

# SEATTLE'S SINGLE FAMILY RESIDENTIAL ZONES

## THIS ZONING CHART IS FOR ILLUSTRATIVE PURPOSES ONLY

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. If you have site-specific questions about Single Family zoning, you may either call the Seattle Department of Planning and Development (formerly DCLU) at (206) 684-8850, visit the Applicant Services Center (located on the 20th floor of Seattle Municipal Tower at 700 Fifth Avenue), or submit your question online at [www.seattle.gov/dpd/landuse](http://www.seattle.gov/dpd/landuse).

## 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 Units

An accessory unit is an additional dwelling unit which is considered accessory to a principal dwelling unit (a single family house). As such, it must be contained within the principal house and cannot be in a separate structure, as in a garage. Accessory units are only permitted when the homeowner occupies one of the units and when specified standards are met. They are allowed in the SF and RSL zones, but not with Tandem or Cottage Housing. Land Use 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. It must occur within the principal structure and 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.

### Institutional Uses,

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

### Residential Density

is expressed as a ratio of the amount of square footage of lot area per dwelling unit,  
e.g. 1/5000 = 5000 sf of lot area per dwelling unit.

### Lot Coverage

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

### Design Review

The design review process is not available in SF or RSL zones; it is applicable in multifamily and commercial zones only.



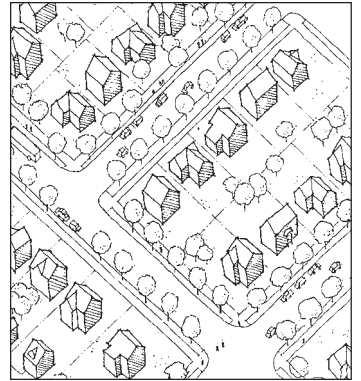
City of Seattle  
**Department of Planning  
& Development**  
Diane Sugimura, Director  
Gregory J. Nickels, Mayor

July 1999

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# SF5000, SF7200, SF9600

## Single Family



Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. The three single family zones vary by minimum lot size required for each detached structure.

**Building Type**  
Detached house with a single dwelling unit, or with one principal unit and one accessory unit within the same structure.

**Lot Size**

Zone	Minimum lot area
SF5000	5000 square feet
SF7200	7200 "
SF9600	9600 "

Various exceptions allow for smaller lots, most commonly when other existing lots on the street are also undersized.

**Density**

Zone	house/square footage of lot
SF5000	1/5000
SF7200	1/7200
SF9600	1/9600

**Lot Coverage**  
Max. 35% (or maximum coverage of 1750 sf for lots less than 5000 sf)

**Height Limit**  
For lots wider than 30': max. 30' (or aver. of neighboring houses if higher)  
For lots 30' wide or less: max. 25' (or aver. of neighboring houses if higher, up to 30')  
Additional height permitted on sloping lot (max. 5')

**Roof Pitch**  
May exceed max. height limit by 5', with a min. 3:12 slope

**Width & Depth**  
No restrictions on structure width and depth. They are affected by yard requirements and lot coverage.

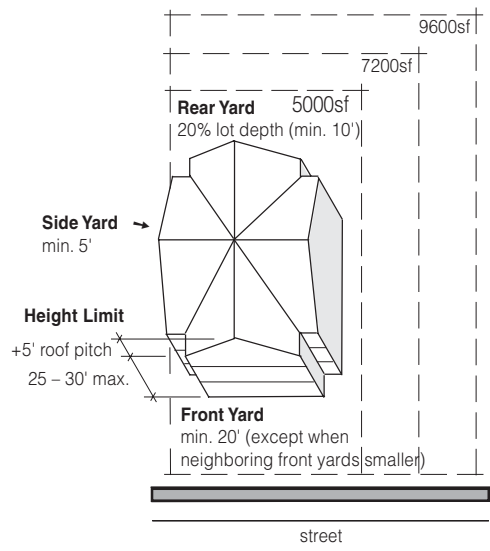
**Yard Requirements**  
As shown. Under certain conditions accessory structures, such as garages, and house additions may extend into required yards.

**Parking Quantity**  
One parking space/dwelling unit

**Parking Location**  
Within the structure, or in the rear or side yard. Allowed in the front yard only under special circumstances. Garage and carport structures have specific regulations.

**Parking Access**  
From the alley where feasible. If from street, only one 10' curbcut permitted per 80' of frontage.

**Open Space & Landscaping**  
No regulations



# RSL

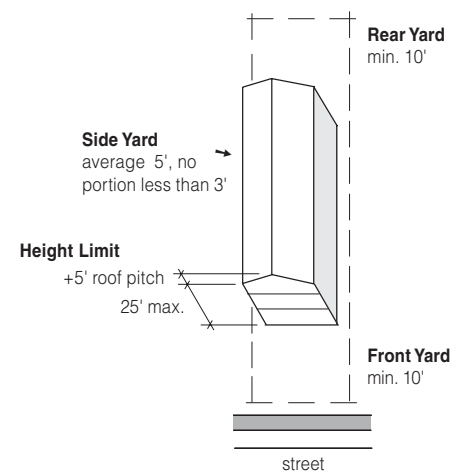
## Residential Small Lot

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.

