



City of Seattle
Department of Planning & Development

2012 SRC Code Solution

SRC Section 101.2
Dwelling Units Located Above Parking Spaces,
Garages and Driveways
Release Date: January 14, 2014
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The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.

Code Issue:

Under the Seattle Residential Code, single family, duplex and townhouse structures shall not be located above a common garage or other common space.

Seattle added an interpretation to the SRC allowing duplex dwelling units to share a garage, but how do we treat the various other situations in which single family, duplex and townhouse structures are located above shared parking spaces, garages and/or driveways?

Interpretation:

When it comes to dwelling units located over shared parking spaces, garages and/or driveways, the Seattle Residential Code may be applied in the following scenarios.

Single Family Structures (detached one-family dwellings):

1. A single family structure located over shared parking spaces, garages and/or driveways as long as those parking spaces, garages and/or driveways serve **ONLY** the single family structure and no more than **one** other dwelling unit that is located on the same site (or adjacent site as long as there are easements). Attached accessory dwelling units (ADUs) and detached accessory dwelling units (DADUs or "backyard cottages") are not to be considered separate dwelling units. *(This would allow parking for a maximum of 2 dwelling units.)*

Duplex Structures (Detached two-family dwellings):

2. A duplex structure located over shared parking spaces, garages and/or driveways that are used exclusively by the two dwelling units in the duplex structure. *(This would allow parking for a maximum of 2 dwelling units.)*
3. A duplex structure located over shared parking spaces, garages and/or driveways that are used **ONLY** by **one** of the two dwelling units in the duplex structure and no more than **one** other dwelling unit that is located in another building on the same site (or adjacent site as long as there are easements). *(This would allow parking for a maximum of 2 dwelling units.)*

Townhouse Structures (Three or more attached one-family dwellings):

4. A townhouse structure in which each individual dwelling unit is located over only its own parking, garage and/or driveway.

Single Family, Duplex & Townhouse Structures:

5. A single family, duplex or townhouse structure that cantilevers* over parking spaces and/or driveways that serve multiple dwelling units as long as:



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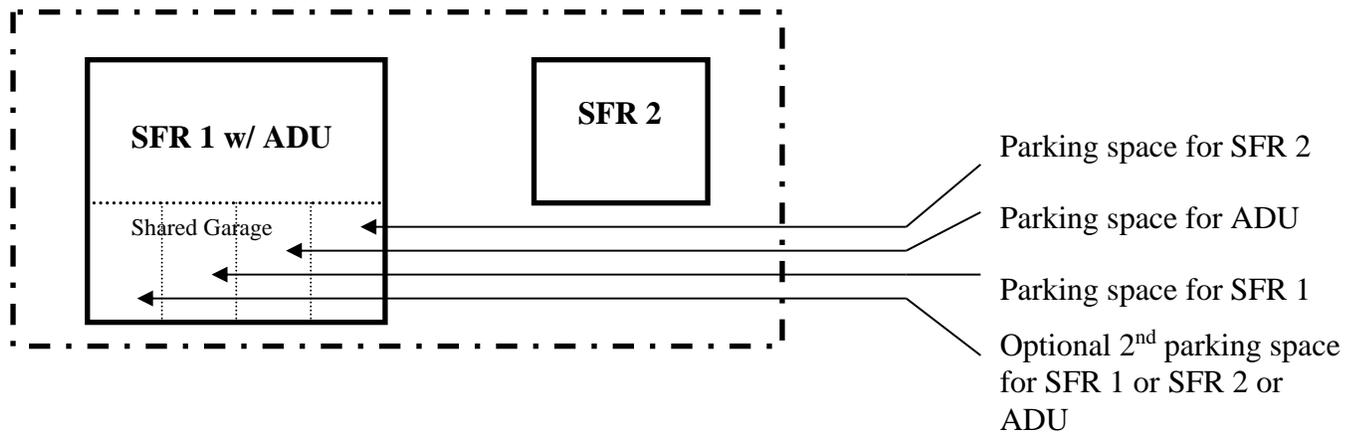
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- a. The depth of the cantilever, measured from the face of the building, is 6 feet or less, AND
- b. There must be an opening between the cantilever and the adjacent property line or assumed property line that is at least equal to the depth of the cantilever. The width of the opening must be measured from the edge of the cantilever or any eave projections above.
(This would allow parking or driveway access for an unlimited number of dwelling units.)

*Cantilevers, as used in the context of this code solution only, shall be cantilevers OR portions of the dwelling unit that are supported by posts or walls, as long as the parking or driving areas below are open on at least one side. See Item 5 Examples below.

