

NO.150 – LOT COVERAGE & IMPERVIOUS SURFACE

Overview

Residential development is partially limited by how much of a lot can be covered by buildings and paved areas.

Please see handout [No. 170](#) for related information on floor area ratios.

Code References

CALCULATIONS – ALLOWABLE DWELLING UNITS, LOTS OR FLOOR AREA, LOT COVERAGE
[SMC 21.04.030.C](#)

Questions?

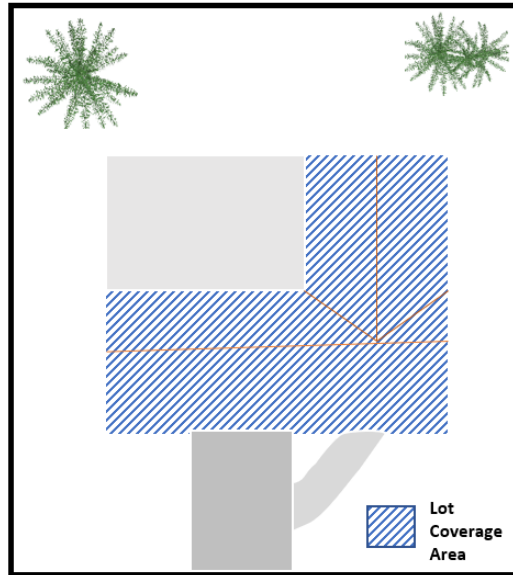
Submit Project Guidance
 Visit the Permit Center

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

LOT COVERAGE

Lot Coverage is the amount of a property that can be covered by buildings, calculated by taking the total footprint area of all buildings and dividing by the size of the lot.

- When property that is 10,000 square feet has a house with an attached garage and detached garden shed that have a total footprint of 3700 square feet, the lot coverage is 37%.
- If a roof overhang (eave) is longer than 18 inches, that area will count towards the Lot Coverage.



	R-1	R-4	R-6	R-8	R-12	R-18	NOTE
MAX IMPERVIOUS SURFACE	30%			75%	85%	85%	9
MIN YARD AREA		45%	35%				18
MAX LOT COVERAGE		40%	50%				19

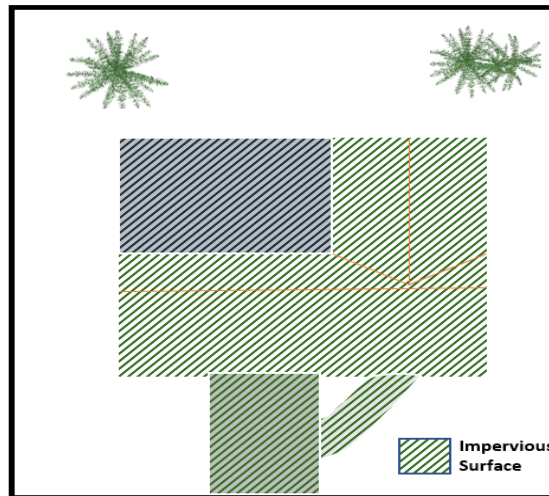
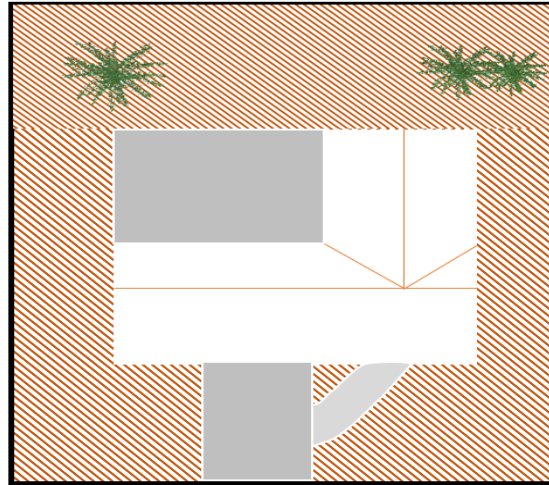
Notes

- For lots <0.5-acre, then follow nearest R-4, R-6, or R-8 rules. If lot >0.5-acre, then impervious surface limited to 10,000sf or 30% of property, whichever is less.
- Yard is any area that has landscaping, artificial turf, or decks <18" tall. Yard does not include pervious concrete or accessory structures.
- Lot coverage may be increased by 5% one time, if a covered outdoor living space (area covered with a roof that is not fully enclosed) or an accessory dwelling unit is built on site.

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IMPERVIOUS SURFACE

Impervious Surface is any hard surface that does not allow water to seep through, preventing rainwater from being absorbed into the ground.



Pervious Surface



Impervious Surface

