



City of Seattle
Department of Planning & Development

2006 SRC Code Solution

Sec. R202
Townhouse Definition
Release Date: **April 10, 2009**

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:

- A. By definition, townhouses must have open space on at least two sides. How much open space must there be on each of the two sides in order for the definition of townhouse to be met?
- B. How is the length of a side with open space to be measured, especially when there are modulated or recessed walls?

Interpretation:

- A. Where there is no adjacent unit, building, or other structure adjoining the side of the unit, 100% of the length and 100% of the height of the side shall be open to a yard, driveway, parking lot or public way.
Where there is an adjacent unit, building, or other structure adjoining the side of the unit, at least 80% of the length of the side shall be open to a yard, driveway, parking lot or public way. The open length of the side shall have 100% of the height open.
- B. A side shall be considered to be one of the four projected elevations of the unit. The length of that side shall be measured from one end of the projected elevation to the other end of the projected elevation.

See the following two diagrams for examples:

Construction Review & Inspection Quality

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DIAGRAM 1 (Plan View)

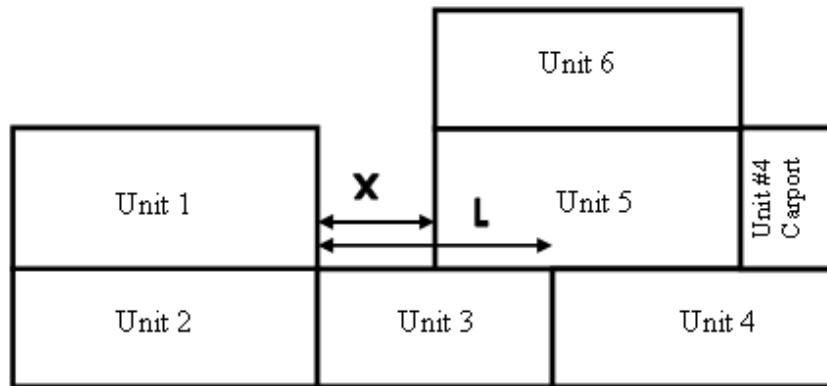


Diagram 1 Examples:

- Unit 2 is open on at least 2 sides – two sides are entirely (100%) open
- Unit 3 is open on at least 2 sides ONLY IF the dimension X (the width of the open space) is at least 80% of the dimension L (the length of the projected elevation of the side)
- Unit 4 is open on at least 2 sides – two sides are entirely (100%) open
- Unit 5 is NOT open on at least 2 sides – the side with another unit’s carport is not considered open

DIAGRAM 2 (Plan View)

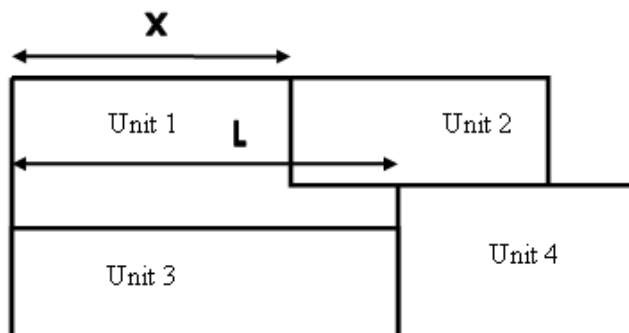


Diagram 2 Examples:

- Unit 1 is open on at least 2 sides ONLY IF the dimension X (the width of the open space) is at least 80% of the dimension L (the length of the projected elevation of the side)
- Units 2, 3 and 4 are open on at least 2 sides – two sides are entirely (100%) open

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DIAGRAM 1 (Plan View)

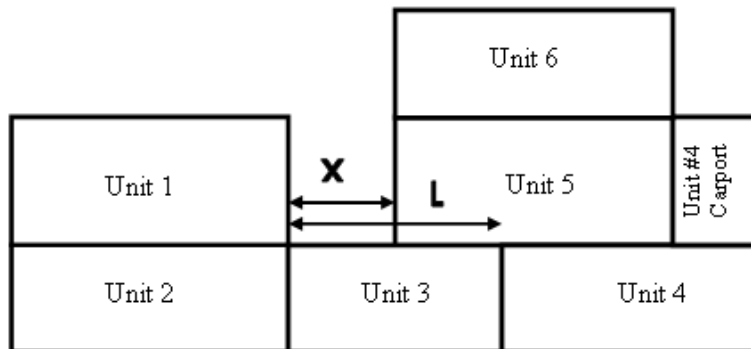


Diagram 1 Examples:

- Unit 2 is open on at least 2 sides – two sides are entirely (100%) open
- Unit 3 is open on at least 2 sides ONLY IF the dimension X (the width of the open space) is at least 80% of the dimension L (the length of the projected elevation of the side)
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DIAGRAM 2 (Plan View)

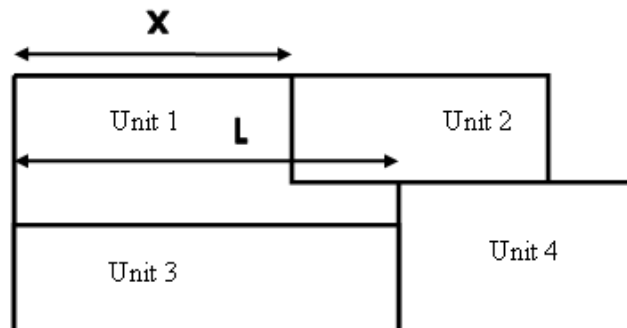


Diagram 2 Examples:

- Unit 1 is open on at least 2 sides ONLY IF the dimension X (the width of the open space) is at least 80% of the dimension L (the length of the projected elevation of the side)
- Units 2, 3 and 4 are open on at least 2 sides – two sides are entirely (100%) open

If you have 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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