DCLU

Director's Rule 20-88

Applicant	Page of	Supersedes
CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	1 1	6-77
	Publication 2/1/88	Effective 3/1/88
	Code and Section Reference Seattle Land Use Code SMC	
Subject Property located partly within and partly out of the Shoreline District	Type of Rule Code Interpretation	
	Ordinance Authority 3.06.040 SMC	
Index Land Use Code/Procedural Requirements	Approved Holly Miller	Date 2/23/88

Section 23.60.022 of the Seattle Municipal Code states:

> Where a substantial development is proposed which would be partly within and partly without the Shoreline District, a shoreline substantial development permit shall be required for the entire development. The use and development standards of this Chapter shall apply only to that part of the development which occurs within the Shoreline District unless the underlying zoning requires the entire development to comply with all or part of this Chapter. The use and development standards including measurement techniques for that portion of the development outside of the Shoreline District shall be as provided by the underlying zoning.

RULE:

Where property is located within 200 feet of the shoreline and that portion of the property that is being developed is outside the 200 foot limit, no shoreline permit shall be required. The dryland portion of the lot that lies within the 200 foot limit may be used in the calculation of lot coverage and setbacks. The portion of the lot that lies within the 200 foot limit may be developed up to $2,500 in value before a shoreline permit is required for the total project.

REASON:

The intent of the Shoreline Management Act is to protect the land area immediately adjacent to the shore and the water area adjacent to the shoreline. A proposal whose major impact is on the area outside the Shoreline District is adequately regulated by other applicable codes and ordinances. Thus, a shoreline permit for these projects is outside the scope of the Shoreline Management Act, and is not required.

RH:jul
DR13/pro.1