

D# 52 EVALUATION OF RESIDENTIAL DEVELOPMENT STANDARDS

General Description

The City of Renton Planning Division made this docket item request. Staff found it necessary to evaluate the clarity, consistency, and effectiveness of RMC 4-2-110, Residential Development Standards. This item proposes to add, remove and amend standards and conditions associated with the Residential-1 (R-1), Residential-4 (R-4), Residential-8 (R-8), and Residential-10 (R-10) zoning designations.

Additionally, the purpose statement for the R-1 zoning designation is proposed to be amended to include the density bonus currently allowed for assisted living.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The proposed amendment would not affect the rate of growth or development as envisioned in the Comprehensive Plan.

Effect on the City's capacity to provide adequate public facilities

There are no anticipated effects on the City's capacity to provide adequate public facilities created by the proposed changes.

Effect on the rate of population and employment growth

The proposed amendment would not affect the rate of population and employment growth.

Whether Plan objectives are being met as specified or remain valid and desirable

The Plan is a broad statement of community goals, objectives, and policies that directs the orderly and coordinated physical development of the City. There are no relevant objectives or policies within the Comprehensive Plan. In general, this docket item includes no substantive changes to Title IV with the exception of the side yard setback for the Residential-4 (R-4) zoning designation.

The Renton Business Plan Mission states, unequivocally, the responsibility of the City, “in partnership and communication with residents, businesses, and schools” to take the steps necessary to fulfill the Vision. These include:

- Promoting citywide economic development
- Promoting neighborhood revitalization
- Managing growth through sound urban planning
- Meeting service demands that contribute to the livability of the community
- Influencing decisions that impact the City.

This amendment would help to facilitate orderly and coordinated development within the City, by providing clear and consistent development standards and conditions to the public.

Effect on general land values or housing costs

The City is not anticipating an effect on general land values or housing costs as a result of the proposed amendment.

Whether capital improvements or expenditures are being made or completed as expected

The City is not anticipating capital improvements or expenditures as a result of the proposed amendment.

Consistency with GMA, the Plan, and Countywide Planning Policies

Not applicable. The proposed changes do not have any bearing on the Growth Management Act (GMA) and Countywide Planning Policies. See the discussion above under whether Plan objectives are being met as specified or remain valid and desirable.

Effect on critical areas and natural resource lands

Not applicable. The proposed amendment would have no effect on critical areas and/or natural resource lands.

Effect on other considerations

Not applicable.

Staff Recommendation

Staff recommends approval of the docket request. Currently, the code is very inconsistent and ambiguous. The amendment would provide clear and consistent development standards and conditions to the public.

Specific amendments include the following:

- Re-establish the height requirement for accessory structures in the R-1, R-4, and R-8 zones to 15 feet.
- Move the density bonus for assisted living, from the Conditions Associated with Residential Development, to the Residential Development Standards Table under maximum density.
- Revise the R-1 zone's purpose statement to include the density bonus allowance.
- Revise footnotes, referring to conditions, within the Residential Development Standard tables.
- Clarify the conflicting height requirement for accessory structures within the R-10 zone.
- Standardize the use of the term "cluster development".
- Remove Conditions #7 and #13 and correct the number and sequencing of all conditions associated with the Residential Development Standard tables.
- Amend the side yard setback for the R-4 zoning designation from 15 combined feet to 5 feet on either side.

Implementation Requirements

Changes are needed in Title IV. Specifically:

- 4-2-020, *Purpose and Intent of Zoning Districts* – Attachment A
- 4-2-110A, *Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures)* - Attachment B
- 4-2-110B, *Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures)* - Attachment C
- 4-2-110D, *Conditions Associated with Development Standards Table for Residential Zoning Designations* – Attachment D

4-2-020 PURPOSE AND INTENT OF ZONING DISTRICTS:

A. GENERAL:

Reviewing Official approval of projects in the zones is contingent upon the determination that the proposed developments are consistent with the purpose of the zone and the purpose and intent of the land use designations and guiding policies of the Comprehensive Plan.

The Comprehensive Plan Land Use Element policies for each corresponding zone classification and all the Elements of the Comprehensive Plan shall be used together with the purpose statements for each zone and map designation set forth in the following sections to guide interpretation and application of land use regulations within the zones and designations and any changes to the range of permitted uses within each zone through amendments to the code.

B. RESOURCE CONSERVATION ZONE (RC):

The Resource Conservation Zone (RC) is established to provide a very low-density residential zone that endeavors to provide some residential use of lands characterized by extensive critical areas or lands with agricultural uses. It is intended to implement the Low Density Residential Comprehensive Plan designation. This zone promotes uses that are compatible with the functions and values of designated critical areas and allows for continued production of food and agricultural products. No minimum density is required.

The Resource Conservation Zone is also intended to provide separation between areas of more intense urban uses; encourage or preserve very low-density residential uses; reduce the intensity of uses in accordance with the extent of environmentally sensitive areas such as floodplains, wetlands and streams, aquifers, wildlife habitat, steep slopes, and other geologically hazardous areas; allow for small-scale farming to commence or continue; and provide viable uses within urban separators.