# RSL

## One House per Lot



**Building Type**  
One detached single family house on one lot, with one accessory unit permitted.

**Lot Size**  
Min. 2500 square feet

**Density**  
Min. 1/2500

**Lot Coverage**  
No limit

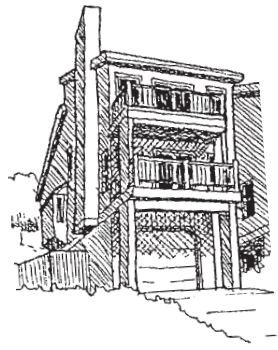
**Height Limit**  
Max. 25'

**Roof Pitch**  
Structure may exceed max. height limit by 5', with a min. 3:12 slope

**Front & Rear Yards**  
As shown. In addition, sum of front and rear yards must be min. 30'

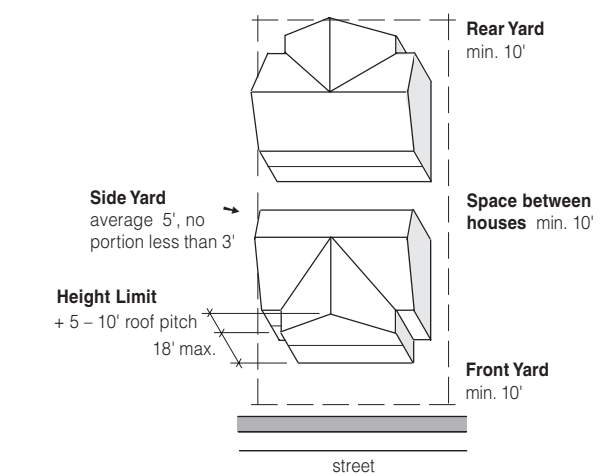
**Parking Requirements**  
Same as SF

**Open Space & Landscaping**  
No regulations



# RSL/T

## ALSO ALLOWS Tandem Housing



**Building Type**  
Two detached single family houses on one lot

**Lot Size**  
Min. 5000 square feet

**Density Limit**  
1/2500

**Lot Coverage**  
Max. 50%



**Height Limit**  
Max. 18' for new construction, existing structures may be higher

**Roof Pitch**  
Structure may exceed max. height limit by 5', with a min. 3:12 slope, or by 10', with a min. 6:12 slope

**Yard Requirements**  
As shown. In addition, sum of front, rear and middle yards must be min. 35'

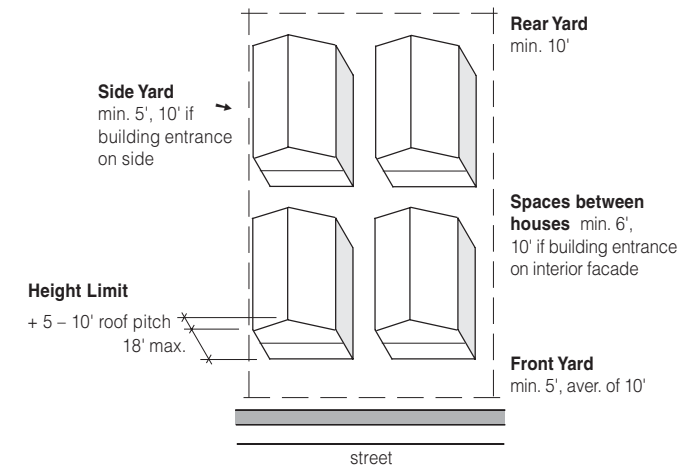
**Parking Requirements**  
Same as SF

**Open Space & Landscaping**  
No regulations

RSL allows smaller houses on individual lots  
RSL/T permits two (tandem) houses a lot  
RSL/C allows clusters of cottages on large lots  
RSL/TC permits both tandem and cottage housing

# RSL/C

## ALSO ALLOWS Cottage Housing



**Building Type**  
Four to twelve detached single family houses on one lot

**Lot Area**  
Min. 6400 square feet

**Density Limit**  
1/1600

**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, or by 10', with a min. 6:12 slope

**Yard Requirements**  
As shown above

**Parking Requirements**  
Same as SF except that location of parking may vary

**Open Space**  
400 sf required open space per cottage, with at least 200 sf for private and 150 sf for common usage

**Landscaping**  
Screening of parking required

