

DENSITY CALCULATIONS

ABOUT THE DENSITY CALCULATION WORKSHEET

Subdivision and short subdivision applications must submit Density Calculations that show the number of allowable and required dwelling units per application.

The worksheet on the following page (Supporting Calculations) assists applicants in calculating the net site area, maximum number of dwelling units allowed, and minimum number of dwelling units required (for projects in R-8, R-12, R-18 zones only).

THIS WORKSHEET IS ONLY FOR PROJECTS OUTSIDE OF TOWN CENTER.

DENSITY TABLE

The below table shows the maximum number of dwelling units per acre for each of Sammamish’s residential zones. It also shows the minimum densities required for the R-8, R-12, and R-18 zones.

Please refer to this table when working on the Supporting Calculations.

DENSITY TABLE						
ZONE	R-1	R-4	R-6	R-8	R-12	R-18
1. Maximum Density (dwelling units per acre)	1	4	6	8	12	18
2. Minimum Density	-	-	-	85%	80%	75%

For existing lots created as part of a prior subdivision (or short subdivision), further division of a lot is only permitted if the total number of lots contained within the boundaries of the original subdivision (or short subdivision) does not exceed the density allowed under current zoning.

Submittal Instructions

Complete & save this form before uploading it to MyBuildingPermit.com in the “File Upload” section along with the rest of the submittal documents.

Code Reference

Site Area Used for Density Calculations

[SMC 21.04.060.H](#)

Circumvention of Zoning Density Prohibited

[SMC 21.02.060.C.18](#)

Resources

[King County iMap](#)

[Sammamish Property Tool](#)

Questions?

[Submit Project Guidance](#)

[Visit the Permit Center](#)

City of Sammamish
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Sammamish, WA 98075
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SUPPORTING CALCULATIONS

Please complete calculations for net site area and use the results to calculate minimum (if applicable) and maximum densities. When a calculation results in a fraction, round down to the nearest whole number per SMC 21A.25.070(5).

A. Net Site Area (per SMC 21A.25.080): Complete the table below to find the Net Site Area.

1. Gross Site Area	=	Acres
2. Class 1-4 Wetlands & Buffers	=	Acres
3. Submerged Lands (any land at/below the Ordinary High-Water Mark)	=	Acres
4. Steep Slopes & Buffers	=	Acres
5. Types S, F, Np and Ns Streams & Buffers	=	Acres
6. Property to be Used as Right of Way Dedication	=	Acres
7. Subtotal: Critical Areas & Streets (row 2 + row 3 + row 4 + row 5 + row 6)	=	Acres
Net Site Area (row 1 - row 7)		= Acres

B. Maximum Units Allowed: Referencing the Density Table on Page 1, complete the table below to find your Maximum Units Allowed.

1. Net Site Area	=	Acres
2. Maximum Density (row 1 from Density Table on page 1)	=	
Maximum Units Allowed (row 1 x row 2)		=

C. Minimum Units Required (for R-8, R-12, R-18 only): Developments located in zones R-8, R-12 and R-18, should complete the table below to find the Minimum Units Required.

1. Net Site Area	=	Acres
2. Maximum Density (row 1 from Density Table on page 1)	=	
3. Minimum Density Percentage (row 2 from Density Table on page 1)	=	
Minimum Units Required (row 1 x row 2 x row 3)		=