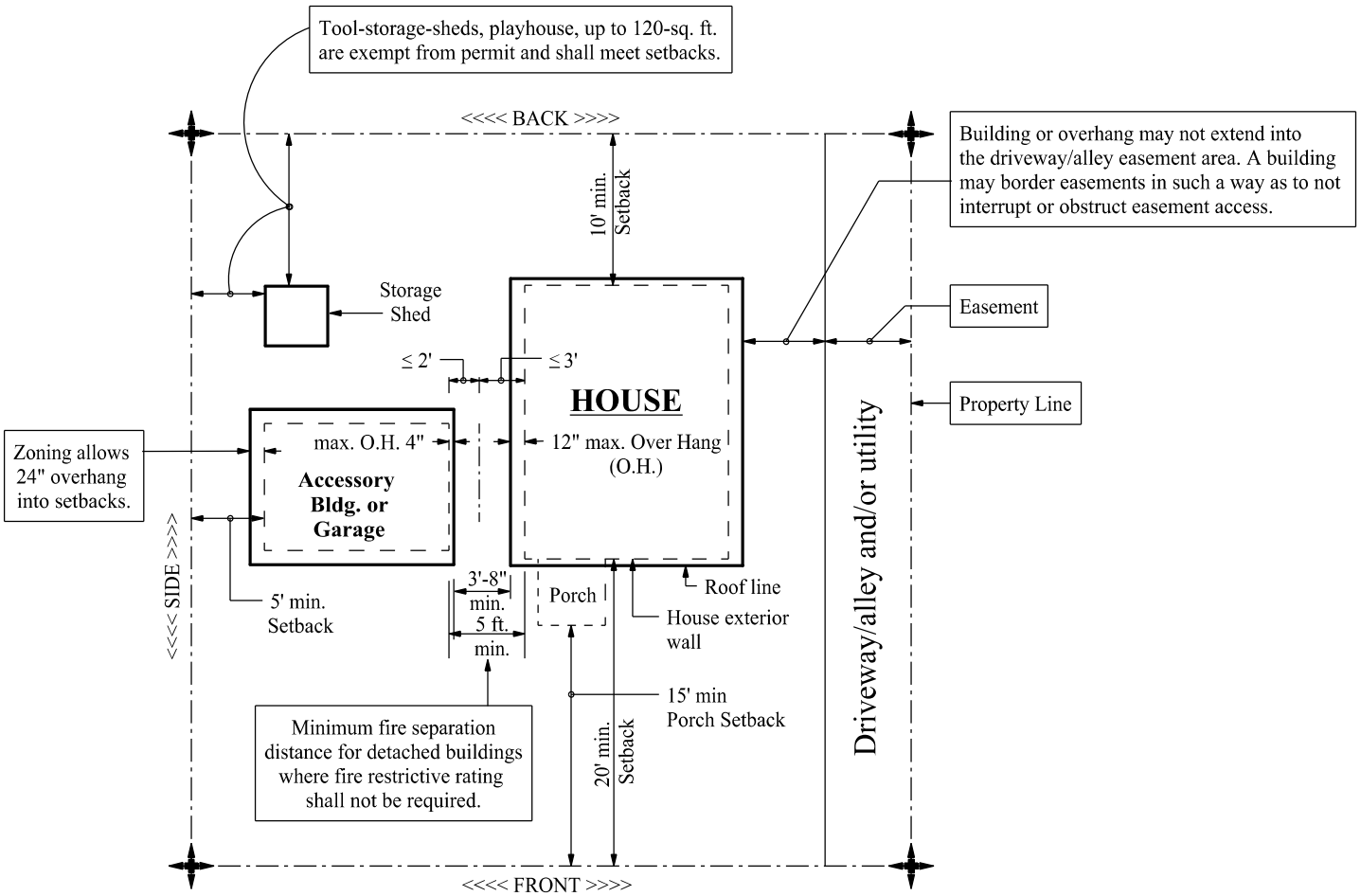
BASIC BUILDING SEPARATIONS, PROPERTY LINE SET BACKS AND EASEMENT SETBACK REQUIREMENTS
(Residential Single Family)

City of Tukwila
Building Division/Permit Center
6300 Southcenter Blvd. #100
Tukwila, WA 98188
(206) 431-3670



* For additional attached buildings constructed as either a garage or house:
  > A garage is considered attached by a roof or foundation, walls and roof extending from the house to the garage.
  > Accessory dwelling shall be attached to an old house by foundation, walls and roof with heated space per WSEC shall be a single family. Appearance of addition shall match appearance of existing.
* Decks 30 inches high or lower may be built in setbacks.
* Fences up to 6 feet may be built on the property line.
* Retaining walls and rockeries up to 4 feet may be built in setbacks. (See waivers [page 2 of 6] retaining wall setbacks.
* The solid fences height along street frontages is limited to 4 feet, lattice or other open material allowed up to 6 feet.

