

## **D# 40 RM, CN, AND R-14 ZONES REVIEW**

### **General Description**

The City of Renton Planning Division made this docket item request. This item proposes consolidating the R-14 and CN zones into one zone tentatively called the Neighborhood Commercial Residential (NCR) zone. The proposed maximum allowable density in this zone is 14 dwelling units per acre. As part of this docket, several new commercial and office land uses would be allowed in areas that are currently zoned R-14 that are not currently allowed. However, such development would only be allowed to occur when it is located abutting arterial streets and would be limited to no larger than 5,000 square feet in size. Additionally, commercial and mixed use development in this new consolidated zone would be placed in Design District D. Finally, it is proposed that the RM designation allow new commercial and office land uses, as well as allow a density bonus of up to 5 additional units per net acre.

### **Impact Analysis**

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

Not applicable. The proposed changes would not affect the rate of growth or rate of development directly.

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

Not applicable. 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

Not applicable. There are no anticipated effects on the rate of population and employment growth created by the proposed changes. However, the population and employment growth may be accommodated in additional ways if the proposed changes are adopted. For example, some additional density may be accommodated in some of the areas that are currently zoned R-14 or RMF.

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

Comprehensive Plan Policy LU-172 calls for mixed used development in the form of civic, commercial, or other non-residential structures to be allowed within the R-14 zone. Policy LU-285 regarding the CN zone states that a mix of uses (e.g. convenience retail, consumer services, offices, residential) should be encouraged in small scale development. Both of these policies support the proposed allowance of some additional uses on a limited scale in a consolidated Neighborhood Commercial Residential. However, Policy LU-288 regarding the CN zone calls for residential uses to be located above the ground floor, but limits the number of residential units to four. This is a policy that would need to be amended through a Comprehensive Plan text amendment if the R-14 and CN zones are consolidated. The proposed changes to the RM zones are not explicitly supported by existing Comp Plan policies. This would also need to be amended through a text amendment if the proposed changes are to be adopted. The existing policies call for addressing the needs of both residents and the community as a whole and ensuring that the areas have adequate infrastructure to handle impacts of higher density uses.

While these do not explicitly allow uses other than residential, they do not exclude such expansion of uses. A text amendment would help make it clear that commercial development is allowable in the RM zones.

Effect on general land values or housing costs

Not applicable. There are no anticipated effects on general land values or housing costs created by the proposed changes.

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

Not applicable.

Consistency with GMA and Countywide Planning Policies

Not applicable. The proposed changes do not have any bearing on the Growth Management Act (GMA) and Countywide Planning Policies.

Effect on critical areas and natural resource lands

Not applicable. The proposed changes would not have any effects on critical areas and/or natural resource lands.

Effect on other considerations

Not applicable.

**Staff Recommendation - Land Uses in CN, R-14, and RM zones**

Staff recommends amendments as shown in Attachments A, B, and C.

The proposed changes are intended to allow increased opportunities for commercial development that is small in scale (no more than 5000 square feet) in the consolidated Neighborhood Commercial Residential zone than are currently allowed in the CN and/or R-14 zone. It is also proposed that commercial opportunities in the RM zones be increased with the same size limitations. This is proposed for these zones in an effort to encourage walkable communities with opportunities for people to access some goods and services within walking distance to where they live. Additionally, the proposed changes may increase opportunities for smaller scale businesses to locate in areas that may be closer to their existing home and/or in a location that is not as expensive to lease as a location with higher intensity commercial zones. Some of the types of uses that are proposed to be allowed include photography studios, medical dental offices, and day care centers. In all circumstances, the commercial use would not be allowed to occur unless it is located in a mixed use building and along an arterial street. (A map showing the locations of the CN, R-14, and the RM zones is provided as Attachment D.)

*Density Bonus in RMF*

The existing maximum density in the Residential Multi-Family zone is 20 dwelling units per net acre. As part of Docket #39, staff has recommended that the RMF zone be placed in Design District B. Placing the additional design standards on development in the RMF zone will encourage higher quality project and a density bonus may help to encourage development to

occur. Additionally, smaller parcels that are redeveloped can be challenging for projects to utilize without exceeding the 20 dwelling unit maximum. The density bonus could help those circumstances while providing benefits to residents. The proposed bonus is up to 5 units for providing benefits such as affordable housing and utilization of green building practices.

