Notes

Cluster Housing
Cluster Housing is where two or more principal residential structures are built on one lot, such as with Tandem and Cottage Housing in the RSL zone. Cluster housing is also an option in multifamily zones which allows detached single family houses to be built in clusters on one lot at the greater densities of the multifamily zones. “Cluster Housing Planned Developments” (CHPDs) and “Planned Residential Developments” (PRDs) are types of cluster housing permitted as conditional uses in SF zones.

Accessory Dwelling Units
An accessory dwelling unit (ADU) is an additional unit accessory to a principal dwelling unit (single-family house). There are two types of ADUs in Seattle, attached, which are inside the principal home, or detached, which are known as backyard cottages.

Backyard cottages and attached ADUs are permitted city-wide. Both require the owner to occupy one of the units as their primary residence for at least six months of each calendar year. There are specific development standards for both types of ADUs, for more information see CAM 116A for attached ADUs and CAM 116B for backyard cottages. They are allowed in the SF and RSL zones, but not with Tandem or Cottage Housing. Building Permits are required for all new and existing accessory units.

Household Size
Households may include up to eight unrelated persons or any number of related people in a single family zone. The only instances where larger households with unrelated residents are allowed are qualifying homes for disabled persons and domestic violence shelters. Congregate residences and assisted living facilities are not permitted in single family zones.

Home Occupations
A person residing in a dwelling unit may operate a home occupation provided that the business is clearly incidental to the use of the property as a dwelling. The appearance of the property shall remain residential. Deliveries and signage are restricted. Local traffic and parking must not be unduly impacted and the business activities may not pose a nuisance to neighbors.

Accessory Structures and Additions
Accessory structures (garages, carports, decks, fences, storage sheds) and additions to existing houses have regulations which may differ from those shown here. (See CAM 220, Lot Coverage, Height and Yard Standards for Homes in Single Family Zones)

Institutional Uses
Institutional Uses such as schools and churches, are allowed in single family zones as conditional uses.

Lot Coverage
is the percentage of lot area which may be covered by a building and its accessory structures.

Trees
Projects must meet requirements for the retention of exceptional trees (SMC 25.11) as well as minimum tree planting requirements (23.44.C.9).
An area within an urban village that allows for the development of smaller detached homes that may be more affordable than available housing in single family zones.

There are four separate RSL designations which may only be assigned to areas within urban villages through adoption of a Neighborhood Plan.

### SF5000

- **Single Family**
- **Lot Size:**
  - min. 5000 square feet
- **Height Limit:**
  - min. 2500 square feet
- **Lot Coverage:**
  - max. 50%
- **Roof Pitch:**
  - +5' roof pitch

### SF7200

- **Single Family**
- **Lot Size:**
  - min. 7200 square feet
- **Height Limit:**
  - min. 20' (except when roof pitch less than 3', average 5', no protrusions)
- **Lot Coverage:**
  - max. 50%
- **Roof Pitch:**
  - +5' roof pitch

### SF9600

- **Single Family**
- **Lot Size:**
  - min. 9600 square feet
- **Height Limit:**
  - min. 2500 square feet
- **Lot Coverage:**
  - max. 50%
- **Roof Pitch:**
  - +5' roof pitch

### RSL

- **Residential Small Lot**
- **Building Type:**
  - One detached single family houses on one lot, with one accessory unit permitted.
- **Lot Size:**
  - Min. 3000 square feet
- **Lot Coverage:**
  - Max. 40% for all structures, max. 650 sf for each cottage
- **Height Limit:**
  - Max. 18'

### RSL/T

- **Tandem Housing**
- **Building Type:**
  - Two detached single family houses on one lot
- **Lot Size:**
  - Min. 5000 square feet
- **Lot Coverage:**
  - Max. 35% (or maximum coverage of 1000 sf on the street are also undersized)
- **Height Limit:**
  - Max. 25' for new construction, existing structures may be higher by 5', with a min. 4:12 slope

### RSL/C

- **Cottage Housing**
- **Building Type:**
  - Four to twelve detached single family houses on one lot
- **Lot Area:**
  - Min. 6400 square feet
- **Lot Coverage:**
  - Max. 40% for all structures, max. 650 sf for each cottage
- **Height Limit:**
  - Max. 18'

### RSL/T/C

- **Tandem and Cottage Housing**
- **Building Type:**
  - Two tandem houses a lot allows clusters of cottages on large lots
- **Lot Area:**
  - Min. 6400 square feet
- **Lot Coverage:**
  - Max. 40% for all structures, max. 650 sf for each cottage
- **Height Limit:**
  - Max. 18'
- **Roof Pitch:**
  - Structure may exceed max. height limit by 5', with a min. 3:12 slope

### Yard Requirements

- **Front Yard**
  - min. 10'
- **Rear Yard**
  - +5' roof pitch
- **Side Yard**
  - average 5', no protrusions

### Parking Requirements

- **Same as SF except that location of parking may vary**

### Open Space

- 40 sf required open space per cottage, with at least 200 sf for private and 150 sf for common usage

### Landscaping

- Screening of parking required