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Parking Limitations (TMC 8.25.020)

* Approved durable uniform surfaces may cover a maximum of 1,200 square feet or 10% of the lot surface, whichever is greater.
* No more than 50% of the front yard or 800 square feet, whichever is smaller, may be approved durable uniform surface.
* Single-family properties on pre-existing, legal lots of record containing less than 6,500 square feet are exempt from the percentages noted above.

Accessory Uses (TMC 18.10.030)

The following uses and structures that are clearly incidental and appurtenent to a permitted use, are allowed within the Low-Density Residential District.

1. Adult day care.
2. Accessory dwelling unit, provided:
   a. minimum lot of 7,200 square feet;
   b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
   c. one of the residences is the primary residence of a person who owns at least 50% of the property,
   d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
   e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
   f. the units are not sold as condominiums.
3. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
4. Garage or carport (private) not exceeding 1,500 square feet in floor area, provided it is located on the same lot as the principal use and is subject to the regulations affecting the main building.
5. Greenhouses (noncommercial) and storage sheds not exceeding 1,000 square feet in floor area.
6. Home occupations.

Retaining Wall Setback Waiver (TMC 18.50.150)

Retaining walls with an exposed height greater than four feet may be allowed in required front, side or rear yard setbacks under the following circumstances:

1. When the applicant's property is on the lower side of the retaining wall and it is not visible from adjacent properties or is screened by landscaping; or
2. When a wall built on a property line or perpendicular to it benefits the lots on both sides, and the owners of both properties agree to jointly maintain the wall; or
3. When a wall in a front yard is required due to roadway expansion or improvements.

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REQUIREMENTS FOR BUILDINGS WITH PROJECTIONS ADJACENT TO PROPERTY LINE OR OTHER BUILDINGS
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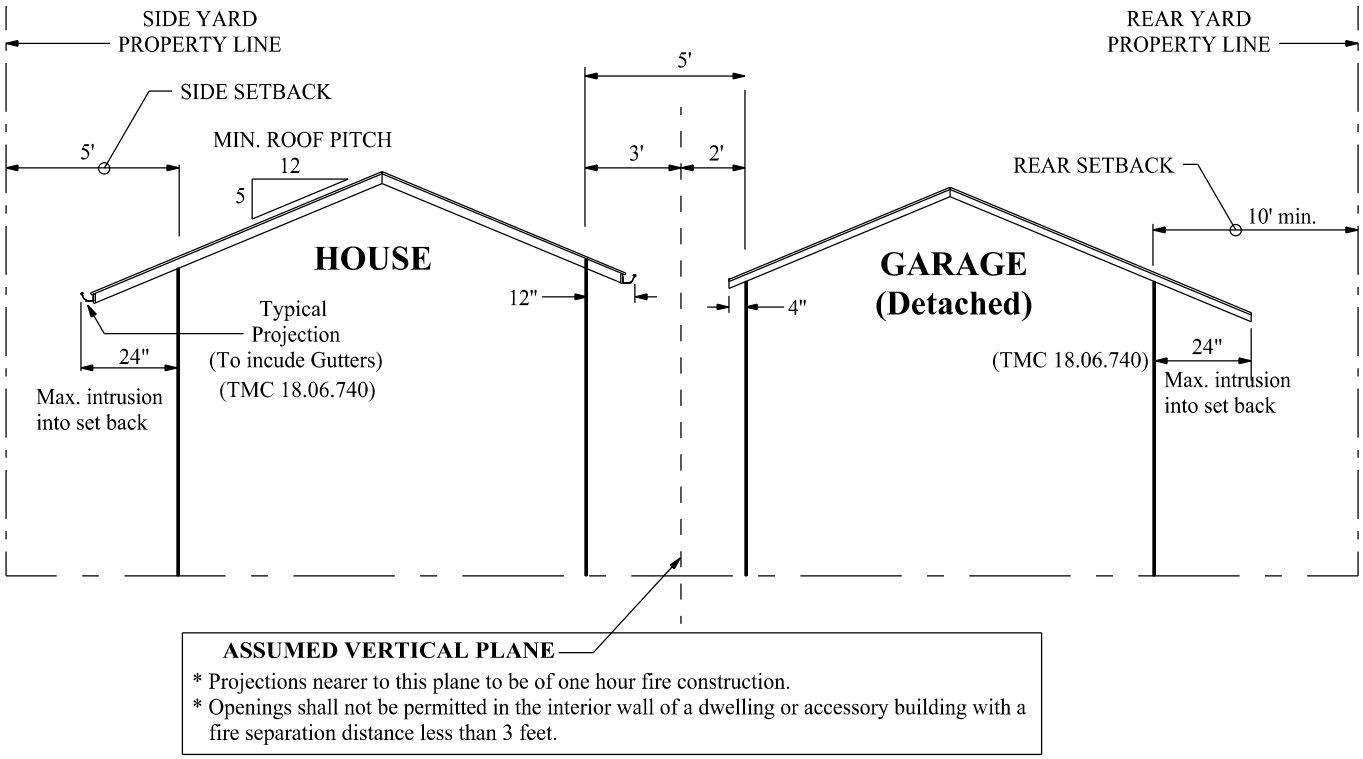

