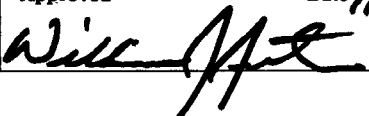




Director's Rule 26-83

Applicant CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	Page 1 of 1	Supersedes 42-82
	Publication October 21, 1983	Effective Nov. 17, 1983
	Code and Section Reference Sec. 23.76.06 SMC Ch. 45 SBC	
	Type of Ruling Code Interpretation	
Subject Criteria for Approval for Minor Structural Building Overhangs Encroaching into Streets and Alleys	Ordinance Authority 3.02.020 SMC	
	Approved 	Date 11-15-83
Index MUP - Street Use		

Structural building overhangs are defined to include only those street uses that may be authorized through the administrative permit process, with issuance of a 30-day revocable street use permit. Overhangs may also be approved through a 90-day revocable ordinance term permit or aerial vacation. The overhangs include cornices, eaves, sills, belt courses, bay windows, balconies, facade treatment and other architectural features, when designed in accordance with Chapter 45 of the Seattle Building Code and the following standards:

Structural building overhangs are not permitted unless all of the following criteria are met, as a case-by-case review is performed:

1. The encroachment must be reasonable and minor, in conformance with the design standards set in this rule.
2. The encroachment is an architectural attachment to the building which is not part of its basic structural framework of the building and is removable.
3. A determination is made that a public benefit will accrue based on adopted City Policy including the new Land Use Code and Land Use Policies, the Historic Preservation and Landmark Ordinances, the SEPA Policies including view corridors, the Downtown Guidelines and other applicable policies.
4. The encroachment is consistent with the concept that the City acts as trustee for the benefit of the general public and is subordinate to and not inconsistent with the primary object of the street, the convenience of public travel.

Structural building overhangs, when approved, shall be designed in accordance with the standards set out in Chapter 45 of the Seattle Amendments to the Uniform Building Code.

Awnings and canopies are regulated by the Building and Street Use Codes.

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