<b>ZONING USE TABLE</b>			
<b>USES:</b>	<b>R-14</b>	<b>RM</b>	<b>CN</b>
<b>A. AGRICULTURE AND NATURAL RESOURCES</b>			
Agriculture			
Natural resource extraction/recovery	H	H	H
<b>B. ANIMALS AND RELATED USES</b>			
Beekeeping			
Kennels			
Stables, commercial			
<b>C. RESIDENTIAL</b>			
Detached dwelling	P	P19	P19
Attached dwellings	P73	P	P18
<b>Manufactured Homes</b>			
Manufactured homes			
Manufactured homes, designated	P19		
Mobile homes			
<b>D. OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS</b>			
Accessory dwelling unit	AD7		
Adult family home	P	P	
Assisted living	P	P	<b>P</b>
Caretaker's residence			
Congregate residence	AD		
Group homes I			
Group homes II for 6 or less	P	P	
Group homes II for 7 or more	H	H	
Home occupations	AC6	AC6	AC6
Live-work unit	AD	<b>AD</b>	AD
<b>E. SCHOOLS</b>			
K-12 educational institution (public or private)	H9	H9	H
K-12 educational institution (public or private), existing	P9	P9	P9
Other higher education institution			
Schools/studios, arts and crafts	<b>AD17</b>	<b>AD17</b>	<b>AD17</b>
Trade or vocational school			
<b>F. PARKS</b>			
Parks, neighborhood	P	P	P
Parks, regional/community, existing	P	P	P
Parks, regional/community, new	AD	AD	AD
<b>G. OTHER COMMUNITY AND PUBLIC FACILITIES</b>			
<b>Community Facilities</b>			
Cemetery	H	H	H
Religious institutions	H	H	H
Service and social organizations	H	H	H

<b>Public Facilities</b>			
City government offices	AD	AD	AD
City government facilities	H	H	H
Jails, existing municipal			
Secure community transition facilities			
Other government offices and facilities	H	H	H
<b>H. OFFICE AND CONFERENCE</b>			
Conference centers			
Medical and dental offices	AD17	P42	AD17
Offices, general	AD17	P42	AD17
Veterinary offices/clinics	AD17	P42	AD17
<b>I. RETAIL</b>			
Adult retail use			
Big-box retail			
Drive-in/drive-through, retail			ACAD
Eating and drinking establishments	AD33	P42	P22
Fast food restaurants			
Horticultural nurseries, existing	AD	AD	AD
Horticultural nurseries, new			
Retail sales	AD33	AD	P60
Retail sales, outdoor	AD15		AD15
Taverns			
Vehicle sales, large			
Vehicle sales, small			
<b>J. ENTERTAINMENT AND RECREATION</b>			
<b>Entertainment</b>			
Adult entertainment business			
Card room			
Cultural facilities	H	H	AD
Dance clubs			
Dance halls			
Gaming/gambling facilities, not-for-profit			
Movie theaters	AD17		AD17
Sports arenas, auditoriums, exhibition halls, indoor			
Sports arenas, auditoriums, exhibition halls, outdoor			
<b>Recreation</b>			
Golf courses (existing)			
Golf courses, new			
<b>J. ENTERTAINMENT AND RECREATION (Continued)</b>			
Marinas			
Recreational facilities, indoor, existing	P33		
Recreational facilities, indoor, new	H33/P114	P114	P114
Recreational facilities, outdoor	P33	P32	

<b>K. SERVICES</b>			
<b>Services, General</b>			
Bed and breakfast house, accessory	AD	AD	AD
Bed and breakfast house, professional		AD5	AD
Hotel			
Motel			
Off-site services		P42	
On-site services	AD33	P42	P63
Drive-in/drive-through service			AC
Vehicle rental, small			<b>AD</b>
Vehicle and equipment rental, large			
<b>Day Care Services</b>			
Adult day care I	AC	AC	P22
Adult day care II	H33	H	P22
Day care centers	<b>HAD33</b>	<b>H25AD17</b>	<b>PAD22</b>
Family day care	AC	AC	AC
<b>Healthcare Services</b>			
Convalescent centers	H	H	
Medical institutions	<b>HAD17</b>	<b>HAD17</b>	<b>HAD17</b>
<b>L. VEHICLE RELATED ACTIVITIES</b>			
Body shops			
Car washes			AD2
Express transportation services			
Fuel dealers			
Industrial engine or transmission rebuild			
Parking garage, structured, commercial or public			
Parking, surface, commercial or public			
Park and ride, dedicated			
Park and ride, shared-use	P108	P108	
Railroad yards			
Taxi stand			
Tow truck operation/auto impoundment yard			
Tow truck operations			
Transit centers			
Truck terminals			
Vehicle fueling stations			
Vehicle fueling stations, existing legal			AD110
Vehicle service and repair, large			
Vehicle service and repair, small			AD2
Wrecking yard, auto			
<b>Air Transportation Uses</b>			
Airplane manufacturing			
Airplane manufacturing, accessory functions			
Airplane sales and repair			

