

NO.310 – DETACHED ACCESSORY DWELLING UNIT (DADU) DEVELOPMENT STANDARDS

Overview

Development standards for DADUs can be the standards for DADUs as outlined in Sammamish Municipal Code or those of the primary residence.

Definitions

DETACHED ACCESSORY DWELLING UNIT (DADU)

A separate, complete dwelling unit contained within a separate structure that is accessory to the primary dwelling unit (a Single-Family Residence) on the premises.

Code References

DENSITIES & DIMENSIONS – RESIDENTIAL ZONES
SMC 21A.25.030

FAMILY
SMC 21A.15.450

Questions?

Submit Project Guidance
Visit the Permit Center

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

DEVELOPMENT STANDARDS FOR DADUS

The DADU must be designed to match the facade, roof pitch, siding, and windows of the primary residence. Development standards for DADUs can be the standards for DADUs as outlined in Sammamish Municipal Code or those of the primary residence.

DADU DEVELOPMENT STANDARDS BY ZONE						
DEVELOPMENT STANDARD	R-1	R-4	R-6	R-8	R-12	R-18
Front setback	20 ft	15 ft	15 ft	10 ft	10 ft	10 ft
Rear setback	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Side setback	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Height DADU setbacks	18 ft	18 ft	18 ft	18 ft	18 ft	18 ft
Height Single-family residence setbacks	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft
Area	1,000 sq. ft					
Parking spaces	2 unless property already has 4+ spaces					

Only one DADU per primary residence is permitted. Additionally, the total number of occupants in both the primary residence and the ADU may not exceed the maximum number established by the definition of family.

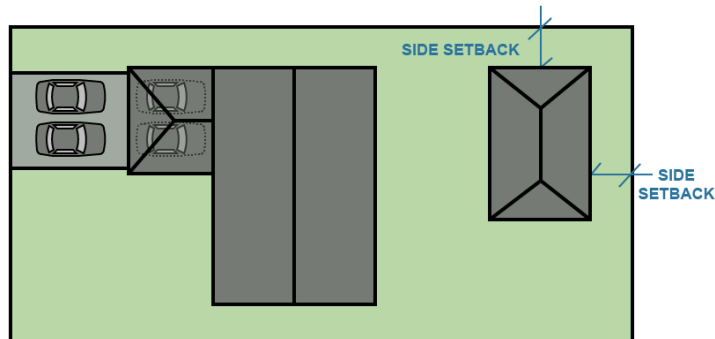


Figure 1: Four existing parking spaces and use of the DADU setbacks.

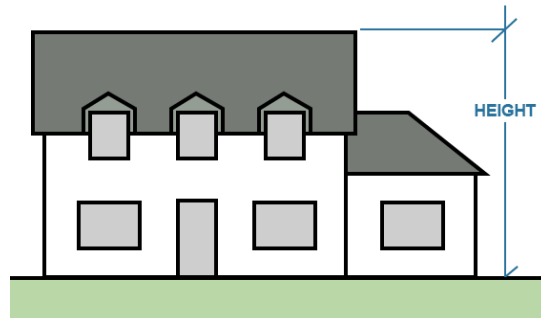


Figure 2: Measuring height from existing grade.