

NO.140 – RESIDENTIAL DISTRICT BUILDING & STRUCTURE HEIGHT LIMITS

Overview

Residential development is limited by how much of a lot can be covered by buildings and paved areas.

Definitions

EXISTING GRADE

The existing elevation of land prior to any cuts and fills or other disturbances, which may, at the discretion of the Director, be determined by a topographic survey or soil sampling.

Code References

MEASUREMENT METHODS
SMC 21A.25.050(3)

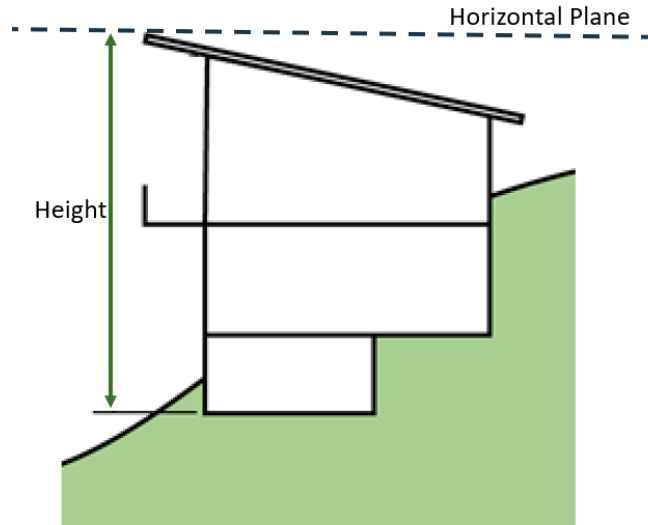
Questions?

Submit Project Guidance
Visit the Permit Center

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

HEIGHT LIMITS BY RESIDENTIAL ZONING DISTRICT

The height of buildings and structures is measured from the existing grade of a property. The allowed maximum is a horizontal plane above the average grade where a building or structure is located.



TYPE OF BUILDING	R-1	R-4	R-6	R-8	R-12	R-18
DETACHED ACCESSORY DWELLING UNIT*	18 ft	18 ft	18 ft	18 ft	18 ft	18 ft
ALL OTHER BUILDINGS/ STRUCTURES	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft

*See Handout #310 for more information

For new single-family residences or additions, the maximum height of any exterior wall is 40 feet. Anything taller may be permitted when the design includes:

- An upper story balcony, porch, deck, exterior stairway, or other functional architectural feature; and
- A floor line projection (e.g. skirt roof), roof ledger, windows, pillars, columns, or similar projecting feature (such as bay windows) to provide articulation and reduce massing.

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HOW TO MEASURE HEIGHT

Per SMC 21A.25.050(3)

1. Draw the smallest square or rectangle that can enclose the building (figure 1).
2. Average the existing grade elevations taken at the midpoint of each side of the square/rectangle (see **Xs** figure 1).
3. Measure from the average existing grade to the highest point of the structure or roof (figure 2).

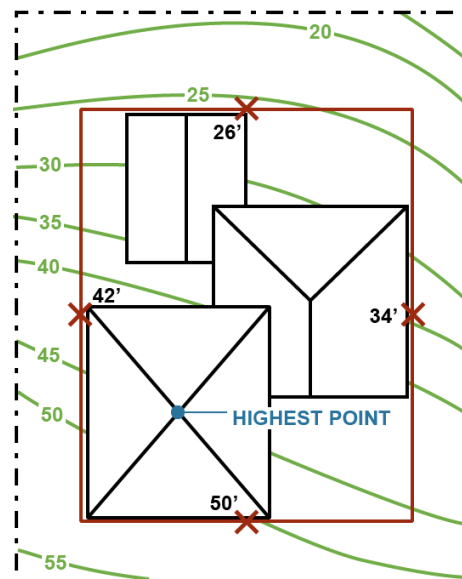


Figure 1

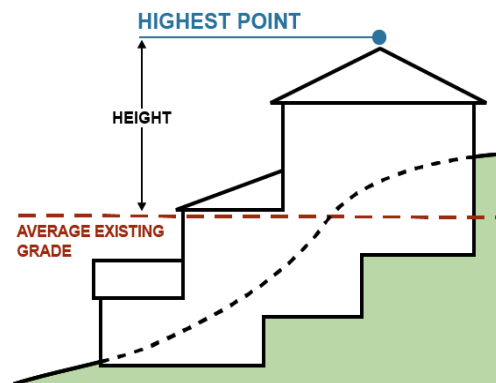


Figure 2