Airport, municipal			
<b>L. VEHICLE RELATED ACTIVITIES (Continued)</b>			
Airport-related uses			
Aviation-related uses			
Helipads			
Helipads, commercial			
<b>M. STORAGE</b>			
Hazardous material storage, on-site or off-site, including treatment			
Indoor storage			AC11
Outdoor storage, existing			
Outdoor storage, new			
Self-service storage		P8	H26
Vehicle storage			
Warehousing			
<b>N. INDUSTRIAL</b>			
<b>Industrial, General</b>			
Assembly and/or packaging operations			
Commercial laundries, existing			
Commercial laundries, new			
Construction/contractor's office			
Laboratories: light manufacturing			
Laboratories: research, development and testing			
Manufacturing and fabrication, heavy			
Manufacturing and fabrication, medium			
Manufacturing and fabrication, light			
<b>N. INDUSTRIAL (Continued)</b>			
<b>Solid Waste/Recycling</b>			
Recycling collection and processing center			
Recycling collection station			P

## 4-2-080 CONDITIONS ASSOCIATED WITH ZONING USE TABLES:

## A. SUBJECT TO THE FOLLOWING CONDITIONS:

1. Limited to locations within an existing or new golf course or regional park.
2. In addition to the criteria of RMC 4-9-030, Conditional Use Permits, the use must be sited in conjunction with a gas station. Size restrictions apply per use in RMC 4-2-120A. In the CN Zone, the use is limited to operations enclosed within a building, and sited in conjunction with an existing gas station.
5. Professional bed and breakfast houses are only allowed in the RM-U Zone.
6. Subject to the requirements of RMC 4-9-090, Home Occupations, with the written approval of the property owner, if tenant occupied.
7. Accessory dwelling units (ADUs) are allowed as an accessory use to a detached single-family dwelling. ADUs shall be subject to the development standards applicable to primary structures and consistent with the architectural character of the primary structure. The property owner shall file an affidavit affirming that the owner will occupy the principal dwelling or the ADU. Additionally, prior to the issuance of building permits the owner shall record a notice on the property title. The notice shall bear the notarized signature of all property owners listed on the property title and include: the legal description of the property, a copy of the approved site/floor plan, and the applicability of the restrictions and limitations regarding ADUs in RMC Title IV. No more than fifty (50) total ADUs may be permitted per calendar year.
8. Allowed only in the Residential Multi-Family suffix. Twenty-four (24) hour on-site management required. The manager's unit is not subject to minimum density requirements. No estate, garage or other sales from any leasable spaces. No outdoor storage, including vehicle or trailer storage lots. Self-service storage uses in this zone are subject to the following special development standards: Side and rear setbacks subject to the Commercial Arterial Zone standards of RMC 4-2-120A, Development Standards for Commercial Zoning Designations, in lieu of the RM-F development standards.
9. Development consistent with an approved "Master Plan" is considered to be a permitted use. Other activities which are outright permitted include the addition of up to four (4) new portables, or changes in facilities not exceeding ten percent (10%) of gross floor area. Other proposed activities require a Hearing Examiner conditional use permit.
11. Limited to storage of products in conjunction with retail, service, or office uses. Shall not be located along the building street frontage or in areas visible to the public.
15. [Size restrictions apply, see RMC 4-2-120A.](#) Use is limited to ~~building, hardware, and~~ garden, [garden nursery, and produce](#). Except in the CD Zone, size restrictions apply per RMC 4-2-120B and farmers markets are permitted.

17. ~~a. General Office and Medical/Dental Offices: Subject to the size restrictions apply per of -RMC 4-2-120A. Permitted only as part of a mixed-use building. The building must include residential and front a public arterial street. Additionally, the use may only be permitted via administrative conditional use permit subject to the following criteria in addition to conditional use criteria: (i) activities with a limited need for walk-in clientele and (ii) activities for which a reduction in parking standards to one space per five hundred (500) square feet of gross floor space could be justified.~~

b. Administrative Headquarters Office: New administrative headquarters offices are not permitted. For existing, legal administrative headquarters offices greater than three thousand (3,000) square feet in size, and in existence prior to January 1, 1999, the following expansions may be allowed: (i) parking expansion may be allowed; (ii) a one-time expansion of building square footage, not exceeding three thousand five hundred (3,500) square feet, may be permitted subject to site development plan review. This provision allowing expansion of building square footage shall expire on December 1, 2006, consistent with any approved development agreements or covenants.

