~~((in connection with))~~ at the home occupation site, independent of
4 commercial deliveries and pickups. ~~((as provided for in subsection 23.42.050.B.))~~

5 ((~~K~~)) H. The home occupation shall be conducted so that noise, odor, smoke, dust, light
6 and glare, and electrical interference and other similar impacts are not detectable by sensory
7 perception at or beyond the property line of the lot where the home occupation is located.

8 I. No portion of a home occupation shall be a drive-in business.

9 Section 2. Section 23.55.020 of the Seattle Municipal Code, last amended by Ordinance
10 126509, is amended as follows:

11 **23.55.020 Signs in neighborhood residential zones**

12 * * *

13 D. The following signs are permitted in all neighborhood residential zones:

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

16 2. Memorial signs or tables, and the name of buildings and dates of building
17 erection if cut into a masonry surface or constructed of bronze or other noncombustible
18 materials;

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

21 4. National, state, and institutional flags;

1 5. For any nonresidential use allowed in the zone except for elementary or
2 secondary schools, one electric or nonilluminated double-faced identifying wall or ground sign
3 not to exceed 15 square feet of area per sign face on each street frontage;

4 6. On-premises directional signs not exceeding 8 square feet in area. One such
5 sign is permitted for each entrance or exit to a surface parking area or parking garage;

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

11 8. One nonilluminated sign bearing the name of a home occupation not
12 exceeding ((~~64 square inches~~)) 5 square feet in area.

13 * * *

14 Section 3. Section 23.55.022, of the Seattle Municipal Code, last amended by Ordinance
15 123046, is amended as follows:

16 **23.55.022 Signs in multifamily zones**

17 * * *

18 D. The following signs are permitted in all multifamily zones:

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

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

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

3 4. National, state and institutional flags;

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

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

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

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

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

21 * * *

22 Section 4. Section 23.55.028 of the Seattle Municipal Code, last amended by Ordinance
23 123649, is amended as follows:

1 **23.55.028 Signs in NC1 and NC2 zones**

2 * * *

3 D. On-premises Signs((=))

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

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

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

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

13 d. National, state and institutional flags;

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

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

17 2. Number and Type of Signs Allowed for Business Establishments.

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

21 b. In addition to the signs permitted by subsection 23.55.028.D.2.a, each
22 business establishment may have one wall, awning, canopy, marquee, or under-marquee sign

1 (Type B sign) for each 30 lineal feet, or portion thereof, of frontage on public rights-of-way,
2 except alleys.

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

8 d. Individual businesses that are not drive-in businesses and that are not
9 located in a multiple business center may have one pole sign in lieu of a Type A sign permitted
10 by Section 23.55.028.D.2.a for each 300 lineal feet, or portion thereof, of frontage on public
11 rights-of-way, except alleys.

12 3. Maximum Area of Signs for Nonresidential Uses and Live-work Units. The
13 maximum area of all signs for each business establishment permitted in
14 subsection 23.55.028.D.2 is 185 square feet, and the maximum area of any one Type A sign is
15 72 square feet, provided that the maximum area of pole signs for gas stations that identify the
16 price of motor fuel being offered by numerals of equal size is 96 square feet.

17 4. Identification Signs for Multifamily Structures.

18 a. One identification sign bearing the name of a multifamily structure is
19 permitted on each street or alley frontage of a residential use in addition to the signs permitted
20 by subsection 23.55.028.D.1.

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

1 c. For structures of 24 units or less, the maximum area of each sign face
2 is 24 square feet. One square foot of sign area is permitted for each additional unit over 24, to a
3 maximum of 50 square feet per sign face.

4 5. Sign Height((=))

5 a. The maximum height for any portion of a pole, projecting or
6 combination sign is 25 feet.

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

10 c. Marquee signs may not exceed a height of 30 inches above the top of
11 the marquee, and total vertical dimension shall not exceed 5 feet.

12 d. No portion of a roof sign shall exceed a height of 25 feet above grade.

13 * * *

14 Section 5. Section 23.55.030 of the Seattle Municipal Code, last amended by Ordinance
15 124457, is amended as follows:

16 **23.55.030 Signs in NC3, C1, C2 and SM zones**

17 * * *

18 E. On-Premises Signs((=))

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

21 a. Electric, externally illuminated or non-illuminated signs bearing the
22 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 that does not exceed 10 square feet in area;

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

10 2. Number and Type of Signs Allowed for Business Establishments((-))

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

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

18 c. In addition to the signs permitted by subsections 23.55.030.E.2.a and
19 23.55.030.E.2.b, each multiple business center and drive-in business may have one pole sign
20 for each 300 lineal feet, or portion thereof, of frontage on public rights-of-way, except alleys.
21 Such pole signs may be for a drive-in business or for an individual business establishment
22 located in a multiple business center, or may identify a multiple business center.

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

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

8 3. Maximum Area((-))

9 a. NC3 and SM zones.

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

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

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

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

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

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

4 4. Identification Signs for Multifamily Structures((-))

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

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

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

10 5. Sign Height((-))

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

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

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

21 d. No portion of a roof sign shall:

22 1) Extend beyond the height limit of the zone;

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

3 3) Exceed a height of 30 feet above the roof, measured from a
4 point on the roof line directly below the sign or from the nearest adjacent parapet.

5 * * *

6 Section 6. Section 23.55.036 of the Seattle Municipal Code, last amended by Ordinance
7 124457, is amended as follows:

8 **23.55.036 Signs in IB, IC, IG1 and IG2 zones**

9 * * *

10 D. On-premises Signs((;-))

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

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

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

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

20 d. National, state and institutional flags;

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

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

1 2. Number and Type of Signs Allowed for Business Establishments.

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

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

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

12 d. Individual businesses that are not drive-in businesses and that are not
13 located in multiple business centers may have one pole sign in lieu of a Type A sign permitted
14 by subsection 23.55.036.D.2.a for each 300 lineal feet, or portion thereof, of frontage on public
15 rights-of-way, except alleys.

16 e. In addition to the signs allowed by subsections 23.55.036.d.2.a and
17 23.55.036.D.2.b, drive-in business establishments may have one pole sign for each 300 lineal
18 feet, or portion thereof, of frontage on public rights-of-way, except alleys.

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

22 3. Maximum Area. There is no maximum area limit for on-premises signs for
23 business establishments, except as follows:

1 a. As set forth in 23.55.036.D.5; and

2 b. The maximum area for each wall sign is 672 square feet except that
3 the maximum area for each wall sign for spectator sports facilities with a seating capacity of
4 40,000 or greater shall be 3,000 square feet.

5 4. Identification Signs for Multifamily Structures((-))

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

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

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

12 5. Sign Height((-))

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

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

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

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d. No portion of a roof sign shall:

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

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

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

* * *

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 _____ day of _____, 20 __,
5 and signed by me in open session in authentication of its passage this _____ day of
6 _____, 20 __.

7 _____
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this _____ day of _____, 20 __.

10 _____
11 Bruce A. Harrell, Mayor

12 Filed by me this _____ day of _____, 20 __.

13 _____
14 _____, City Clerk

15 (Seal)