C. RESIDENTIAL-1 DU/ACRE (R-1):

The Residential-1 Dwelling Unit Per Net Acre Zone (R-1) is established to provide and protect suitable environments for residential development of lands characterized by pervasive critical areas where limited residential development will not compromise critical areas. It is intended to implement the Low Density Residential Comprehensive Plan designation. The zone provides for suburban estate single family and clustered single family residential dwellings, at a maximum density of one dwelling unit per net acre, and allows for small scale farming associated with residential use. [Density bonus provisions, of up 18 dwelling units per acre, are intended to allow assisted living to develop with higher densities within the zone.](#) It is further intended to protect critical areas, provide separation between neighboring jurisdictions through designation of urban separators as adopted by the Countywide Policies, and prohibit the development of incompatible uses that may be detrimental to the residential or natural environment. No minimum density is required.

4-2-110A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES)

DENSITY

Minimum Net Density (for proposed short plats or subdivisions)^{1, 15}

RC, R-1, and R-4	none
R-8	4 dwelling units per net acre.
R-10	For parcels over 1/2 gross acre: 4 dwelling units per net acre ³⁰
R-14	10 dwelling units per net acre ³⁰
RM	For any subdivision, and/or development: ³⁰ “U” suffix: 25 dwelling units per net acre. “T” suffix: 14 dwelling units per net acre. “F” suffix: 10 dwelling units per net acre.

Maximum Net Density^{2, 14, 15}

RC	1 dwelling unit per 10 net acres.
R-1	1 dwelling unit per 1 net acre, except that in designated Urban Separators density of up to 1 unit per gross acre may be permitted subject to conditions in RMC 4-3-110 , Urban Separator Overlay Regulations. Assisted living bonus: A maximum density of 18 units/net acre, for assisted living, 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065 , Density Bonus Review.
R-4	4 dwelling units per 1 net acre. ^{43c}
R-8	8 dwelling units per 1 net acre.
R-10	10 dwelling units per net acre. Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065 , Density Bonus Review.
R-14	14 dwelling units per net acre, except that density of up to 18 dwelling units per acre may be permitted subject to

	<p>conditions in RMC 4-9-065, Density Bonus Review.</p> <p>Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.</p> <p>Affordable housing bonus: Up to 30 dwelling units per net acre may be permitted on parcels a minimum of two acres in size if 50% or more of the proposed dwelling units are affordable to low income households with incomes at or below 50% of the area median income.</p>
RM	<p>“U” suffix: 75 dwelling units per net acre.²⁶</p> <p>“T” suffix: 35 dwelling units per net acre.</p> <p>“F” suffix: 20 dwelling units per net acre.²⁹³²</p> <p>Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.</p>

NUMBER OF DWELLING UNITS PER LOT

Maximum Number per legal lot²

RC, R-1, R-4, and R-8	1 dwelling with 1 accessory dwelling unit.
R-10 and R-14	Detached single family dwellings: 1 dwelling with 1 accessory dwelling unit. Attached dwellings: n/a
RM	n/a

LOT DIMENSIONS³¹ (for proposed plats and line adjustments)

Minimum Lot Size

RC ²⁸	10 acres
R-1 ²⁸	1 acre, except 10,000 sq. ft. for cluster development. ³
R-4 ²⁸	8,000 sq. ft. ^{11,13} , except for small lot clusters development ¹⁰ where R-8 standards shall apply.
R-8 ²⁸	4,500 sq. ft. for parcels greater than 1 acre. 5,000 sq. ft. for parcels 1 acre or less.
R-10 and R-14 ²⁹	No minimum lot size. However, small lot developments of greater than 9 single family dwellings shall incorporate a variety of home sizes, lot sizes, and unit clusters.

RM	n/a
Minimum Lot Width	
RC	150 ft. for interior lots. 175 ft. for corner lots.
R-1	75 ft. for interior lots. 85 ft. for corner lots. Except for clustered development within designated Urban Separators, where R-4 standards shall apply for both interior and corner lots. ³
R-4	70 ft. for interior lots. ⁴³ 80 ft. for corner lots. ^{11,43} Except for small lot clusters <u>development</u> ¹⁰ where R-8 standards shall apply.
R-8	50 ft. for interior lots. 60 ft. for corner lots.
R-10 and R-14	No minimum lot width.
RM	“T” suffix: 14 ft. All other suffixes: 50 ft.
Minimum Lot Depth	
RC	200 ft.
R-1	85 ft. <u>Except for clustered development, where R-4 standards shall apply.</u> ³
R-4	80 ft. ^{11,43} , except for small lot clusters <u>development</u> ¹⁰ where R-8 standards shall apply.
R-8	65 ft.
R-10 and R-14	No minimum lot depth.
RM ²⁹	65 ft.
Lot Configuration	

R-8, R-10, and R-14	See RMC 4-2-115
------------------------	---------------------------------

SETBACKS^{4,31}

Guidelines for R-10 and R-14: Building setbacks shall ensure separation of homes and private spaces while allowing high density. Visual functional continuity shall be maintained between housing units through similar setbacks and/or landscape buffers. Structures and parking areas may encroach into required setbacks if it can be shown that such encroachment allows significant trees or tree clusters to be retained. Encroachment shall be the minimum encroachment necessary to protect specified trees. In no case shall the yard be reduced to 50% or more of the required setback.