18. a. General Requirements: Only permitted within a structure containing commercial uses on the ground floor. Commercial space must be reserved on the ground floor at a minimum of thirty feet (30') in depth along any street frontage. ~~Residential uses shall not be located on the ground floor, except for a residential entry feature linking the residential portion of the development to the street.~~

b. Employment Area Valley: Residential uses are not permitted in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B.

19. No new development of this use is allowed. However, existing uses of this type are permitted as an existing legal use per RMC 4-2-050C8.

22. Size restrictions apply per use in RMC 4-2-120A.

25. A preschool or day care center, when accessory to a public or community facility listed in RMC 4-2-060G, is considered a permitted use.

26. Size restrictions apply per use in RMC 4-2-120A. Must be part of a mixed use development.

32. Outdoor recreation facilities are permitted only in the Employment Area Valley (EAV) land use designation. (See EAV map in RMC 4-2-080B.) However, amusement parks require a Hearing Examiner conditional use permit.

33. Project size limitations of RMC 4-2-110F apply. A preschool or day care center, when accessory to public or community facilities listed in RMC 4-2-060G, is considered a permitted use and not a conditional use.

Additional Restrictions within the CV Land Use Designation: Retail uses, eating/drinking establishments, and on-site service uses are prohibited in R-14 areas within the Center Village

land use designation unless they are accessory to a school, park, or entertainment and recreational use as allowed in RMC 4-2-060E, F and J.

42. ~~Subject to the size restrictions of RMC 4-2-120A. Permitted only on the ground-floor level as part of a residential project and when fronting a public arterial street. on RM-U zoned properties fronting on South 7th Street. (Amd. Ord. 4971, 6-10-2002)~~
60. Subject to the size restrictions of RMC 4-2-120A. ~~Retail sales uses are limited to: flowers/plants and floral supplies; mini-marts; crafts, including supplies and finished products, gift shops, and specialty markets.~~
63. Subject to the size restrictions of RMC 4-2-120A. On-site services excluding dry cleaning and real estate offices.
73. Garden style apartments are prohibited. Within the Center Village Zone, ground floor commercial development at a minimum of seventy five percent (75%) of the frontage of the building is required for all residential projects on parcels abutting NE Sunset Boulevard east of Harrington Avenue NE.
108. Permitted on existing parking required as accessory parking for a nonresidential use.
110. Limited to existing fueling stations in the Commercial Neighborhood (CN) Zone.
114. Any single indoor recreational use on a site shall not exceed a maximum gross floor area of three thousand (3,000) square feet.

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

DENSITY	
<b>Minimum Net Density (for proposed short plats or subdivisions)<sup>1, 15</sup></b>	
RC, R-1, and R-4	none
R-8	4 dwelling units per net acre.
R-10	<b>For parcels over 1/2 gross acre:</b> 4 dwelling units per net acre <sup>30</sup>
<a href="#">R-14NCR</a>	10 dwelling units per net acre <sup>30</sup>
RM	<b>For any subdivision, and/or development:</b> <sup>30</sup> “U” suffix: 25 dwelling units per net acre. “T” suffix: 14 dwelling units per net acre. “F” suffix: 10 dwelling units per net acre.
<b>Maximum Net Density<sup>2, 14, 15</sup></b>	
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 <a href="#">4-3-110</a> , Urban Separator Overlay Regulations. <b>Assisted living bonus:</b> 1.5 times the maximum density may be allowed subject to conditions of RMC <a href="#">4-9-065</a> , Density Bonus Review.
R-4	4 dwelling units per 1 net acre. <sup>13</sup>
R-8	8 dwelling units per 1 net acre.
R-10	10 dwelling units per net acre. <b>Assisted living bonus:</b> 1.5 times the maximum density may be allowed subject to conditions of RMC <a href="#">4-9-065</a> , Density Bonus Review.
<a href="#">R-14NCR</a>	14 dwelling units per net acre, except that density of up to 18 dwelling units per acre may be permitted subject to conditions in RMC <a href="#">4-9-065</a> , Density Bonus Review. <b>Assisted living bonus:</b> 1.5 times the maximum density may be allowed subject to conditions of RMC <a href="#">4-9-</a>