* Projections nearer to this plane to be of one hour fire construction.
* Openings shall not be permitted in the interior wall of a dwelling or accessory building with a fire separation distance less than 3 feet.

(2012 IRC)

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
5. Foundation vents installed in compliance with this code are permitted.

2012 IRC Table R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure form both sides	< 5 feet
	(Non fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside a, b	≥ 2 feet to 5 feet
	(Non fire-resistance rated)	0 hours	5 feet
Openings	Not allowed	N/A	< 3 feet
	25% Maximum of Wall Area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm. N/A = Not Applicable.

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided no gable vent openings are installed.

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Single-Family Dwelling Design Standards (TMC 18.50.050)

All new single-family dwellings, must:
1. be set upon a permanent foundation, with any space from the bottom of the home to the ground enclosed by concrete or an approved concrete product that can be either load bearing or decorative;
2. if a manufactured home, be comprised of at least two fully-enclosed parallel sections, each of not less than 12 feet wide by 36 feet long;
3. be thermally equivalent to the State's energy code;
4. have exterior siding that is residential in appearance including, but not limited to, wood clapboards, shingles or shakes, brick, conventional vinyl siding, fiber-cement siding, wood-composite panels, aluminum siding or similar materials. Materials such as smooth, ribbed or corrugated metal or plastic panels are not acceptable;
5. have the front door facing the front or second front yard, if the lot is at least 40 feet wide and
6. have a roofing material that is residential in appearance including, but not limited to, wood shakes or shingles, standing seam metal, asphalt composition shingles or tile, with a minimum roof pitch of 5:12.

DETERMINING RESIDENTIAL BUILDING HEIGHT
(SEE CALCULATING ALLOWABLE BUILDING HEIGHT PAGE 7)

DEFINITIONS:

* BUILDING HEIGHT. In Tukwila City, residential building height is calculated at a vertical distance measured from (average) grade plane to the average roof height measured off the highest roof surface (flat roof) or from mid point of a sloped roof; a point which is measured between the top plate to the peak of the roof.

* GRADE PLANE. A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building between the structure and a point 6 feet from the building.

THE MAXIMUM RESIDENTIAL BUILDING HEIGHT IN TUKWILA:
Maximum height of a residential home or structure shall not exceed 30 feet measured from the determined average grade plane to the mid point of the roof measured from the plate line to the peak of the roof.

CALCULATING THE BUILDING HEIGHT:
Average grade plane is determined by the lowest grade elevation number 6 feet from the exterior of the building (or 5 foot property line setback) to the highest elevation number 6 feet from the building. Calculate average grade by adding topographical elevation points typically at 2 foot change in hight increments around the building to get a total number. Divide that number by the total of readings. That will provide the average grade plane where the height of the building shall not be more than 30 feet measured from that point, to the mid-point of a sloped roof or top of a flat roof.

