

# NO.120 – R-4 SETBACKS FOR SINGLE FAMILY RESIDENCES

## Overview

Setbacks for single-family residences (referred to as Single Detached Dwelling Units in the Sammamish Municipal Code) vary by zoning district & home size.

## Definitions

### HOME SIZE

Measured from exterior framing to exterior framing, not including garages, basements, and unconditioned attics.

### SETBACK

The minimum distance a single-family residence or other structure must be from a property line or similar boundary line.

## Code References

DWELLING UNIT, SINGLE DETACHED  
SMC 21A.15.365

DENSITIES & DIMENSIONS – RESIDENTIAL ZONES  
SMC 21A.25.030

## Questions?

Submit Project Guidance  
Visit the Permit Center

**City of Sammamish**  
801 228th Ave SE  
Sammamish, WA 98075  
www.sammamish.us

## SETBACK REQUIREMENTS

HOME SIZE: LESS THAN 2,500 SF	SETBACK
Front Yard Setback	15 ft (living space), 20 ft (garage)
Arterial Front Yard Setback	30 ft
Rear Yard Setback	15 ft (average), 12 ft (minimum)
Side Yard Setback	5 ft

HOME SIZE: 2,500 - 4,000 SF	SETBACK
Front Yard Setback	20 ft
Arterial Front Yard Setback	30 ft
Rear Yard Setback	20 ft (average), 15 ft (minimum)
Side Yard Setback	10 ft (average), 8 ft (minimum)

HOME SIZE: OVER 4,000 SF	SETBACK
Front Yard Setback	25 ft
Arterial Front Yard Setback	30 ft
Rear Yard Setback	25 ft (average), 20 ft (minimum)
Side Yard Setback	12 ft (average), 10 ft (minimum)

Properties within a Shoreline Jurisdiction must conform to regulations of Chapter 25 of the Sammamish Municipal Code.

## SETBACK AVERAGING

Area A must be less than or equal to Area B to meet the required average setback. See Figure 1 below.

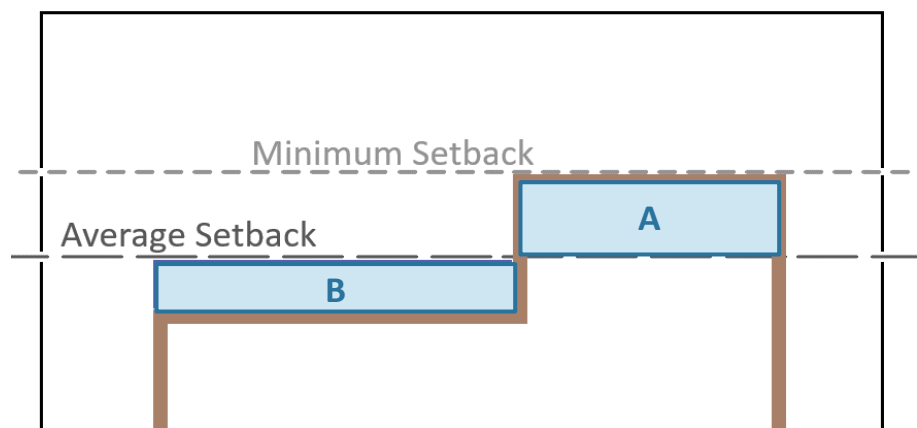


Figure 1: How to Average a Setback