

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

Overview

Setbacks for single-family residences in the R-4 Zoning District are determined by the size of the building.

Setbacks are the minimum required distance between a building and a lot line, that is required to remain free of structures or buildings.

Code References

Residential densities and dimensions
SMC 21.04.030.C

Single detached dwelling unit
SMC 21.04.040.B

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 building must be from a lot line or similar boundary line.

BUILDINGS 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

BUILDINGS 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)

BUILDINGS 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.

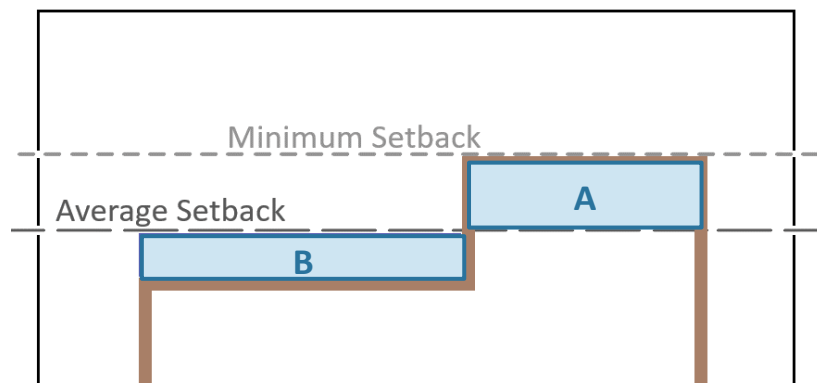


Figure 1: How to Average a Setback