Minimum Front Yard⁶

RC and R-1	30 ft.
R-4	30 ft. ^{12,13} except for small lot clusters development ¹⁰ where R-8 standards shall apply. Unit with Alley Access Garage: The front yard setback of the primary structure may be reduced to 20 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.
R-8	15 ft. Unit with Alley Access Garage: The front yard setback of the primary structure may be reduced to 10 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.
R-10 and R-14	On a Residential Access Street: 8 ft. to building, 5 ft. to porch, or 7 ft. to a stoop. There shall be an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway. On a Limited Residential Access Street: 0 ft. to building, 5 ft. to porch, or 7 ft. to a stoop. There shall be an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway. On a Pedestrian Easement or Common Open Space: 4 ft. to the building, or 1 ft. to porch or stoop.
RM	“U” suffix: 5 ft. ^(18,19) “T” suffix: 5 ft. “F” suffix: 20 ft.

Minimum Side Yard

RC	25 ft.
R-1	15 ft.
R-4	15 combined ft.¹²⁻¹³ is allowed with a minimum of 5 ft. for any side yard. 5 ft. is allowed in small lot clusters.⁴⁰ 5ft.

R-8	5 ft.
R-10 and R-14	Detached Units: 4 ft., except when located on a corner lot, then 8 ft. with an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway. Attached Units: 4 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s). ²³
RM	<p>“T” suffix – Attached Units: A minimum of 3 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s).</p> <p>Standard Minimum Setbacks for all other suffixes: Minimum setbacks for side yards:²⁴</p> <p>Lot width: less than or equal to 50 ft. – Yard setback: 5 ft.</p> <p>Lot width: 50.1 to 60 ft. – Yard setback: 6 ft.</p> <p>Lot width: 60.1 to 70 ft. – Yard setback: 7 ft.</p> <p>Lot width: 70.1 to 80 ft. – Yard setback: 8 ft.</p> <p>Lot width: 80.1 to 90 ft. – Yard setback: 9 ft.</p> <p>Lot width: 90.1 to 100 ft. – Yard setback: 10 ft.</p> <p>Lot width: 100.1 to 110 ft. – Yard setback: 11 ft.</p> <p>Lot width: 110.1+ ft. – Yard setback: 12 ft.</p> <p>Additional setbacks for structures greater than 30 ft. in elevation: The entire structure shall be set back an additional 1 ft. for each 10 ft. in excess of 30 ft. to a maximum cumulative setback of 20 ft.</p> <p>Additional setbacks for lots abutting Single Family Residential Zones RC, R-1, R-4, R-8, and R-10: 25 ft. along the abutting side(s) of the property.</p>

Side Yard Along a Street	
RC	30 ft. ⁷
R-1	20 ft. ⁷
R-4	20 ft. ^{12, 43} , except for small lot cluster development¹⁰ where R-8 standards shall apply. except 15 ft. is allowed in small lot clusters.¹⁰
R-8	15 ft. ⁷ for the primary structure
R-10 and R-14	n/a
RM	“U” and “T” suffixes and on all previously existing platted lots which are 50 ft. or less in width: 10 ft. All other suffixes with lots over 50 ft. in width: 20 ft.

Minimum Rear Yard	
RC	35 ft.
R-1	25 ft.
R-4	25 ft. ⁴⁸ , except for small lot cluster development¹⁰ where R-8 standards shall apply, except 20 ft. is allowed in small lot clusters. ¹⁰
R-8	20 ft.
R-10 and R-14	12 ft., except when rear yard is abutting a common open space, then 4 ft.
RM	<p>“U” suffix: 5 ft.,^{18,19} unless lot abuts an RC, R-1, R-4, R-8, or R-10 zone, then 25 ft.</p> <p>“T” suffix: 5 ft.</p> <p>“F” suffix: 15 ft.</p>
Minimum Freeway Frontage Setback	
RC, R-1, R-4, R-8, R-10, and R-14	10 ft. landscaped setback from the street property line.
Clear Vision Area	
RC, R-1, R-4, R-8, R-10, and R-14	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030, Definitions C.
Reciprocal Use Easements	
RC, R-1, R-4 and R-8	n/a
R-10, and R-14	<p>In order to allow for opportunities that maximize space, reciprocal use easements are allowed. If used, all of the following are required:</p> <ol style="list-style-type: none"> 1. Reciprocal side and/or rear yard use easements shall be delineated on the site plan. 2. Residential walls facing a reciprocal side yard shall not have any windows within 5 feet of ground level or doors entering into the yard space of the abutting home.

