

# 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 References

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  
801 228<sup>th</sup> 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.

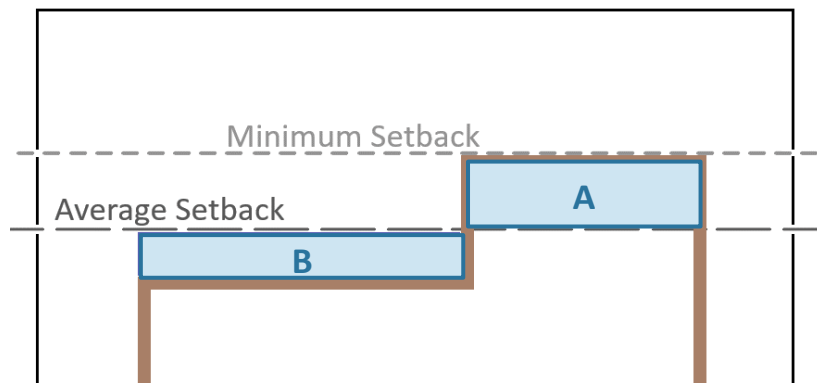


Figure 1: How to Average a Setback