

# NO. 170 – FLOOR AREA RATIOS

## Overview

Residential development is limited to a maximum square footage based on the size of the property, in order to prevent neighborhoods from being plagued by overly large homes.

## Code References

Maximum FAR  
[SMC 21.04.030.C](#)

Floor to Area Ratio Definition  
[SMC 21.04.040.B.146](#)

## Questions?

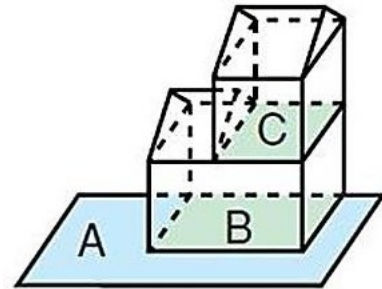
[Submit Project Guidance](#)

**City of Sammamish**  
 801 228th Ave SE  
 Sammamish, WA 98075  
[www.sammamish.us](http://www.sammamish.us)

## FLOOR AREA RATIO (F.A.R.)

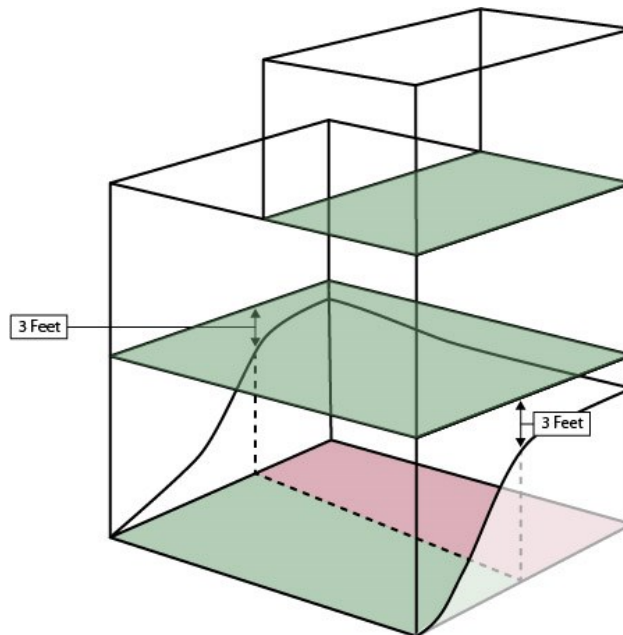
F.A.R. is determined by dividing the floor area of a residence by the size of the lot. The floor area includes all the square footage of a house, including garage and any lower floor areas where the exterior wall is more than three feet above the ground.

**Single-family residences are limited to a 50% F.A.R.**



$$FAR = \frac{\text{total floor area (B+C)}}{\text{site area (A)}}$$

Accessory Dwelling Units, basements (where the exterior wall is less than three feet above the ground), and open exterior spaces (decks, porches, and carports) do not count towards F.A.R.



Any proposal for an expansion of an existing home or construction of new home exceeding the 50% F.A.R. would require approval of a [Zoning Variance](#), which entails meeting strict criteria.