

SEATTLE BACKYARD COTTAGE QUICK START GUIDE



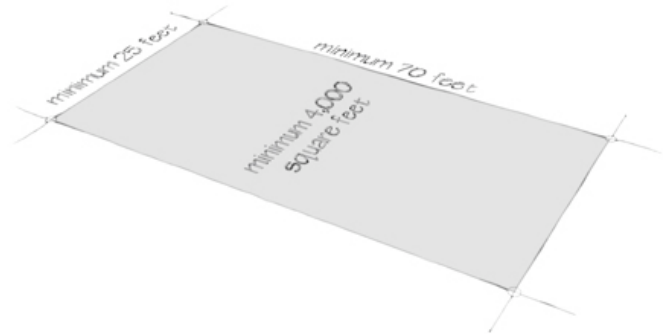
Are you considering building a backyard cottage?

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.

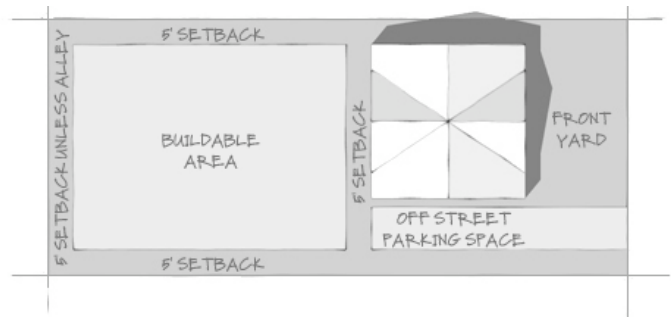
BASIC SITE REQUIREMENTS:	
Minimum Lot Size	4000 sq.ft.
Minimum Lot Width	25 feet
Minimum Lot Depth	70 feet



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.

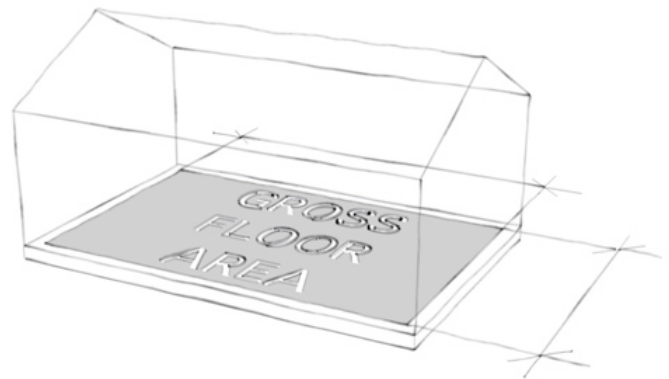
SETBACKS AND YARDS:	
Setback from lot lines	5’ unless adjacent to an alley in which case the setback is 0
Setback from other structures	5’
Maximum Lot Coverage	Lots less than 5,000 sq. ft. - 1,000 sq. ft. + 15% of lot area Lots 5,000 sq. ft. or more - 35% of lot area
Maximum Rear Yard Coverage	40% of the area required for the rear yard.
Maximum Front Yard Coverage	Cottages not allowed in front yard.
Off Street Parking	One space required – some exceptions apply.
Entry Location	May not be located on the side facing the nearest lot line unless that lot line abuts an alley or other 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.

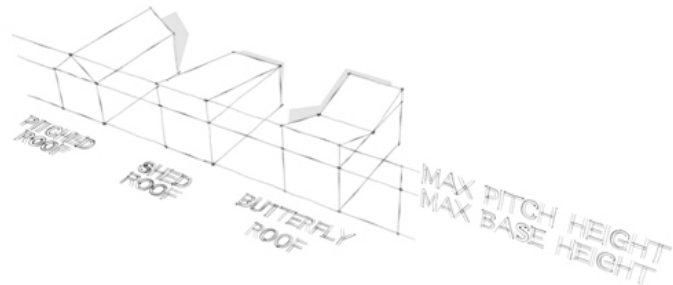
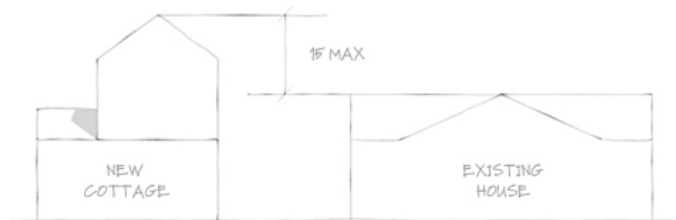
FLOOR AREA:	
Gross Floor Area	800' square feet max. Gross Sq. Ft. is measured from interior finished surface to interior finished surface. If you are planning a two story structure the floor area of each story counts toward the total.



HEIGHT LIMITS

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

HEIGHT LIMITS:	Lot width				
	< 30'	30'-35'	36'-40'	41'-50'	50' <
Max base height	12'	14'	15'	16	16
Max height with pitched roof	15'	21'	22'	22'	23'
Max height with shed or butterfly	15'	18'	19'	20'	20'
Max height above peak of existing home	15'	15'	15'	15'	15'



*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.