	<p>3. The design of use easements should not negatively affect the building foundations.</p> <p>4. The layout of each home should be such that privacy is maintained between abutting houses.</p>
RM	n/a
BUILDING STANDARDS	
Maximum Building Height, except for uses having a “Public Suffix” (P) designation and public water system facilities^{8,9}	
RC, R-1, R-4, R-8 and R-10	30 ft.
R-14	<p>Residential and Civic Uses: 30 ft.</p> <p>Commercial Uses: 20 ft.</p>
RM	<p>“U” suffix: 50 ft.</p> <p>“T” suffix: 35 ft.</p> <p>“F” suffix: 35 ft.²⁰</p>
Maximum Height for Wireless Communication Facilities	
RC, R-1, R-4, R-8, R-10, and R-14	See RMC 4-4-140G , Standards for Specific Types of Wireless Facilities
Maximum Building Coverage (Including primary and accessory buildings. Except Accessory Dwelling Units are not counted toward building coverage)	
RC	<p>Lots 5 acres or more: 2%. An additional 5% of the total area may be used for agricultural buildings.</p> <p>Lots 10,000 sq. ft. to 5 acres: 15%. On lots greater than 1 acre, an additional 5% of the total area may be used for agricultural buildings.</p> <p>Lots 10,000 sq. ft. or less: 35%.</p>
R-1	20%
R-4 and R-8	<p>Lots greater than 5,000 sq. ft.: 35% or 2,500 sq. ft., whichever is greater.</p> <p>Lots 5,000 sq. ft. or less: 50%</p>
R-10 and R-14	n/a

RM	<p>“U” suffix: 75%</p> <p>“T” suffix: 75%</p> <p>“F” suffix: 35%</p> <p>A maximum coverage of 45% may be obtained through the Hearing Examiner site development plan review process.</p>
----	---

Maximum Impervious Surface Area

RC	<p>Lots 5 acres or more: 20%.</p> <p>Lots 10,000 sq. ft.: 55%. For each additional 10,000 sq. ft. increase in lot size, the impervious coverage shall be decreased by 1.75% to a minimum of 20% for a 5-acre lot.</p> <p>Lots 10,000 sq. ft. or less: 55%.</p>
R-1	30%
R-4	55%
R-8	75%
R-10	<p>Detached units: 75%</p> <p>Attached units: 65%</p>
R-14	85%
RM	<p>“U” and “T” suffixes: 85%</p> <p>All other suffixes: 75%</p>

Building Design

RM	<p>“U” suffix: Modulation of vertical and horizontal facades is required at a minimum of 2 ft. at an interval of a minimum offset of 40 ft. on each building face.</p> <p>“U” and “T” suffixes: See RMC 4-3-100 for Urban Design Regulations.</p>
----	---

DESIGN STANDARDS

General

RC, R-1, R-4, R-8, R-10, and R-14	See RMC 4-2-115 , Residential Design and Open Space Standards
-----------------------------------	---

RM	Properties abutting a less intense residential zone may be required to incorporate special design standards (e.g., additional landscaping, larger setbacks, facade articulation, solar access, fencing) through the site development plan review process.
LANDSCAPING	
General: See RMC 4-4-070.	
EXTERIOR LIGHTING	
General	
R-10 and R-14	See RMC 4-4-075 , Lighting, Exterior On-Site.
SCREENING	
Surface Mounted or Roof Top Equipment, or Outdoor Storage	
R-10, R-14, and RM	See RMC 4-4-095 , Screening and Storage Height/Location Limitations.
Recyclables and Refuse	
RM	See RMC 4-4-090 , Refuse and Recyclable Standards.
Utilities	
R-10 and R-14	Utility boxes that are not located in alleyways or away from public gathering spaces shall be screened with landscaping or berms.
DUMPSTER/TRASH/RECYCLING COLLECTION AREA	
Minimum Size and/or Location Requirements	
Guidelines for R-10 and R-14: Trash and recycling shall be located so that they are easily accessible to residents. They shall also be invisible to the general public.	
R-10 and R-14	Both of the following are required: 1. Trash and recycling containers shall be located so that they have minimal impact on residents and their neighbors and so that they are not visible to the general public; and

	2. A screened enclosure in which to keep containers shall be provided or garages shall be built with adequate space to keep containers. Screened enclosures shall not be located within front yards. See RMC 4-4-090 , Refuse and Recyclable Standards.
RM	See RMC 4-4-090 , Refuse and Recyclable Standards.
CRITICAL AREAS	
General	
RC, R-1, R-4, R-8, R-10, and R-14	See RMC 4-3-050 , Critical Areas Regulations, and 4-3-090, Shoreline Master Program Regulations.
PARKING AND LOADING	
General: See RMC 4-4-080	
SIGNS	
General	
R-10, R-14 and RM	See RMC 4-4-100 , Sign Regulations
SIDEWALKS, PATHWAYS, AND PEDESTRIAN EASEMENTS	
General	
R-10 and R-14	All of the following are required: <ol style="list-style-type: none"> 1. Sidewalks shall be provided throughout the neighborhood. The sidewalk may disconnect from the road, provided it continues in a logical route throughout the development. 2. Front yards shall have entry walks that are a minimum width of 3 feet and a maximum width of 4 feet. 3. Pathways shall be used to connect common parks, green areas, and pocket parks to residential access streets, limited residential access streets, or other pedestrian connections. They may be used to provide access to homes and common open space. They shall be a minimum 3 ft. in width and made of paved asphalt, concrete, or porous material such as: porous paving stones, crushed gravel with soil stabilizers, or paving blocks with planted joints. Sidewalks or pathways for parks and green spaces shall be located at the edge of the common space to allow a larger usable green and easy access to homes. 4. Pedestrian Easement Plantings: Shall be planted with plants and trees. Trees are required along all pedestrian

