



2018 SRC Code Interpretation

The following interpretation 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:

By definition, townhouses must have open space on at least two sides.

1. How is the length of a side with open space to be measured, especially when there are modulated or recessed walls?
2. Is there a minimum yard width required at the open side?

Code Interpretation:

1. 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.
2. Yards shall not be less than 3 feet in width for at least 50 percent of the length of the open side. If the yard serves as the required yard for two townhouse units, the yard shall be not less than 6 feet wide (3 feet for each unit) for at least 50 percent of the length of the open side.

* Note that SDCI does not differentiate between a yard and a court for this purpose.

See the following two diagrams for examples:

DIAGRAM 1 (Plan View)

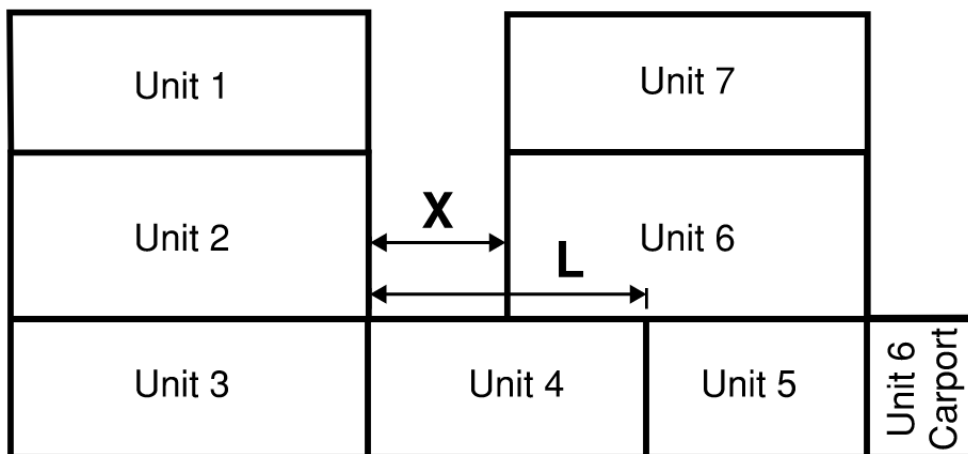




Diagram 1 Examples:

- Units 1, 3, and 7 are open on at least 2 sides – two sides are entirely (100%) open
- Units 2 and 6 are open on at least 2 sides ONLY IF the dimension X (the width of the open space) is at least 6 feet (3 feet for Unit 2 and 3 feet for Unit 6)
- Unit 4 is open on at least 2 sides ONLY IF the dimension X (the width of the open space) is at least 50% of the dimension L (the length of the projected elevation of the side)
- 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)

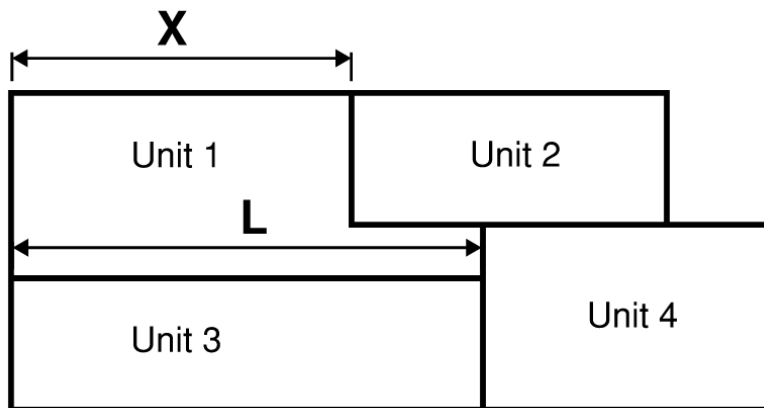


Diagram 2 Examples:

- Unit 1 is open on at least 2 sides ONLY IF the dimension X (the width of the yard) is at least 50% 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

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, send us a question through the SDCI website <http://www.seattle.gov/sdci/resources/send-us-a-question> 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/sdci/about-us/who-we-are>