	<p><a href="#">065</a>, Density Bonus Review.</p> <p><b>Affordable housing bonus:</b> 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>“<b>U</b>” suffix: 75 dwelling units per net acre.<sup>26</sup></p> <p>“<b>T</b>” suffix: 35 dwelling units per net acre.</p> <p>“<b>F</b>” suffix: 20 dwelling units per net acre, <a href="#">except that density of up to 25 dwelling units per acre may be permitted subject to conditions in RMC 4-9-065, Density Bonus Review.</a></p> <p><b>Assisted living bonus:</b> 1.5 times the maximum density may be allowed subject to conditions of RMC <a href="#">4-9-065</a>, Density Bonus Review.</p>
<b>NUMBER OF DWELLING UNITS PER LOT</b>	
<b>Maximum Number per legal lot<sup>2</sup></b>	
RC, R-1, R-4, and R-8	1 dwelling with 1 accessory dwelling unit.
R-10 and <a href="#">R-14NCR</a>	<b>Detached single family dwellings:</b> 1 dwelling with 1 accessory dwelling unit. <b>Attached dwellings:</b> n/a
RM	n/a
<b>LOT DIMENSIONS<sup>31</sup> (for proposed plats and line adjustments)</b>	
<b>Minimum Lot Size</b>	
RC <sup>28</sup>	10 acres
R-1 <sup>28</sup>	1 acre, except 10,000 sq. ft. for cluster development. <sup>3</sup>
R-4 <sup>28</sup>	8,000 sq. ft. <sup>11,13</sup> , except for small lot clusters <sup>10</sup> where R-8 standards shall apply.
R-8 <sup>28</sup>	4,500 sq. ft. for parcels greater than 1 acre. 5,000 sq. ft. for parcels 1 acre or less.
R-10 and <a href="#">R-14NCR</a> <sup>29</sup>	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
<b>Minimum Lot Width</b>	
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, R-4 standards shall apply for both interior and corner lots.
R-4	70 ft. for interior lots. <sup>13</sup> 80 ft. for corner lots. <sup>11,13</sup> Except for small lot clusters <sup>10</sup> where R-8 standards shall apply.
R-8	50 ft. for interior lots. 60 ft. for corner lots.
R-10 and <del>R-14</del> <u>NCR</u>	No minimum lot width.
RM	<b>“T” suffix:</b> 14 ft. <b>All other suffixes:</b> 50 ft.
<b>Minimum Lot Depth</b>	
RC	200 ft.
R-1	85 ft.
R-4	80 ft. <sup>11,13</sup> , except for small lot clusters <sup>10</sup> where R-8 standards shall apply.
R-8	65 ft.
R-10 and <del>R-14</del> <u>NCR</u>	No minimum lot depth.
RM <sup>29</sup>	65 ft.

Lot Configuration	
R-8, R-10, and <del>R-14NCR</del>	See RMC <a href="#">4-2-115</a>
SETBACKS <sup>4,31</sup>	
<p><b>Guidelines for R-10 and <del>R-14NCR</del>:</b> 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.</p>	
Minimum Front Yard <sup>6</sup>	
RC and R-1	30 ft.
R-4	30 ft. <sup>12,13</sup> except for small lot clusters <sup>10</sup> where R-8 standards shall apply. <b>Unit with Alley Access Garage:</b> 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. <b>Unit with Alley Access Garage:</b> 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 <del>R-14NCR</del>	<b>On a Residential Access Street:</b> 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. <b>On a Limited Residential Access Street:</b> 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. <b>On a Pedestrian Easement or Common Open Space:</b> 4 ft. to the building, or 1 ft. to porch or stoop.
RM	<b>“U” suffix:</b> 5 ft. <sup>(18,19)</sup> <b>“T” suffix:</b> 5 ft. <b>“F” suffix:</b> 20 ft.
Minimum Side Yard	
RC	25 ft.
R-1	15 ft.

