

4-2-110D

CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS TABLE FOR SINGLE FAMILY 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.

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. Clustering is allowed to meet objectives such as preserving significant natural features, providing neighborhood open space, or facilitating the provision of sewer service. Within designated urban separators, clustering is required, consistent with the provision of RMC [4-3-110](#), Urban Separator Overlay Regulations.
 - a. The maximum net density requirement shall not be exceeded except that within urban separators a density bonus may be granted allowing the total density to achieve one dwelling unit per gross contiguous acre for projects that meet the following criteria:
 - (i) Provision of native vegetation cover 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, with either existing or new vegetative cover, and at least one of the following additional criteria:
 - (A) Enhancement of wetlands is provided at a ratio of one-half (1/2) acre enhanced for one acre delineated within the urban separator pursuant to RMC [4-3-050](#)M12b, Evaluation Criteria, and RMC [4-3-050](#)M12c, Wetlands Chosen for Enhancement. Enhancement proposed for a density bonus may not also be used for a mitigation for other wetland alterations.

(B) Legal nonconforming uses are removed from the site and/or brought into conformance with Renton standards.

(C) Natural surface pedestrian trails, with public access, are provided as part of an adopted trail system or, where there is no planned trail system, in a configuration approved by the Reviewing Official.

(D) In the absence of either wetlands or legal nonconforming uses on the site, public access and trails shall be required to the satisfaction of the Reviewing Official.

(ii) Parcels within the urban separator may be combined into larger contiguous holdings to allow platting to achieve bonus density; however, existing legal lots shall not be reduced in land area for the purpose of transferring density unless such lots are included in a proposed plat.

b. The area of individual lots shall not be less than ten thousand (10,000) square feet.

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 10'.

b. **Fences:** See RMC [4-4-040](#).

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.

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 twenty feet (20') is allowed 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. 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:

WIDTH OF EXISTING, LEGAL LOT	MINIMUM SIDE YARD WIDTH ALONG A STREET
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.

However, in no case shall a structure over forty two inches (42") in height intrude into the twenty-foot (20') clear vision area defined in RMC [4-11-030](#).

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 Suffix" (P) properties are allowed the following height bonus: Publicly owned structures shall be 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, up to a maximum height of seventy five feet (75') to the highest point of the building:

- a. 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; and/or
- b. When abutting a common property line, one additional foot of height for each additional two feet (2') of perimeter building setback beyond the minimum required along a common property line.

10. ~~In order to serve as a transition between the lower density R-4 Zone and higher density development, "sSmall lot clusters"~~ of up to a maximum of fifty (50) lots shall be allowed within ~~six hundred feet (600')~~ of the ~~Single Family Land Use Designation as shown on the Land Use Map of the Comprehensive Plan~~[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;
- 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.

~~Special architectural features shall be provided on all dwelling units in small lot clusters. These shall include decorative hip or gable roofs with a pitch equal to or greater than one to two (1:2), windows and doors with decorative trim at least four inches (4") in width, and eaves projecting at least eighteen inches (18") from the face of the building on at least seventy five percent (75%) of the building's exterior perimeter with horizontal fascia at least ten inches (10") deep on all sides of the structure.~~

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, ~~landscaping designed to replace the functions of existing trees is required.~~ they shall be replaced in accordance with RMC 4-4-130 H.

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, 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').

14. Covenants filed as part of any final plat shall establish that future division of land within the plat must be consistent with the maximum density requirements as measured within the plat as a whole as of the time of future division.

(Amd. Ord. 4963, 5-13-2002; Ord. 5100, 11-1-2004; Ord. 5132, 4-4-2005; Ord. 5153, 9-26-2005)

4-8-120 SUBMITTAL REQUIREMENTS – SPECIFIC TO APPLICATION TYPE:

D. DEFINITIONS OF TERMS USED IN SUBMITTAL REQUIREMENTS FOR BUILDING, PLANNING AND PUBLIC WORKS PERMIT APPLICATIONS:

Landscaping Plan, Conceptual: A fully dimensioned plan, prepared by a landscape architect registered in the State of Washington, a certified nurseryman, or other similarly qualified professional, drawn at the same scale as the project site plan (or other scale approved by the Reviewing Official), clearly indicating the following:

- a. Date, graphic scale, and north arrow,
- b. Location of proposed buildings, parking areas, access and existing buildings to remain,
- c. Names and locations of abutting streets and public improvements, including easements,
- d. Existing and proposed contours at five foot (5') intervals or less,
- e. Location and size of planting areas,
- f. Location and height for proposed berming,
- g. Location, ~~and~~ elevations, and statement of material to be used for any proposed or required landscape-related structures such as arbors, gazebos, fencing, etc., ~~and~~
- h. Location, size, spacing and names of existing and proposed shrubs, trees, ground covers, and decorative rockery or like landscape improvements in relationship to proposed and existing utilities. (Ord. 5100, 11-1-2004)

Landscaping Plan, Detailed: A fully dimensioned plan, prepared by a landscape architect registered in the State of Washington, a certified nurseryman, or other similarly qualified professional, drawn at the same scale as the project site plan (or other scale approved by the Reviewing Official), clearly indicating the following:

- a. Date, graphic scale, and north arrow,
- b. Location of proposed buildings, property lines, walks, parking areas, and access, and existing buildings to remain,
- c. Names and locations of abutting streets and public improvements, including easements,
- d. Existing and proposed contours at five-foot (5') intervals or less,
- e. Detailed grading plan,

f. Location and dimensions of planting areas (the width of a landscaping area when curbed shall be measured from inside to inside of the curbs),

g. Location and height for proposed berming,

h. Location, elevations, and statement of material to be used for any proposed or required landscape-related structures such as arbors, gazebos, fencing, etc.,

~~Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, etc.,~~

i. Location, size, spacing and names of existing and proposed shrubs, trees, ground covers, and decorative rockery or like landscape improvements in relationship to proposed and existing utilities,

j. Names of existing and proposed vegetation, and

k. Detailed planting plan (soil mix, planting depth and width, and bark mulch depth). (Ord. 5100, 11-1-2004)