

# NO.240 – ACCESSORY STRUCTURES

## Overview

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

For a covered deck or patio, please see Handouts 120 and 130.

## Code Reference

DENSITIES & DIMENSIONS:  
RESIDENTIAL ZONES  
SMC 21A.25.030

## Questions?

Submit Project Guidance  
Visit the Permit Center

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

## PERMITTING FOR ACCESSORY STRUCTURES

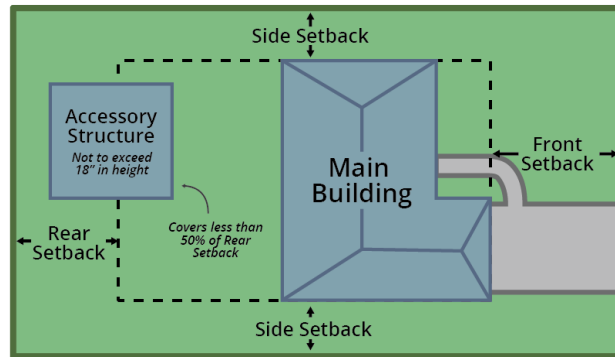
Sammamish Municipal Code doesn't require a building permit for an accessory structure if it is:

- Used for storage
- No more than 200 sq. ft. & no more than 12 ft. high (except one-story tree-houses)
- Located on a site that is not in a critical area or buffer

Due to the size 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 [Getting Started](#) and 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 & location of accessory structures and vary by zone.



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	15 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

Regardless of your zoning district, if your property is on a major street the minimum setback front yard is 30 feet. You can reduce rear & side yard setbacks to 5 feet by having an agreement from the adjoining property owner that is recorded with the King County Recorder's Office<sup>1</sup>.

<sup>1</sup> See [Note 21 of SMC 21A.25.030](#)