

D#23C RESIDENTIAL DESIGN STANDARDS

SUPPLEMENTAL STAFF REPORT #2

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at regarding proposed design guideline amendments to the Renton Municipal Code Development Regulations (Title IV).

General Description

Amend Title IV to revise and include new standards for single-family residential development in the RC, R-1, R-4, and R-8 zones.

Planning Commission Issue: *What other jurisdictions in our area have design guidelines and/or design review?*

Staff Response: The table below presents a sample of jurisdictions in our area and whether or not they have design requirements. The second column answers this question about design requirements. The third column indicates the manner with which the jurisdiction implements their design requirements, either with specified regulations or through a design review process.

Jurisdiction	Design Requirements (Y/N)	Regulations or Review
Auburn	Yes	Regulations
Bellevue	Yes	Review
Bellingham	No	-
Burien	No	-
Federal Way	Yes	Regulations
Issaquah	Yes	Regulations
Kent	Yes	Regulations
Olympia	Yes	Review
Seattle	Yes	Review
Tukwila	No	-

Additional Issue: *Since the last Planning Commission meeting, staff has met with representatives of the Master Builders Association to refine, as well as to increase the number of options to the proposed design standards. Additionally, if after the adoption of these proposed design regulations, a builder wishes to use an alternative that is not included as one of the listed options, they may be able to use such an alternative provided the alternative meets the stated design guideline. In Attachment A the proposed changes are indicated in redline.*