Item 1 Example - Single Family Structure:

(Site Plan – Plan View)

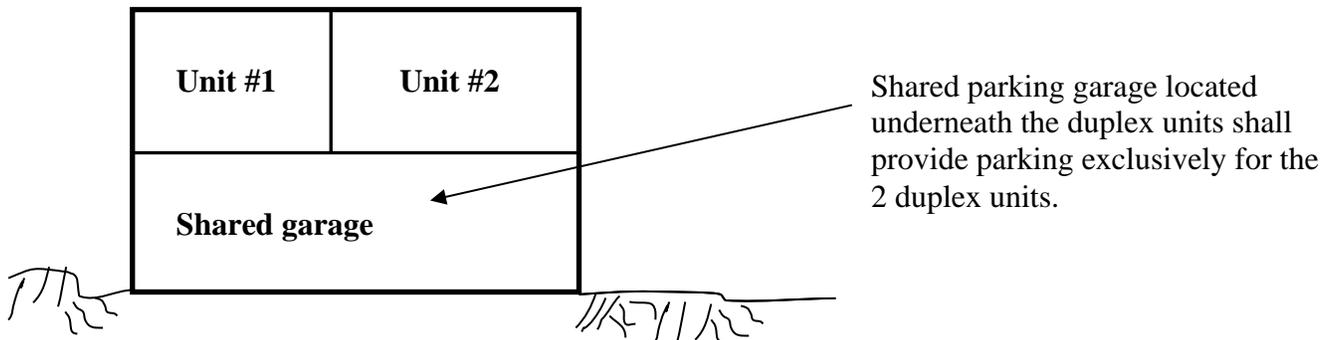


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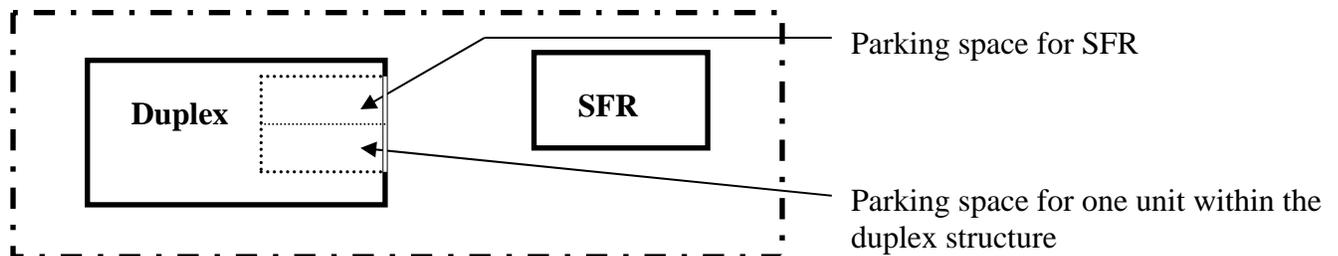
Item 2 Example - Duplex Structure:

(Building Section – Section View)



Item 3 Example - Duplex Structure:

(Site Plan – Plan View)



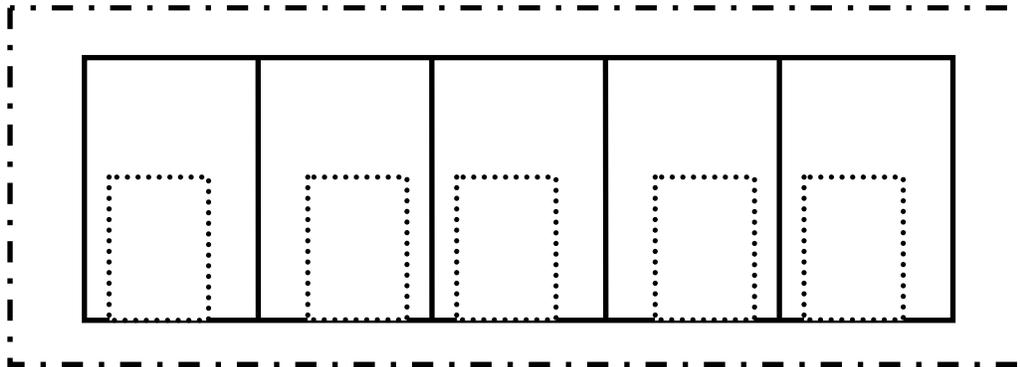
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Item 4 Example - Townhouse Structure:

(Site Plan – Plan View)

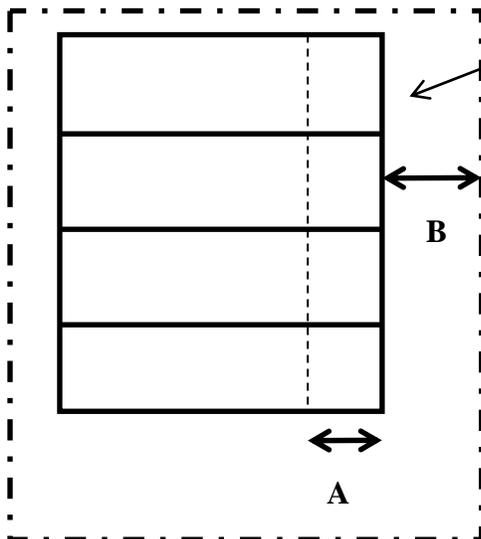
Townhouse building with 5 units, each unit has its own parking garage



Item 5 Example A – Cantilevers* for Single Family, Duplex and Townhouse Structures:

(Site Plan – Plan View)

Townhouse structure with 4 units



This cantilever is a true cantilever, unsupported on 3 sides.

