

1 A. The structure is a residential use in a Single Family zone that has been unoccupied
2 as rental housing for at least 12 consecutive months, unless such demolition aids expansion of an
3 adjacent non-residential use; or

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5 ~~((A))~~ B. A permit or approval has been issued by the Director according to the
6 procedures set forth in Chapter 23.76, Procedures for Master Use Permits and Council Land Use
7 Decisions, to change the use of the structure or the premises(~~(; provided, that no demolition~~
8 ~~permit for a structure containing a dwelling unit may be issued if the new use is for nonrequired~~
9 ~~parking))~~); or

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11 ~~((B))~~ C. A permit or approval has been issued by the Director to relocate the structure
12 containing a dwelling unit to another lot, whether within the City limits or outside the City limits,
13 to be used, on the new lot, as a dwelling unit; or

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15 ~~((C))~~ D. A complete building permit application for construction of a new principal
16 structure on the same lot as the structure to be demolished has been submitted to the Director, the
17 demolition permit application and the building permit application are categorically exempt from
18 review under Chapter 25.05, Environmental Policies and Procedures, the issuance of some other
19 approval is not required by Title 23 or Title 25 as a condition to issuing the demolition permit,
20 and the Director has approved a waste diversion plan pursuant to Section 23.40.007; or

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23 ~~((D))~~ E. Demolition of the structure is ordered by the Director for reasons of health and
24 safety under Chapter 22.206 or 22.208 of the Housing and Building Maintenance Code, or under
25 the provisions of the Seattle Building Code,
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