	<p>easements to provide shade and spaced 20 feet on center. Shrubs shall be planted in at least 15 percent of the easement and shall be spaced no further than 36 inches on center.</p> <p>5. For all homes that do not front on a residential access street, limited residential access street, a park, or a common green: Pedestrian entry easements that are at least 15 ft. wide plus a 5 ft. sidewalk shall be provided.</p>
MAIL AND NEWSPAPER BOXES	
General	
Guidelines for R-10 and R-14: Mailboxes shall be located so that they are easily accessible to residents. They shall also be architecturally compatible with the homes.	
R-10 and R-14	<p>All of the following are required:</p> <ol style="list-style-type: none"> 1. Mailboxes shall be clustered and located so as to serve the needs of USPS while not adversely affecting the privacy of residents; and 2. Mailboxes shall be lockable consistent with USPS standard; and 3. Mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture; and 4. Newspaper boxes shall be of a design that reflects the character of the home.
HOT TUBS, POOLS, AND MECHANICAL EQUIPMENT	
General	
Guidelines for R-10 and R-14: Hot tubs, pools, and mechanical equipment shall be placed so as to not negatively impact neighbors.	
R-10 and R-14	Hot tubs and pools shall only be located in back yards and designed to minimize sight and sound impacts to adjoining property. Pool heaters and pumps shall be screened from view and sound insulated. Pool equipment must comply with codes regarding fencing.
FENCES AND HEDGES	
General	
R-10 and R-14	See RMC 4-4-040
EXCEPTIONS	
Pre-Existing Legal Lots	

RC, R-1, R-4, R-8, R-10 and R-14	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot; provided, that all setbacks, lot coverage, height limits, infrastructure, and parking requirements of the zone can be satisfied and provisions of RMC 4-3-050 , Critical Areas, can be met.
RM	Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings or the existence of a single family dwelling or two attached dwellings, existing as of March 1, 1995, on a pre-existing legal lot; provided, that all setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050 , Critical Areas, and other provisions of the Renton Municipal Code can be met.

4-2-110B DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT (DETACHED ACCESSORY BUILDINGS)⁵

MAXIMUM NUMBER AND SIZE

General

RC, R-1, R-4, R-8, R-10, R-14 and RM	<p>Accessory structures shall only be allowed on lots in conjunction with a primary use. The total floor area of all accessory buildings shall not be greater than the floor area of the primary residential uses. The lot coverage of the primary residential structure along with all accessory buildings shall not exceed the maximum lot coverage of the Zoning District.¹⁷</p>
--------------------------------------	--

Accessory Dwelling Unit

RC, R-1, R-4, R-8, R-10 and R-14	1 unit per lot of record – 800 sq. ft. ¹⁶
RM	n/a

Other Types of Accessory Structures Allowed in Addition to Accessory Dwelling Unit

RC and R-1	<p>2 structures – max. 720 sq. ft. per structure, or 1 structure – max. 1,000 sq. ft. In addition, 1 barn or stable – max. 2,000 sq. ft.; provided the lot is 5 acres or more.</p>
R-4 and R-8	<p>2 structures – max. 720 sq. ft. per structure, or 1 structure – max. 1,000 sq. ft.</p>

R-10 and R-14	1 structure per residential unit – max. 400 sq. ft.; provided, that they are architecturally consistent with the principal structure. Except, greenhouses, sheds, or other similar accessory structures – max. 150 sq. ft. and no taller than 12 ft.
HEIGHT	
Maximum Building Height except for uses having a “Public Suffix” (P) designation^{8,9}	
RC	Accessory building – 15 ft.
R-1, R-4 and R-8	Accessory building – 15 ft. Accessory dwelling units – 30 ft. Animal husbandry or agricultural related structures – 30 ft.
R-10 and R-14	Accessory building – 15 12 ft. Accessory dwelling unit – 30 ft.
RM	25 ft., except in the RM-U District where the maximum height shall be determined through the site plan review process.
LOCATION	
General	
RC, R-1, R-4, R-8 and R-10	n/a
R-14	Garages and carports shall only have access from the alley when lots abut an alley. When lots do not abut an alley, garages and carports shall be located in the rear yard or side yard and set back from the front of the primary structure by a minimum of 6 feet.
RM	“U” Suffix: Garages and carports shall only have access from the alley when lots abut an alley. When lots do not abut an alley, garages and carports shall be located in the rear yard or side yard.
MINIMUM SETBACKS	
General	
RC, R-1, R-4, R-8, R-10, R-14 and RM	6 ft. from any residential structure. If sited closer than 6 ft., the structure will be considered to be attached.

Side Yards for Accessory Buildings

RC and R-1	5 ft. unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed.
R-4, R-8, R-10, R-14 and RM	3 ft. unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed.

Side Yards for Accessory Dwelling Units

RC	25 ft., except when along a street then 30 ft. ⁷
R-1	25 ft., except when along a street then 20 ft. ⁷
R-4	15 combined ft.¹²⁻¹³ 5 ft., -except when along a street then 20 ft. is allowed with a minimum of 5 ft. for any side yard, except when along a street then 20 ft.¹²⁻¹³ For small lot clusters 5 ft. is allowed¹⁰ except when along a street then 20 ft.
R-8	5 ft., except when along a street then 15 ft. ⁷ or when part of an attached garage that accesses from the side yard along a street then 20 ft.
R-10 and R-14	4 ft., except when located on a corner lot then, 8 ft. with an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway.
RM	n/a

Rear Yards for Accessory Buildings

RC	5 ft.
R-1, R-4, R-8, R-10, R-14 and RM	3 ft., unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed. Except for garages, in order to ensure that there is adequate vehicular turning radius, garages on alleys shall be located as follows: <ol style="list-style-type: none">9 ft. garage doors shall be at least 26 ft. from the back edge of the alley, or16 ft. garage doors shall be at least 24 ft. from the back edge of the alley.

