



Removing Barriers to Backyard Cottages

Seattle City Council Lunch & Learn

December 9, 2015



Why are we exploring options for removing barriers to backyard cottages?

- » Allowed citywide since 2010
- » To date, only about 200 constructed
- » Council Resolution 31547 directed DPD to explore policy changes to increase production
- » HALA recommendation **SF.1a: Remove Code Barriers to ADUs and Backyard Cottages**



Project background

» Survey of cottage owners (February 2015)

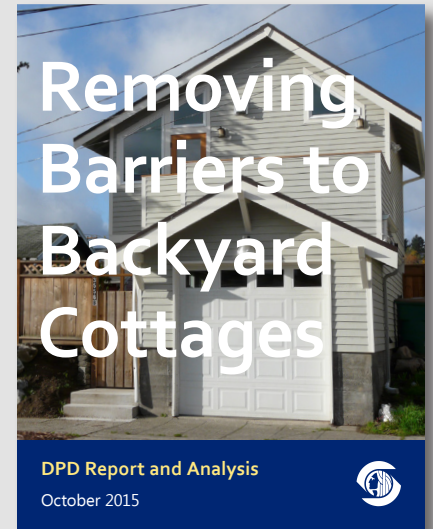
- Top reasons for building a cottage:
 - housing for family/guests
 - long-term rental income

» Council Lunch & Learn (April 2015)

» DPD Report & Analysis (October 2015)

» Interviews with cottage owners and designers (Fall 2015)

- Common barriers:
 - Required off-street parking space
 - Height limit can restrict feasibility of two-story cottage
 - Rear yard coverage can hinder universal design
 - Square footage max. makes some above-garage very small
 - Owner-occupancy limits flexibility for homeowners
 - Cost

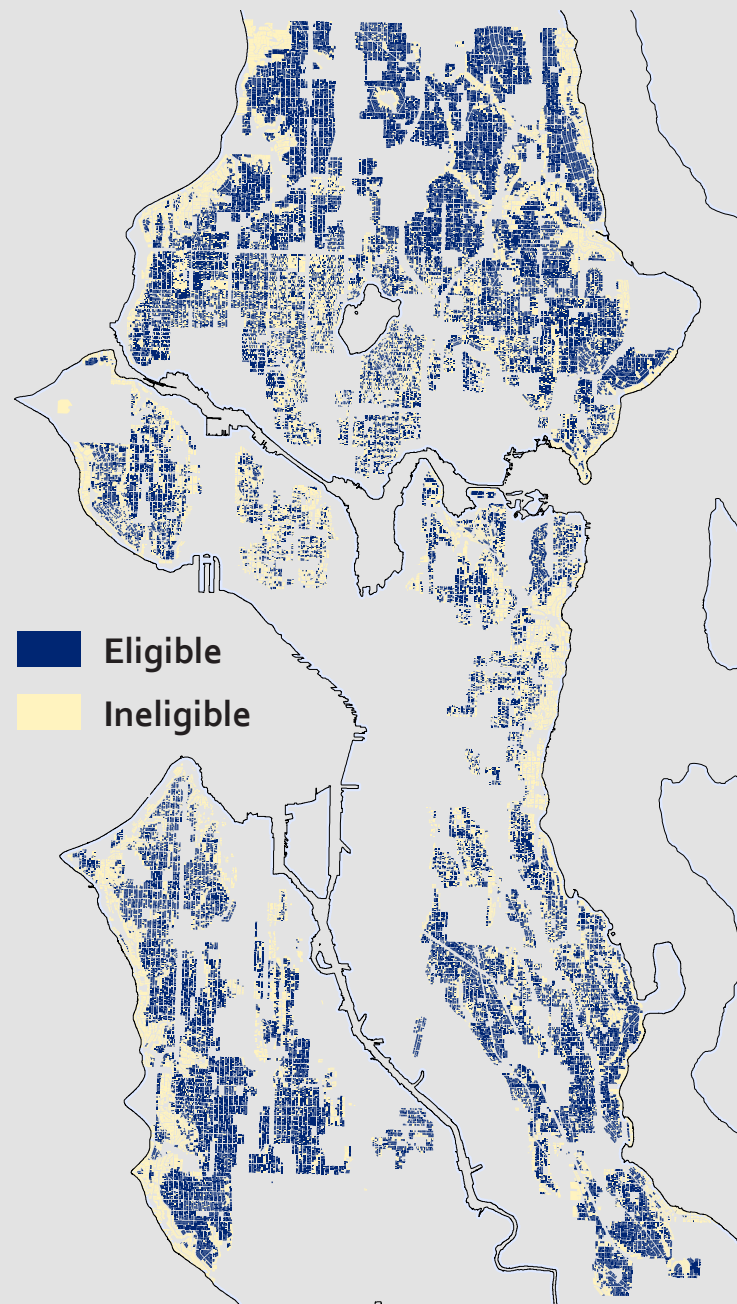


The scale of the opportunity

- » Of 125,000 single-family lots, almost 75,000 are eligible for a backyard cottage (60% of total)
- » 5% of eligible lots would create almost 4,000 units

Potential code changes

- » Should we allow both an ADU and DADU on the same lot?
- » Should we remove the off-street parking requirement?
- » Should we remove the owner-occupancy requirement?
- » Should we modify development standards for cottages?



Timeline

Sept. – Dec. 2015

targeted stakeholder outreach

October 2015

DPD report
released

January 2016
Community meetings

January 19, 6:00 – 7:30 PM

Filipino Community Center
5740 Martin Luther King, Jr. Way

January 26, 6:00 – 7:30 PM

Loyal Heights Community Center
2101 NW 77th St

Receive Public Comments

December 9, 2015
Lunch & Learn at
City Council

February/March 2016
Potential draft legislation
and SEPA



THANK YOU

A photograph of two houses with a wooden fence and a large evergreen tree in the background. The houses are light-colored with dark roofs. The fence is made of vertical wooden slats. The tree is a large, dark green evergreen. The sky is blue with some clouds.

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For more information:
**[seattle.gov/DPD/
codesrules/changestocode/
backyardcottages](https://seattle.gov/DPD/codesrules/changestocode/backyardcottages)**