ACCESSORY STRUCTURES

within Residential Low (RL) Zoning
MUNICIPAL CODE CHAPTER 15.405

This handout provides basic information for building accessory structures on single-family lots in the Residential Low (RL) zoning designations; it answers the most common questions about city requirements and allowances. Please contact the Planning Division with any questions or concerns you may have.

What is an accessory structure?

An accessory structure is a detached, non-habitable structure which is subordinate and incidental to the main residential structure on the property. Examples include: garages, sheds, greenhouses, etc.

For standards specific to tent or canopy structures, please refer to the separate Tent/Canopy FAQ sheet.

For standards specific to ADUs, please refer to the separate ADU FAQ sheet.

Are there size limits for accessory structures?

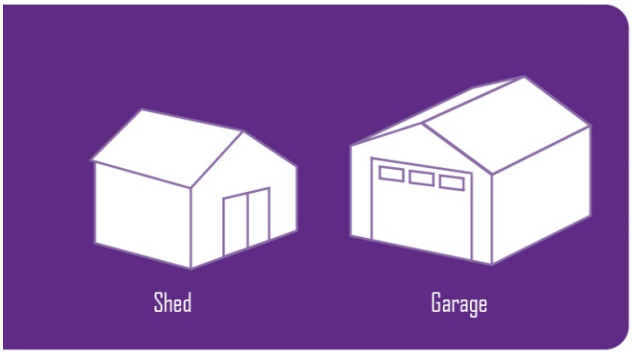
Yes.

The maximum height for accessory structures is twenty (20) feet. Exterior height limit measured to the top of the peak or gable of the roof.

The maximum floor area for accessory structures is 1,000 gross square feet.

How many cars can my garage hold?

Accessory structures cannot be designed to accommodate more than four (4) cars.



What are the setback requirements for accessory structures?

Front Yard Setback: Twenty (20) feet.

Side Yard Setback: Five (5) feet.

Rear Yard Setback: Five (5) feet for first accessory structure, fifteen (15) feet for each additional structure.

Do accessory structures count towards building lot coverage?

Yes, the footprint of accessory structures is calculated toward the maximum building lot coverage. The RL (Residential Low) zoning designations have a 50% building lot coverage maximum.

Can I design my structure to look however I want?

No, accessory structures shall maintain the same residential character of the primary residence.

Can I use pole-framing for an accessory structure?

Yes, however, these structures, also referred to as frame supported membrane structures are regulated by the International Residential Code and would require plans stamped by a Washington State licensed Engineer.

Do I need a permit to build an accessory structure?

If the structure exceeds 200 square feet, a building permit is required.

Can I use a cargo container as an accessory structure?

No, cargo containers are not allowed on residential properties.

This document is intended to provide guidance in applying certain Zoning Code regulations and is for informational use only. It shall not be used as a substitute for the Zoning Code or for other city codes.

Where can I get additional information?

- Municipal Code Chapter 15.405
- Visit us online at **www.seatacwa.gov**

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