

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-67

**MUNICIPAL
CODE SECTIONS:**

4-2-110A, Development Standards for Residential Zoning Designations
(Primary and Attached Accessory Structures)

REFERENCE:

N/A

SUBJECT:

Minimum Front Yard for Alley Accessed Garages

BACKGROUND:

Docket group 10 made extensive amendments to Title IV. In drafting the code amendments that were submitted to the City Attorney's office for compilation as an ordinance the standard for front setbacks for alley loaded garages was inadvertently omitted. Drafts presented to the public, Planning Commission, and Council included the proposed standard.

JUSTIFICATION:

The City has been consistent in policies regarding the use alleys, especially in higher density zones. Previous to the unintended omission, Title IV had standards that when garages are alley loaded, the front yard setback was five feet (5') less than when garages are front loaded. This code interpretation is consistent with the established policy and with what was presented to all parties.

DECISION:

Amend the Title IV as indicated below.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

DATE:

March 16, 2015

**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: 4-2-110A, Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures)

	RC	R-1	R-4	R-6	R-8	R-10	R-14
Minimum Front Yard ^{4,5,6,31}	30 ft.	30 ft.	30 ft. ^{10, 12, 32, 33}	25 ft.	20 ft. ³⁹ , <u>except when all vehicle access is taken from an alley, then 15 ft</u>		15 ft., except garage must be 20 ft., <u>except when all vehicle access is taken from an alley, then 15 ft.</u> ³⁹

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