Rear Yards for Accessory Dwelling Units

RC	Determined through administrative review, to be no less than 10 ft. and no greater than 35 ft.
R-1 and R-4	Determined through administrative review, to be no less than 10 ft. and no greater than 25 ft.

R-8	Determined through administrative review, to be no less than 5 ft. and no greater than 20 ft.
R-10 and R-14	Determined through administrative review, to be no less than 5 ft. and no greater than 10 ft.
RM	n/a
Front Yard/Side Yard Along Streets	
RC, R-1, R-4, R-8, R-10, R-14 and RM	Accessory structures are not permitted within required front yards or side yards along streets.
Special Setbacks for Animal Husbandry or Agricultural Related Structures	
RC, R-1, R-4, R-8, R-10, and R-14	Agricultural related structures – 50 ft. from any property line. Stables and other animal husbandry related structures, see RMC 4-4-010.
RM	n/a
Clear Vision Area	
RC, R-1, R-4, R-8, R-10, R-14 and RM	In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.
PARKING	
General	
RC, R-1, R-4 and R-8	Garages and carports must provide a minimum of 24 ft. of back-out room, either on site or counting improved alley surface or other improved right-of-way surface. See RMC 4-4-080 .
R-10 and R-14	Garages shall be set back a minimum of 10 ft. from the front of the building facade or 7 ft. from the back of a porch or stoop. Garages shall have a minimum 18-foot driveway length from the face of the garage to the back of the sidewalk or access lane, unless accessed by an alleyway.
CRITICAL AREAS	

General	
RC, R-1, R-4, R-8, R-10, and R-14	

**CONDITIONS ASSOCIATED WITH
DEVELOPMENT STANDARDS TABLE FOR
RESIDENTIAL ZONING DESIGNATIONS**

1. a. Phasing, shadow platting, or land reserves may be used to satisfy the minimum density requirements if the applicant can demonstrate that the current development would not preclude the provision of adequate access and infrastructure to future development and would allow for the eventual satisfaction of minimum density requirements through future development. Within the Urban Center, surface parking may be considered a land reserve.
 - b. In the event the applicant can show that minimum density cannot be achieved due to lot configuration, lack of access, environmental or physical constraints, minimum density requirements may be waived by the Reviewing Official.
2. Use-related provisions are not variable. Use-related provisions that are not eligible for a variance include: building size, units per structure/lot, or densities. Unless bonus size or density provisions are specifically authorized, the modification of building size, units per structure, or densities requires a legislative change in the code provisions and/or a Comprehensive Plan amendment/rezone.
3. Within designated urban separators, clustering is required; individual lots shall not be less than ten thousand (10,000) square feet and development shall be consistent with RMC [4-3-110](#), Urban Separator Overlay Regulations. Outside of designated urban separators, clustering may be allowed in order to meet objectives such as preserving significant natural features, providing neighborhood open space, or facilitating the provision of sewer service. The maximum net density shall not be exceeded; except within urban separators a density bonus may be granted allowing the total density to achieve one dwelling unit per gross contiguous acre. In order for the bonus to be allowed, projects must provide native vegetation cover (either existing or new) on sixty five percent (65%) of the gross area of all parcels in the land use action, including both the area within and outside the open space corridor. In addition, projects shall provide at least one of the following:
 - a. Enhancement of wetlands at a ratio of one-half (1/2) acre enhanced for one acre delineated within the urban separator pursuant to RMC [4-3-050M12b](#), Evaluation Criteria, and RMC [4-3-050M12c](#), Wetlands Chosen for Enhancement. Enhancement proposed for a density bonus may not also be used for a mitigation for other wetland alterations; or
 - b. The removal of and/or bringing into conformance with Renton standards of legal nonconforming uses from the site; or
 - c. Natural surface pedestrian trails with public access. The trails can be part of an adopted trail system or, where there is no planned trail system, of a configuration approved by the Administrator of the Department of Community and Economic Development or designee. In the absence of either wetlands or legal nonconforming uses on the site, public access and trails shall be provided and approved by the Administrator of the Department of Community and Economic Development or designee.
4. **Allowed Projections into Setbacks:**

a. **Fireplace Structures, Windows:** Fireplace structures, bay or garden windows, enclosed stair landings, and similar structures as determined by the Zoning Administrator may project twenty four inches (24") into any setback; provided, such projections are:

- (i) Limited to two (2) per facade.
- (ii) Not wider than ten feet (10').

b. **Fences, Rockeries, and Retaining Walls:** Fences, rockeries, and retaining walls with a height of forty eight inches (48") or less may be constructed within any required setback; provided, that they are located outside of the twenty-foot (20') clear vision area specified in RMC [4-11-030](#), definition of "clear vision area."

c. **Steps and Decks:** Uncovered steps and decks not exceeding eighteen inches (18") above the finished grade may project to any property line. Uncovered steps and decks having no roof covering and not exceeding forty two inches (42") high may be built within the front yard setback.

d. **Eaves:** Eaves and cornices may project up to twenty four inches (24") into any required setback.

e. **Porches and Stoops:** May project into front setbacks up to eight feet (8') and into side setbacks along a street up to five feet (5').

