# 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)

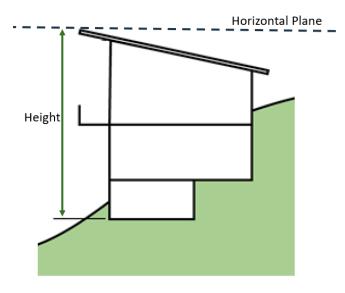
### Questions?

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					
ALL OTHER BUILDINGS/ STRUCTURES	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft

<sup>\*</sup>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.

# 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

### **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 <u>average existing grade</u> to the <u>highest point</u> of the structure or roof (figure 2).

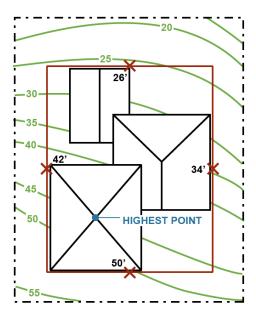


Figure 1

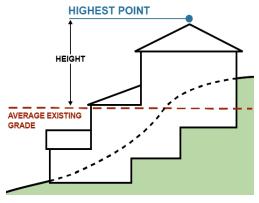


Figure 2