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CALCULATING YOUR BUILDING FOOTPRINT

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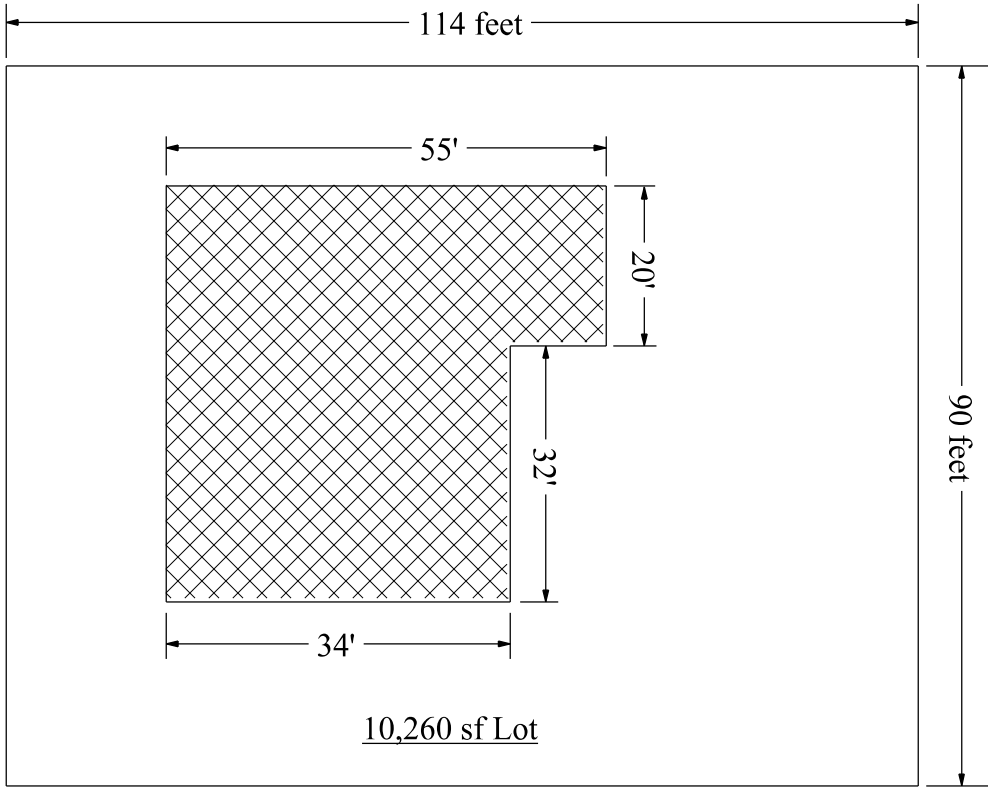
Any building permit application that includes the construction or expansion of a structure on a LDR zoned lot must include the building foot print calculations that show compliance with the following maximums:

Lot Area	Maxium Building Footprint
<6,500	2,275 square feet
6,500	2,275 square feet
6,500 - <19,000 square feet	35% of lot area less .125% for each 100 sf in excess of 6,500 and less than 19,000
19,000 - 32,000 square feet	4,000 square feet
32,670 - 43,560 square feet	5,000 square feet
32,670 - 43,560 square feet	6,000 square feet

Example:	Formula:
114 feet x 90 feet = 10,260 sf lot	
10,260 sf - 6,500 sf = 3,760 sf	A = Lot Area - 6,500 Sq. ft.
3,760 ft x .00125 = 4.7%	B = A x .00125
35% - 4.7% = 30.3%	C % 35% - B%
30.3% x 10,260 sf = 3,109 sf of allowed building footprint	(Cx=01) x Lot Area = Max allowed sf.



This 2,188 sf house footprint with no additional structures meets code for maximum building footprint