5. In order to be considered detached, a structure must be sited a minimum of six feet (6') from any residential structure.

6. A front yard setback of less than typically allowed is permitted if equal to or greater than the average of the front yard setback of the existing, abutting primary structures; however, in no case shall a minimum setback of less than twenty feet (20') be allowed for garages which access from the front yard street(s).

7. ~~Reserved. For pre-existing legal lots having less than the minimum lot width required by this Section, the following chart shall apply for determining the required minimum side yard width along a street:~~

	MINIMUM SIDE YARD WIDTH ALONG A STREET
WIDTH OF EXISTING, LEGAL LOT	
RC ZONE	
150 feet or less	25 ft.
R-1 ZONE	

Less than or equal to 50 ft.	10 ft.
50.1 to 51 ft.	11 ft.
51.1 to 52 ft.	12 ft.
52.1 to 53 ft.	13 ft.
53.1 to 54 ft.	14 ft.
54.1 to 55 ft.	15 ft.
55.1 to 56 ft.	16 ft.
56.1 to 57 ft.	17 ft.
57.1 to 58 ft.	18 ft.
58.1 to 59 ft.	19 ft.
59.1 and greater	20 ft.
R-4 or R-8 ZONE	
Less than or equal to 50 ft.	10 ft.
50.1 to 52 ft.	11 ft.
52.1 to 54 ft.	12 ft.

54.1 to 56 ft.	13 ft.
56.1 to 58 ft.	14 ft.
58.1 or greater	15 ft.

8. In no case shall building height exceed the maximum allowed by the Airport Related Height and Use Restrictions, for uses located within the Federal Aviation Administration Airport Zones designated under RMC [4-3-020](#).

9. Public facilities are allowed the following height bonus:

a. Water towers/reservoirs are permitted up to a maximum height of one hundred seventy five feet (175') to the highest point of the reservoir.

b. Water treatment facilities and pump stations are allowed up to fifty feet (50') subject to site plan review. The Reviewing Official may modify setback standards to increase setbacks as part of the site plan review approval.

c. Public utility facilities exceeding 50 feet (50') in height shall be treated with public art consistent with RMC [4-9-160](#). Such public art shall be eligible for one percent (1%) for art funding and shall be reviewed by the Renton Municipal Arts Commission.

d. Structures on Public Suffix (P) properties are permitted an additional fifteen feet (15') in height above that otherwise permitted in the zone if "pitched roofs," as defined herein, are used for at least sixty percent (60%) or more of the roof surface of both primary and accessory structures.

In addition, the height of a publicly owned structure may be increased as follows:

i. When abutting a public street, one additional foot of height for each additional one and one-half feet (1-1/2') of perimeter building setback beyond the minimum street setback required; or

ii. When abutting a common property line, one additional foot (1') of height for each additional two feet (2') of perimeter building setback beyond the minimum required along a common property line.

10. Small lot clusters of up to a maximum of fifty (50) lots shall be allowed within the R-4 zone, when at least thirty percent (30%) of the site is permanently set aside as "significant open space." Such open space shall be situated to act as a visual buffer between small lot clusters and other development in the zone. The percentage of open space required may be reduced by the reviewing official to twenty percent (20%) of the site when:

a. Public access is provided to open space; and

b. Soft surface trails are provided within wetland buffers; and

c. Storm water ponds are designed to eliminate engineered slopes requiring fencing and enhanced to allow passive and/or active recreation.

All portions of a site that are not dedicated to platted single family lots or a dedicated right-of-way shall be set in a separate tract and/or tracts to preserve existing viable stands of trees or other native vegetation. The tract may also be used as a receiving area for tree replacement requirements in accordance with RMC [4-4-130H](#).

Such tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity.

Such tracts may be included in contiguous open space for the purposes of qualifying for small lot clustered development.

Where trees are removed, they shall be replaced in accordance with RMC [4-4-130H](#).

11. Lot size, width, and depth may be reduced by the Reviewing Official when, due to lot configuration or access, four (4) dwelling units per net acre cannot be achieved. The reduction shall be the minimum needed to allow four (4) dwelling units per net acre and shall be limited to the following minimum dimensions:

Lot size – seven thousand two hundred (7,200) sq. ft.

Lot width – sixty feet (60').

Lot depth – seventy feet (70').

12. When lot size is reduced for the purpose of achieving maximum density, setbacks may also be reduced by the Reviewing Official. Setback reductions shall be limited to the following:

Front – twenty feet (20').

Side yard along a street – fifteen feet (15') primary structure, twenty feet (20') attached garage with access from the side yard.

