

NO.130 – R-6 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
Side Yard Setback	5 ft

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

HOME SIZE: OVER 4,000 SF	SETBACK
Front Yard Setback	20 ft
Arterial Front Yard Setback	30 ft
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.

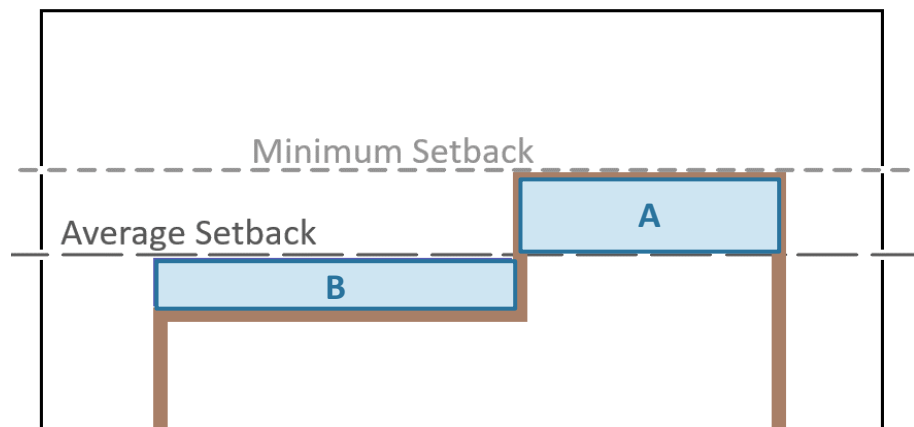


Figure 1: How to Average a Setback