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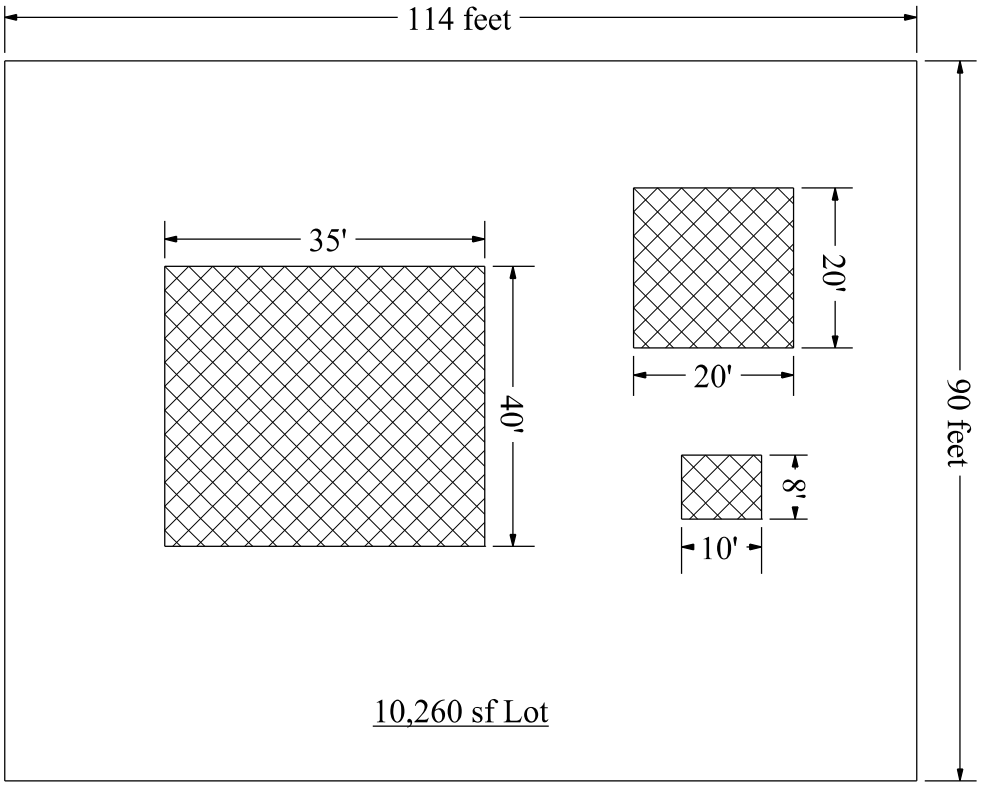
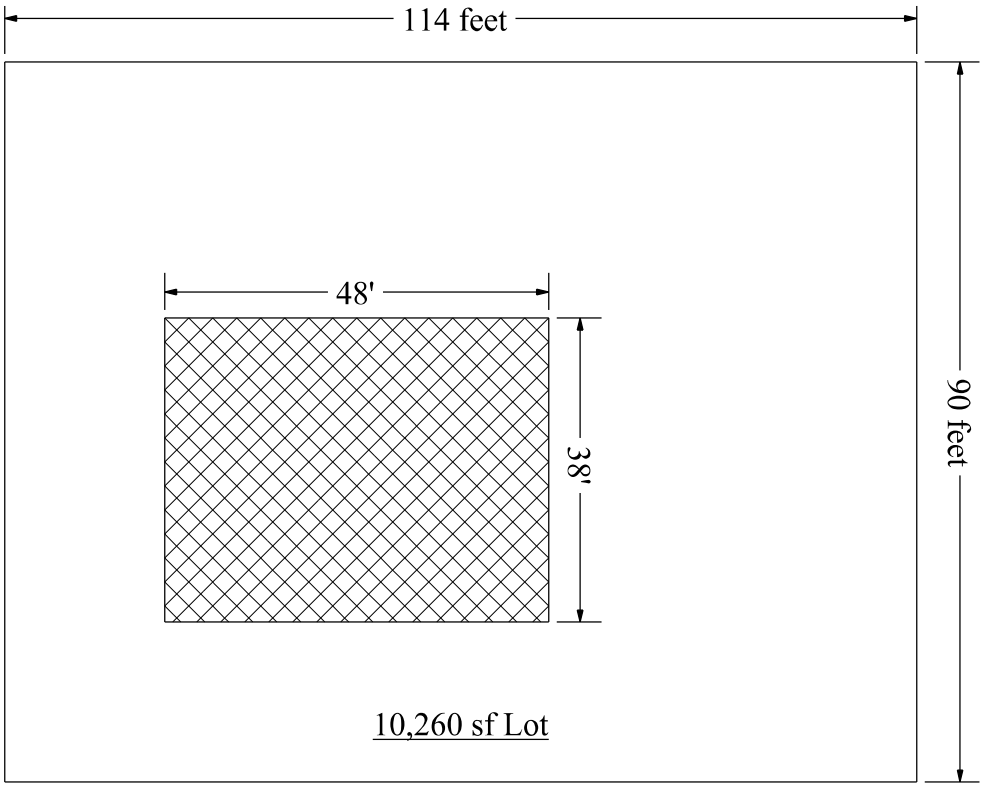


