

NO. 240 – ACCESSORY STRUCTURES

Overview

Residential accessory structures (such as detached garages, sheds, pool cabanas, barns, gazebos, and trellises) are ancillary to a residence on the same parcel.

Code References

DENSITIES & DIMENSIONS:
RESIDENTIAL ZONES
[SMC 21.04.030.C](#)

Questions?

Submit Project Guidance
Visit the Permit Center

801 228th Ave NE
Sammamish, WA 98019
www.sammamish.us

PERMITTING FOR ACCESSORY STRUCTURES

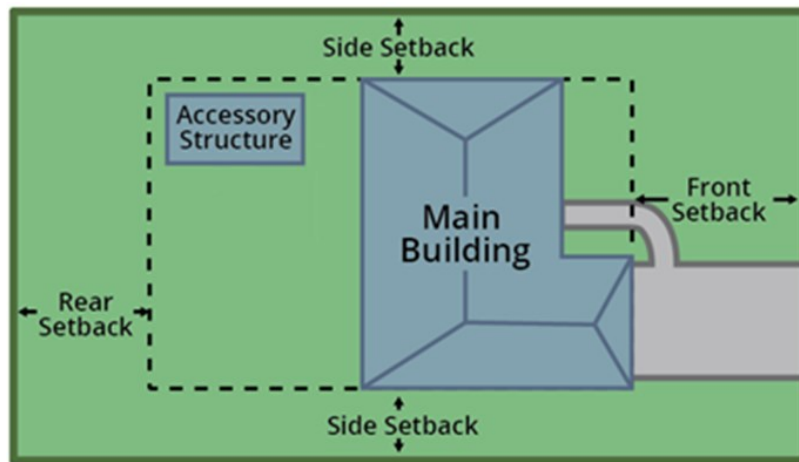
[Sammamish Municipal Code](#) does not require a building permit for an accessory structure if it is:

- Located on a site that is free of any critical areas or their buffers
- No more than 200 square feet & no more than 12 feet in height (except one-story tree-houses)
- Used for storage

Due to the size and location of most accessory structures, you will likely need a permit. Additionally, you'll need a permit for any electric or plumbing work on the structure. Please see the [Permitting Process](#) for more details on how to get started and what to expect.

DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES

All accessory structures must follow the development standards which inform the size and location of accessory structures, which vary by zoning district.



ZONING DISTRICT	MAXIMUM HEIGHT	MINIMUM SETBACKS		
		FRONT YARD	REAR YARD	SIDE YARD
R-1	35 ft	20 ft	10 ft	10 ft
R-4, R-6	35 ft	15 ft	10 ft	10 ft
R-8	35 ft	10 ft	10 ft	10 ft
R-12, R-18	60 ft	10 ft	5 ft	5 ft

SETBACK EXCEPTIONS AND ADDITIONAL RESTRICTIONS

Regardless of your zoning district, if your property is on a major street the minimum setback front yard is 30 feet. Rear and side yard setbacks may be reduced to 5 feet by having an agreement from the adjoining property owner that is recorded with the King County Recorder's Office, pursuant to [SMC 21.04.030.C.19](#).