

SEATTLE BACKYARD COTTAGE QUICK START GUIDE



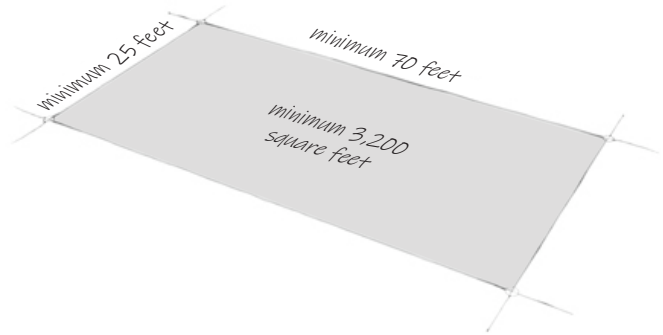
Are you considering building a backyard cottage?

CAST architecture has put together a Seattle Backyard Cottage Quick Start Guide* to help homeowners better understand Seattle's citywide backyard cottage ordinance and the opportunities available to them.

BASIC SITE REQUIREMENTS

The first step is to figure out whether or not your lot is large enough to qualify for a backyard cottage. The chart below outlines the minimum requirements for lot area and dimensions.

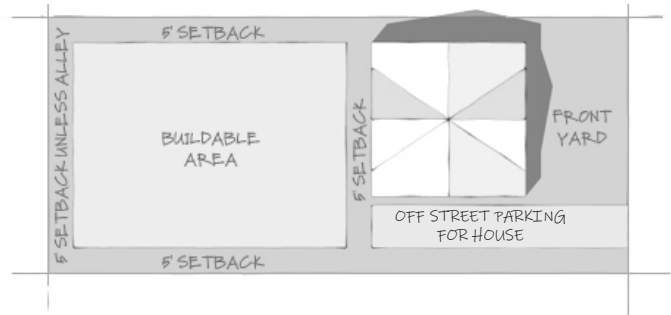
BASIC SITE REQUIREMENTS	
Minimum Lot Size	3200 sq.ft.
Minimum Lot Width	25 feet
Minimum Lot Depth	70 feet



SETBACKS AND YARDS

The next step is to figure out what portion of your lot is buildable under the backyard cottage ordinance. Setbacks, yard requirements and maximum lot coverage all factor into whether or not a cottage is feasible.

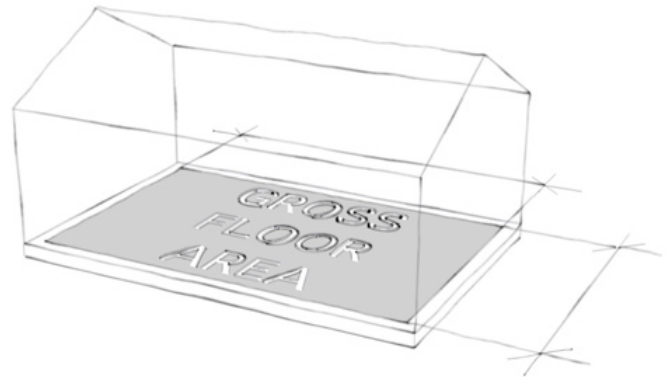
SETBACKS AND YARDS	
Setback from lot lines	5' unless adjacent to an alley in which case the setback is 0
Setback from other structures	5'
Maximum Lot Coverage SMC 23.44.010	35% for lots greater than 5,000 sq.ft. Lots less than 5,000 sq.ft. = 1,000 sq.ft. + 15% of lot area
Maximum Rear Yard Coverage	40% of Rear Yard + 20% if one story and no trees are removed
Maximum Front Yard Coverage	Cottages not allowed in front yard unless through lot
Off Street Parking SMC 23.44.016	None required for ADUs.
Entry Location	10' if on side or rear unless there is an alley or public right of way



FLOOR AREA

Once you've verified that your lot can accommodate a backyard cottage the next step is to take a look at the the floor area and height restrictions in order to determine if you can meet your objectives within those boundaries.

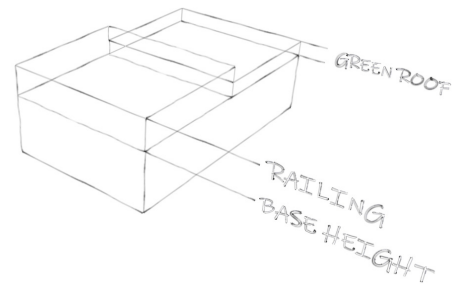
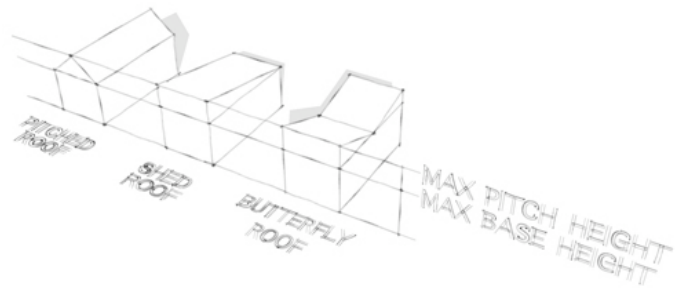
FLOOR AREA	
Gross Floor Area	1000 sq.ft. maximum Gross sq. ft. is measured from interior finished surface to interior finished surface. if you are planning a two story structure the floor area of each story counts towards the total. Garage and storage are excluded.



HEIGHT LIMITS

There are two factors that set the height limit for your cottage, the width of your lot and the type of roof you choose.

HEIGHT LIMITS	LOT WIDTHS			
	<30'	30'-40'	40'-50'	50'+
Max base height	14'	16'	18'	18'
Max height with Pitched Roof	17'	23'	23'	25'
Max height with Shed or Butterfly Roof	17'	18'	22'	22'
Railing for Roof Deck over base height	+4'	+4'	+4'	+4'
Green Roof/ Super Insulation Bonus Height	+2'	+2'	+2'	+2'



*This guide is intended as an overview of the backyard cottage ordinance and does not include detailed conditions and restrictions that may affect individual properties. As such, it should only be used as a basic starting point for planning. If you would like to move forward with the design and permitting of a backyard cottage for your home we recommend careful scrutiny of the entire ordinance and the assistance of an architect or design professional.