R-4	15 combined ft. <sup>12, 13</sup> is allowed with a minimum of 5 ft. for any side yard. 5 ft. is allowed in small lot clusters. <sup>10</sup>
R-8	5 ft.
R-10 and <del>R-14</del> <a href="#">NCR</a>	<b>Detached Units:</b> 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. <b>Attached Units:</b> 4 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s). <sup>23</sup>
RM	<b>“T” suffix – Attached Units:</b> A minimum of 3 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s). <b>Standard Minimum Setbacks for all other suffixes:</b> Minimum setbacks for side yards: <sup>24</sup> Lot width: less than or equal to 50 ft. – Yard setback: 5 ft. Lot width: 50.1 to 60 ft. – Yard setback: 6 ft. Lot width: 60.1 to 70 ft. – Yard setback: 7 ft. Lot width: 70.1 to 80 ft. – Yard setback: 8 ft. Lot width: 80.1 to 90 ft. – Yard setback: 9 ft. Lot width: 90.1 to 100 ft. – Yard setback: 10 ft. Lot width: 100.1 to 110 ft. – Yard setback: 11 ft. Lot width: 110.1+ ft. – Yard setback: 12 ft. <b>Additional setbacks for structures greater than 30 ft. in elevation:</b> 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. <b>Additional setbacks for lots abutting Single Family Residential Zones RC, R-1, R-4, R-8, and R-10:</b> 25 ft. along the abutting side(s) of the property.
<b>Side Yard Along a Street</b>	
RC	30 ft. <sup>7</sup>
R-1	20 ft. <sup>7</sup>
R-4	20 ft. <sup>12, 13</sup> , except 15 ft. is allowed in small lot clusters. <sup>10</sup>
R-8	15 ft. <sup>7</sup> for the primary structure
R-10 and <del>R-14</del> <a href="#">NCR</a>	n/a
RM	<b>“U” and “T” suffixes and on all previously existing platted lots which are 50 ft. or less in width:</b> 10 ft. <b>All other suffixes with lots over 50 ft. in width:</b> 20 ft.

Minimum Rear Yard	
RC	35 ft.
R-1	25 ft.
R-4	25 ft. <sup>13</sup> , except 20 ft. is allowed in small lot clusters. <sup>10</sup>
R-8	20 ft.
R-10 and <del>R-14</del> <a href="#">NCR</a>	12 ft., except when rear yard is abutting a common open space, then 4 ft.
RM	<p>“U” suffix: 5 ft.,<sup>18,19</sup> 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 <del>R-14</del> <a href="#">NCR</a>	10 ft. landscaped setback from the street property line.
Clear Vision Area	
RC, R-1, R-4, R-8, R-10, and <del>R-14</del> <a href="#">NCR</a>	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 <del>R-14</del> <a href="#">NCR</a>	<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"> <li>1. Reciprocal side and/or rear yard use easements shall be delineated on the site plan.</li> <li>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.</li> </ol>

	<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
<b>BUILDING STANDARDS</b>	
<b>Maximum Building Height, except for uses having a “Public Suffix” (P) designation and public water system facilities<sup>8,9</sup></b>	
RC, R-1, R-4, R-8 and R-10	30 ft.
<del>R-14</del> <a href="#">NCR</a>	<b>Residential and Civic Uses:</b> 30 ft. <b>Commercial Uses:</b> 20 ft.
RM	<p>“U” suffix: 50 ft.</p> <p>“T” suffix: 35 ft.</p> <p>“F” suffix: 35 ft.<sup>20</sup></p>
<b>Maximum Height for Wireless Communication Facilities</b>	
RC, R-1, R-4, R-8, R-10, and <del>R-14</del> <a href="#">NCR</a>	See RMC <a href="#">4-4-140G</a> , Standards for Specific Types of Wireless Facilities
<b>Maximum Building Coverage (Including primary and accessory buildings. Except Accessory Dwelling Units are not counted toward building coverage)</b>	
RC	<p><b>Lots 5 acres or more:</b> 2%. An additional 5% of the total area may be used for agricultural buildings.</p> <p><b>Lots 10,000 sq. ft. to 5 acres:</b> 15%. On lots greater than 1 acre, an additional 5% of the total area may be used for agricultural buildings.</p> <p><b>Lots 10,000 sq. ft. or less:</b> 35%.</p>
R-1	20%
R-4 and R-8	<p><b>Lots greater than 5,000 sq. ft.:</b> 35% or 2,500 sq. ft., whichever is greater.</p> <p><b>Lots 5,000 sq. ft. or less:</b> 50%</p>
R-10 and <del>R-14</del> <a href="#">NCR</a>	n/a