A = Depth of cantilever: must be 6' or less.

B = Distance measured between edge of cantilever (or eave projections above) and property line: must be equal to or greater than **A**.

*Cantilevers, as used in the context of this code solution only, shall be cantilevers OR portions of the dwelling unit that are supported by posts or walls, as long as the parking or driving areas below are open on at least one side.



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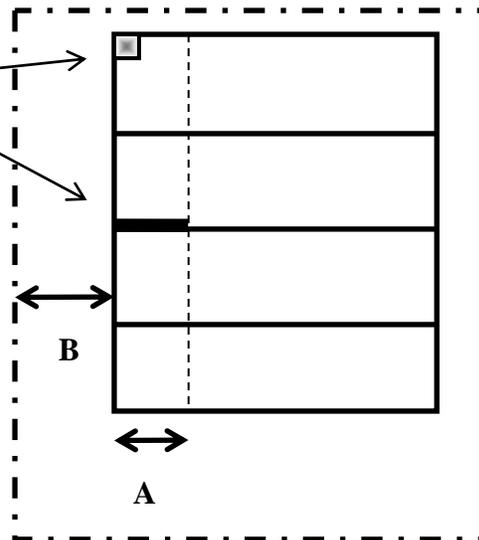
Item 5 Example B – Cantilevers* for Single Family, Duplex and Townhouse Structures:
(Site Plans – Plan View)

Townhouse structure with 4 units

Supports such as posts or walls are permitted as long as each space used for parking or driving located below the dwelling unit is open on at least one side.

A = Must be 6' or less.

B = Must be equal to or greater than **A**.



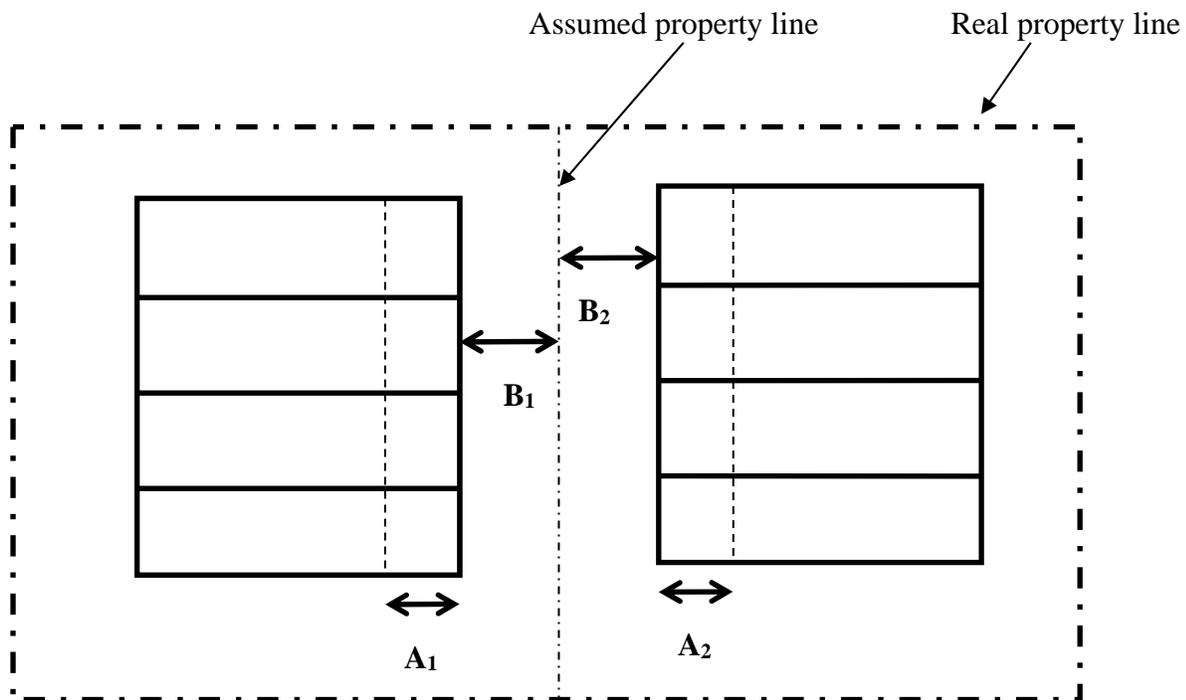
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Item 5 Example C – Cantilevers* for Single Family, Duplex and Townhouse Structures:

(Site Plan – Plan View)

Two townhouse structures on one piece of property



A_1 = Must be 6' or less.

A_2 = Must be 6' or less.

B_1 = Must be equal to or greater than A_1 .

B_2 = Must be equal to or greater than A_2 .

For questions about whether this code solution applies to your project:

- If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application
- If you have not submitted an application, contact DPD Building Code Technical Support at 206-684-4630 or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location http://www.seattle.gov/dpd/Permits/Process_Overview/Location_Hours/default.asp



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