



DEVELOPMENT STANDARDS FOR BACKYARD COTTAGES

	REQUIREMENTS	SPECIFICATIONS				
SITE STANDARDS	Minimum lot size	4000 square feet (sf)				
	Minimum lot width	25 feet				
	Minimum lot depth	70 feet				
	Maximum lot coverage (including main structure)	Lots less the 5000 sf – 1000 sf + 15% of lot area Lots more than 5000 sf – 35% of lot area				
	Maximum rear yard coverage	40% of the area required for the rear yard				
HEIGHT	Lot width	Less than 30'	30' or greater up to 35'	36' or greater up to 40'	41' or greater up to 50'	50' or greater*
	Maximum structure height	12'	14'	15'	16'	16'
	Maximum height with pitched roof	15'	21'	22'	22'	23'
	Maximum height with shed or butterfly roof	15'	18'	19'	20'	20'
	Minimum Separation from Principal Structure	5 feet				
GROSS FLOOR AREA	Maximum Backyard Cottage gross floor-to-lot area ratio	800 sf, including garage or storage area.				
SETBACKS	Minimum front yard setback	Backyard Cottages are not allowed in the front yard				
	Minimum side yard setback	5 feet to property line; 10 feet on corner lots				
PARKING	No parking space is required if located in a designated urban village or urban center. Otherwise, one parking space is required for the Backyard Cottage in addition to the required parking space for the principal house.					
Number of Backyard Cottages per lot	A lot can only have one accessory dwelling unit (either an ADU or a Backyard Cottage).					
Entrances	May not face the nearest side lot line or the rear lot line, unless there is an alley, or other public right-of-way, abutting on that side of the lot to maintain the neighbor's privacy.					
Windows	There shall be at least one operable window or exterior door approved for emergency escape or rescue. The window must be operable from the inside. See CAM 303A, Common Seattle Residential Code Requirements (Life Safety Requirements).					
Owners	At least one of the property owners must occupy either the main house or the Backyard Cottage as their permanent and principal residence for at least six months of each calendar year. The owners are allowed to receive rent (from roommates or housemates) for the owner-occupied unit and must have 50 percent or greater interest in the property.					
Residents	Unless all residents of both units are related to each other, the total number of residents in both units may not exceed eight.					
* Backyard cottages may also be built to the maximum height limits listed in this column if both of the following conditions are met: a) the Backyard Cottage is located on a lot with a rear lot line adjacent to an alley; and b) the width of the lot is 40 feet or greater.						