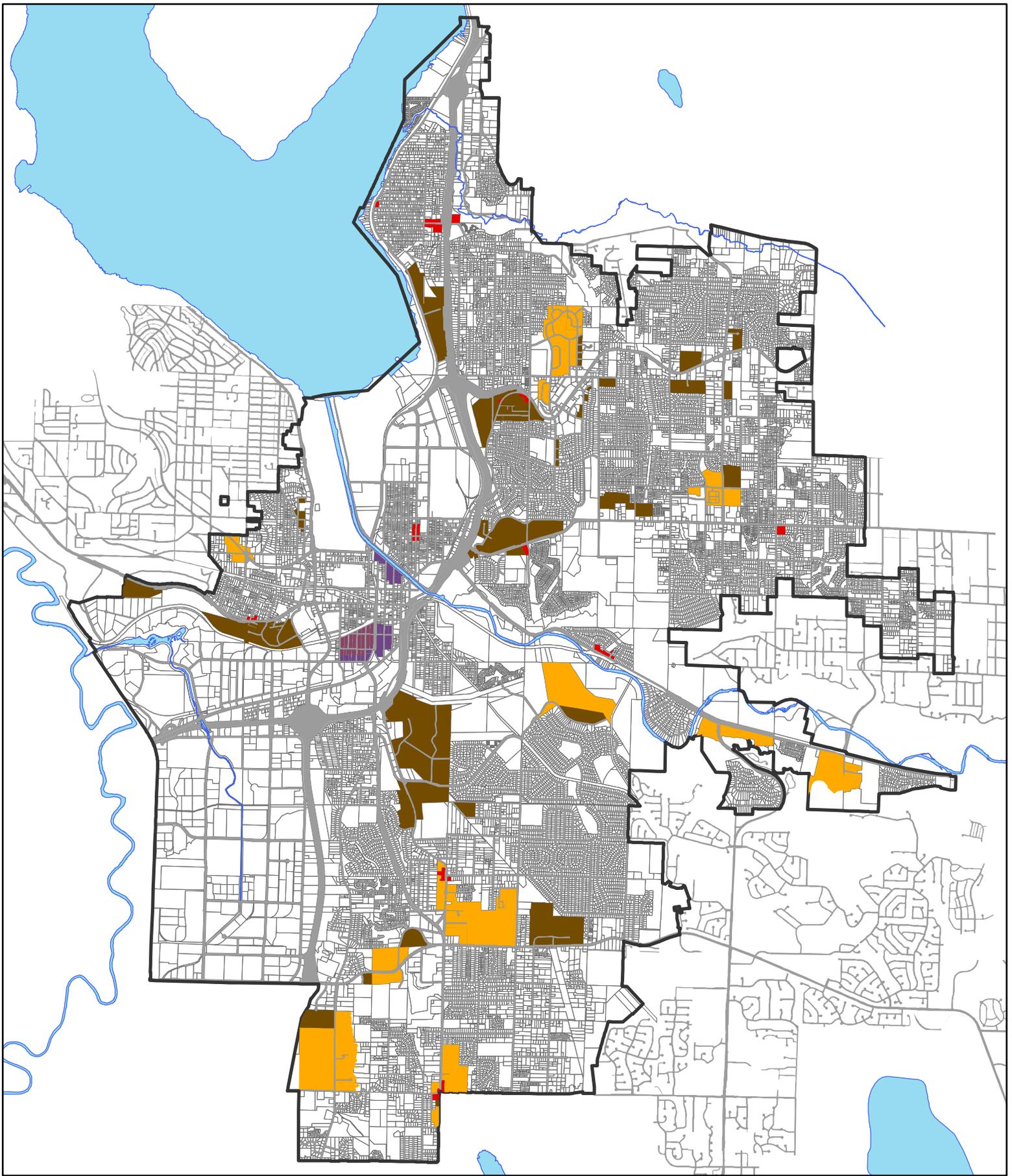
RM	<p><b>“U” suffix:</b> 75%</p> <p><b>“T” suffix:</b> 75%</p> <p><b>“F” suffix:</b> 35%</p> <p>A maximum coverage of 45% may be obtained through the Hearing Examiner site development plan review process.</p>
<b>Maximum Impervious Surface Area</b>	
RC	<p><b>Lots 5 acres or more:</b> 20%.</p> <p><b>Lots 10,000 sq. ft.:</b> 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><b>Lots 10,000 sq. ft. or less:</b> 55%.</p>
R-1	30%
R-4	55%
R-8	75%
R-10	<p><b>Detached units:</b> 75%</p> <p><b>Attached units:</b> 65%</p>
<a href="#">R-14NCR</a>	85%
RM	<p><b>“U” and “T” suffixes:</b> 85%</p> <p><b>All other suffixes:</b> 75%</p>
<b>Building Design</b>	
RM	<p><del>“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.</del></p> <p><del>“U” and “T” suffixes:</del> See RMC <a href="#">4-3-100</a> for Urban Design Regulations.</p>
<b>DESIGN STANDARDS</b>	
<b>General</b>	
RC, R-1, R-4, R-8, R-10, and <a href="#">R-14NCR</a>	See RMC <a href="#">4-2-115</a> , Residential Design and Open Space Standards

