

**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**MUNICIPAL
CODE SECTIONS:**

RMC 4-2-110A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES); and RMC 4-2-110D, footnote 11.

REFERENCE:

N/A

SUBJECT:

Removal of footnote 11 which provides for reduced lot dimensions in the R-4 zone when subdivisions cannot achieve a density of 4 dwelling units per square acre.

BACKGROUND:

4-2-110D, footnote 11 addresses lot size, width and depth reductions in R-4 zones when, due to lot configuration or access, four (4) du/ac cannot be achieved. The footnote allows minimum reduction needed to allow four (4) du/ac using the following minimum dimensions:

Lot size - Seven thousand two hundred (7,200 sq. ft.)

Lot width – Sixty feet (60')

Lot depth – Seventy feet (70')

JUSTIFICATION:

The footnote was improperly applied to R-4 zones to allow reductions in net density. However, no reduction is needed to meet minimum of four (4) du/ac because R-4 zones have no minimum density requirements and a maximum density of four (4) du/ac. Allowing lot reduction in R-4 zones is not in accordance with the City's Comprehensive Plan which states in Objective LU-157 that "Within the residential 4 du/acre zoned area allow a maximum density of 4 units per net acre to encourage larger lot development and increase the supply of upper income housing consistent with the City's Housing Element." Reducing lot dimensions allows for additional units on lots that already meet the intent of zone densities effectively resulting in a higher than desired density situation.

DECISION:

RMC 4-2-110D, footnote 11 shall be removed from RMC 4-2-110A and marked as deleted in RMC 4-2-110D as it pertains to R-4 zones.

**ADMINISTRATOR/
PLANNING DIRECTOR
APPROVAL:**

C. E. "Chip" Vincent

DATE: January 23, 2014

APPEAL PROCESS: To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT**

DETERMINATIONS: 4-2-110D, footnote 11 in reference to RMC 4-2-110A in the Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures) needs to be removed from all R-4 zoning standards, as shown below.

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

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. ⁴⁴ , except for small lot cluster 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, 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 cluster development, where R-4 standards shall apply.
R-4	70 ft. for interior lots. 80 ft. for corner lots. ⁴⁴ Except for small lot cluster development 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., except for cluster development, where R-4 standards shall apply. ³
R-4	80 ft. ⁴⁴ , except for small lot cluster development ¹⁰ , where R-8 standards shall apply.
R-8	65 ft.
R-10 and R-14	No minimum lot depth.

RM ²⁹	65 ft.
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4-2-110D

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

~~11. Approval for lot size, width, and depth reductions may be approved 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').~~

Deleted.