This 1400 sf house footprint 400 sf garage and 80 sf shed meets code for maximum building footprint



This 2 story house is 3,648 sf but has a 1,824 sf footprint so it meets code for maximum building footprint

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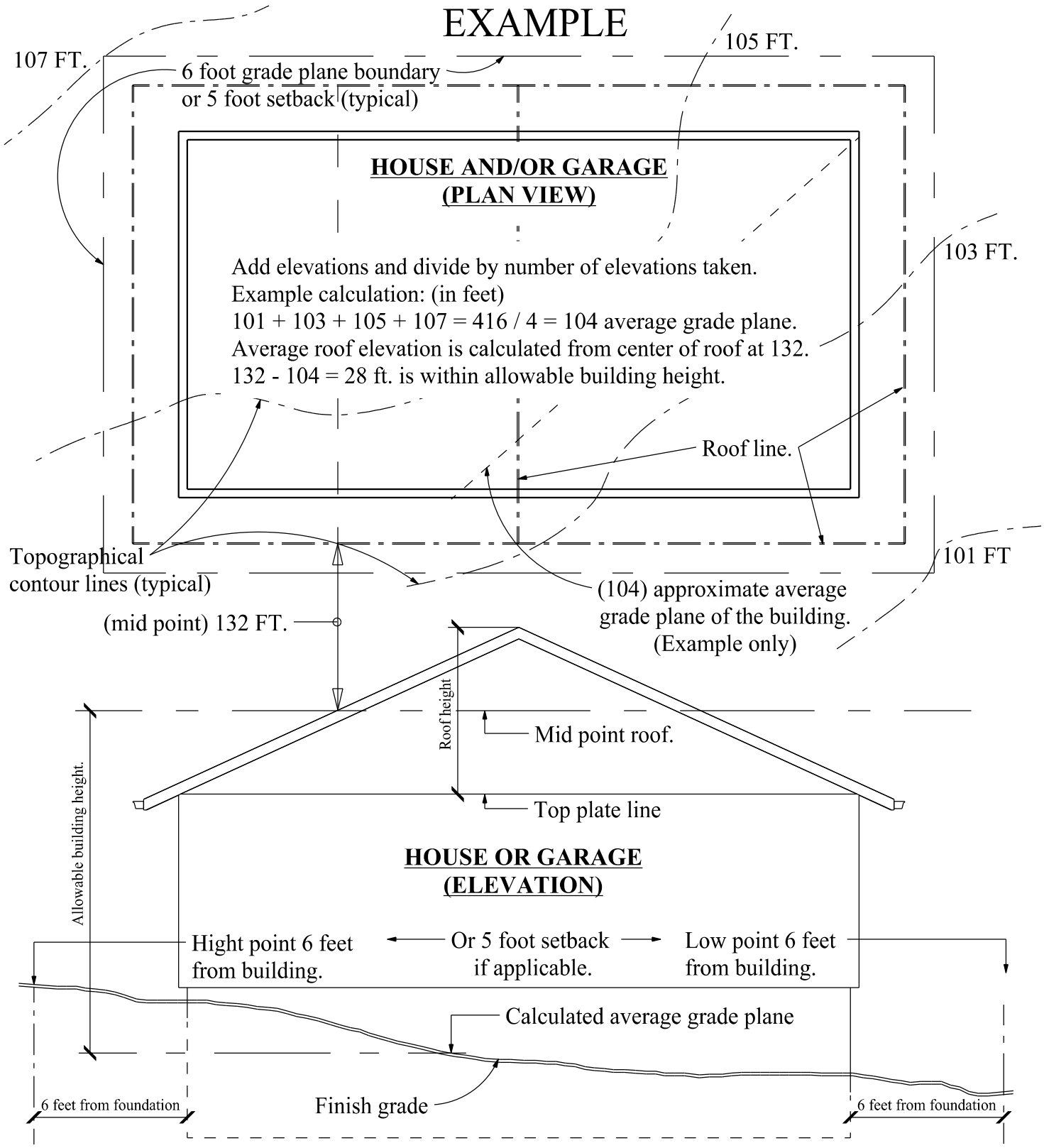

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