

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

Overview

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

Definitions

HOME SIZE

Habitable living space as measured from exterior framing to exterior framing, not including garages, unconditioned 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 Reference

SMC 21.04.040.98 – Single detached dwelling unit
SMC 21.04.030.C – Residential densities and dimensions

Questions?

Submit Project Guidance
Visit the Permit Center

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

WHAT IS A SETBACK?

A setback is the minimum distance that a single-family residence or other structure must be from a property line or similar boundary line.

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 feet

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: MORE THAN 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 also conform to the 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.

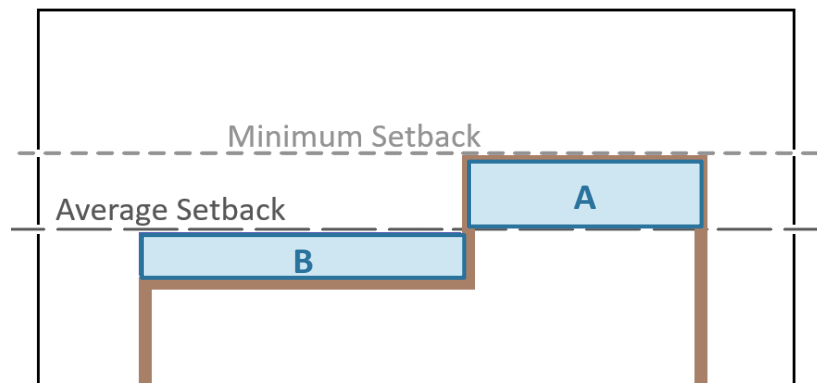


Figure 1: How to Average a Setback