~~Side – Minimum side yard combined setback – fifteen feet (15').~~

~~– Minimum for one yard – five feet (5').~~

13. ~~For properties vested with a complete plat application prior to November 10, 2004, and for the Mosier II, Maplewood East and Anthone annexation areas, the following standards apply. Vested plats must be developed within five (5) years of preliminary plat approval and/or annexation.~~

~~– Maximum density – five (5) dwelling units per net acre.~~

~~– Minimum lot size – seven thousand two hundred (7,200) sq. ft.~~

~~– Minimum lot width – sixty feet (60') for interior lots, seventy feet (70') for corner lots.~~

~~– Minimum lot depth – seventy feet (70').~~

~~– Minimum front yard – fifteen feet (15') for the primary structure, twenty feet (20') for an attached or detached garage. For a unit with alley access garage, the front yard setback for the primary structure may be reduced to ten feet (10') if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.~~

~~– Minimum side yard along a street – fifteen feet (15').~~

~~– Minimum side yard – five feet (5').~~

~~– Minimum rear yard – twenty five feet (25'). Reserved~~

14. For plats that create lots of a size large enough to allow future division under current lot size minimums and allow the potential to exceed current density maximums, covenants shall be filed as part of the final plat requiring that future division of those lots in question must be consistent with the maximum density requirements as measured within the plat as a whole as of the time of future division, as well as the general lot size and dimension minimums then in effect.

15. Accessory dwelling units shall not be included in density calculations.

16. The square foot calculation shall not include porches, exterior stairs, or garages.

17. The lot coverage of accessory dwelling units shall not be calculated towards maximum building/lot coverage.

18. Front and rear setbacks in the RM-U Zone may be reduced to zero feet (0') by the Reviewing Official during the site development plan review process provided the applicant demonstrates that the project will provide a compensatory amenity such as an entryway courtyard, private balconies or enhanced landscaping.

19. If the structure located in the RM-U Zone exceeds forty feet (40') in height, a fifteen foot (15') front setback from the property line shall be required of all portions of the structure which exceed forty feet (40'). This requirement may be modified by the Reviewing Official during the site development plan review process to a uniform five foot (5') front setback for the entire structure; provided, that the structure provides a textured or varied facade (e.g., multiple setbacks, brickwork and/or ornamentation) and consideration of the pedestrian environment (e.g., extra sidewalk width, canopies, enhanced landscaping).

20. In the 'F' District, an additional ten feet (10') height for a residential dwelling structure may be obtained through the provision of additional amenities such as pitched roofs, additional recreation facilities, underground parking, and additional landscaped open space areas; as determined through the site development plan review process and depending on the compatibility of the proposed buildings with adjacent existing residential development. In no case shall the height of a residential structure exceed forty five feet (45').

21. The Reviewing Official may modify this provision, through the site development plan review process, where it is determined that specific portions of the required landscaping strip may be developed and maintained as a usable public open space with an opening directly to a public entrance~~Reserved.~~

22. The Reviewing Official may permit, through the site development plan review process, the substitution for the fifteen foot (15') wide landscaping strip, of a ten foot (10') wide landscaped setback and a sight-obscuring solid barrier wall (e.g., landscaping or solid fence), in order to provide reasonable access to the property.

The solid barrier wall shall be designed in accord with the site development plan review section and shall be located a minimum of five feet (5') from abutting property(ies) zoned and /or designated for "residential" use. The Reviewing Official may also modify the sight-obscuring landscaping provision, through the site development plan review process, if necessary to provide reasonable access to the property.

A secured maintenance agreement or easement for the landscape strip is required~~Reserved.~~

23. Setbacks shall be measured consistent with the “yard requirement” in chapter [4-11 RMC](#), except in the case of “shadow lots,” setbacks shall be measured from the “shadow lot lines” in the same manner as a conventionally subdivided lot.

24. For self storage uses, rear and side yard setbacks shall comply with the Commercial Arterial Zone (CA) development regulations in RMC [4-2-120A](#), Development Standards for Commercial Zoning Designations.

25. [For RM-U properties, perimeter street landscape strips may utilize a mix of hard surfaces, brick, stone, textured/colored concrete, and natural landscape elements, groundcover, shrubs and trees, to provide a transition between the public streetscape and the private development, subject to site plan review, RMC 4-9-200B1, and the general and additional review criteria of RMC 4-9-200E1 and F1, F2, and F7. In no case shall living plant material comprise less than thirty percent \(30%\) of the required perimeter landscape strip.](#)~~Reserved.~~

26. Density bonus may allow up to one hundred (100) dwelling units per acre within the RM-U Zone located within the Urban Center Design Overlay and north of South 2nd Street pursuant to requirements in the RMC [4-9-065](#).

27. [See RMC 4-3-100, Urban Design Regulations.](#)~~Minimum density requirements shall not apply to the renovation or conversion of an existing structure.~~

28. ~~For lots created after November 10, 2004.—In order to meet the variation requirements of RMC 4-2-115, lot dimensions and setbacks are allowed to be decreased and/or increased; provided, that when averaged the applicable lots standards of the zone are met.~~

[29. For lots created after July 11, 1993.](#)

[30. Minimum density requirements shall not apply to the renovation or conversion of an existing structure. Additionally, in the R-I zone only, minimum density requirements shall not apply to the subdivision or development of a legal lot ½ gross acre or less in size as of March 1, 1995.](#)

[31. In order to meet the variation requirements of RMC 4-2-115, lot dimensions and setbacks are allowed to be decreased and/or increased, provided that when averaged the applicable lots standards of the zone are met.](#)