RM	<del>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. See RMC 4-3-100 Urban Design Regulations</del>
<b>LANDSCAPING</b>	
General: See RMC 4-4-070.	
<b>EXTERIOR LIGHTING</b>	
General	
R-10 and <del>R-14</del> <u>NCR</u>	See RMC <a href="#">4-4-075</a> , Lighting, Exterior On-Site.
<b>SCREENING</b>	
<b>Surface Mounted or Roof Top Equipment, or Outdoor Storage</b>	
R-10, <del>R-14</del> <u>NCR</u> , and RM	See RMC <a href="#">4-4-095</a> , Screening and Storage Height/Location Limitations.
<b>Recyclables and Refuse</b>	
RM	See RMC <a href="#">4-4-090</a> , Refuse and Recyclable Standards.
<b>Utilities</b>	
R-10 and <del>R-14</del> <u>NCR</u>	Utility boxes that are not located in alleyways or away from public gathering spaces shall be screened with landscaping or berms.
<b>DUMPSTER/TRASH/RECYCLING COLLECTION AREA</b>	
<b>Minimum Size and/or Location Requirements</b>	
<b>Guidelines for R-10 and <del>R-14</del><u>NCR</u>: Trash and recycling shall be located so that they are easily accessible to residents. They shall also be invisible to the general public.</b>	
R-10 and <del>R-14</del> <u>NCR</u>	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 <a href="#">4-4-090</a> , Refuse and Recyclable Standards.
RM	See RMC <a href="#">4-4-090</a> , Refuse and Recyclable Standards.
<b>CRITICAL AREAS</b>	
<b>General</b>	
RC, R-1, R-4, R-8, R-10, and <del>R-14NCR</del>	See RMC <a href="#">4-3-050</a> , Critical Areas Regulations, and 4-3-090, Shoreline Master Program Regulations.
<b>PARKING AND LOADING</b>	
<b>General: See RMC 4-4-080</b>	
<b>SIGNS</b>	
<b>General</b>	
R-10, <del>R-14NCR</del> and RM	See RMC <a href="#">4-4-100</a> , Sign Regulations
<b>SIDEWALKS, PATHWAYS, AND PEDESTRIAN EASEMENTS</b>	
<b>General</b>	
R-10 and <del>R-14NCR</del>	All of the following are required: <ol style="list-style-type: none"> <li>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.</li> <li>2. Front yards shall have entry walks that are a minimum width of 3 feet and a maximum width of 4 feet.</li> <li>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.</li> <li>4. Pedestrian Easement Plantings: Shall be planted with plants and trees. Trees are required along all</li> </ol>

	<p>pedestrian 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><b>5. For all homes that do not front on a residential access street, limited residential access street, a park, or a common green:</b> Pedestrian entry easements that are at least 15 ft. wide plus a 5 ft. sidewalk shall be provided.</p>
<b>MAIL AND NEWSPAPER BOXES</b>	
<b>General</b>	
<b>Guidelines for R-10 and <a href="#">R-14NCR</a>:</b> Mailboxes shall be located so that they are easily accessible to residents. They shall also be architecturally compatible with the homes.	
R-10 and <a href="#">R-14NCR</a>	<p>All of the following are required:</p> <ol style="list-style-type: none"> <li>1. Mailboxes shall be clustered and located so as to serve the needs of USPS while not adversely affecting the privacy of residents; and</li> <li>2. Mailboxes shall be lockable consistent with USPS standard; and</li> <li>3. Mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture; and</li> <li>4. Newspaper boxes shall be of a design that reflects the character of the home.</li> </ol>
<b>HOT TUBS, POOLS, AND MECHANICAL EQUIPMENT</b>	
<b>General</b>	
<b>Guidelines for R-10 and <a href="#">R-14NCR</a>:</b> Hot tubs, pools, and mechanical equipment shall be placed so as to not negatively impact neighbors.	
R-10 and <a href="#">R-14NCR</a>	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.
<b>FENCES AND HEDGES</b>	
<b>General</b>	
R-10 and <a href="#">R-14NCR</a>	See RMC <a href="#">4-4-040</a>
<b>EXCEPTIONS</b>	

<b>Pre-Existing Legal Lots</b>	
RC, R-1, R-4, R-8, R-10 and <del>R-14</del> <u>NCR</u>	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 <a href="#">4-3-050</a> , 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 <a href="#">4-3-050</a> , Critical Areas, and other provisions of the Renton Municipal Code can be met.



Community & Economic Development



Alex Pietsch, Administrator  
A. Mathias  
May 26, 2010

CN, R-14, RMF, RMT,  
and RMU zones

