

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-92

MUNICIPAL

CODE SECTIONS: RMC 4-2-110D.31 and RMC 4-2-115

REFERENCE: N/A

SUBJECT: Residential Zone Lot Configuration Requirements and Dimensional Standards Averaging

BACKGROUND: RMC 4-2-110D.31 states that: " In order to meet the variation requirements of RMC 4-2-115, lot dimensions and setbacks are allowed to be decreased and/or increased; provided, that when averaged the applicable lot standards of the zone are met." The Lot Configuration criteria under RMC 4-2-115 requires that: "One of the following is required: 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots." One of the concerns with implementing this code section has been that there are no "minimums" specified when utilizing the averaging provision for setbacks, lot width, and lot area. Lot depth is not referred to in the Lot Configuration criteria, therefore it should be clarified that the averaging provisions do not apply to lot depth. In addition, it has been unclear whether the Lot Configuration criteria apply to short plats.

JUSTIFICATION: To ensure that the averaging provisions are not abused, staff recommends that the minimum front and rear yard setback reduction be no less than 2 1/2 feet or 10 percent of the minimum required setback of the zone, whichever is greater. This would allow for the 5-foot minimum front yard setback variation in all residential zones. In addition, staff recommends that the lot width and lot area variation be limited to 10 percent. Staff further recommends that short plats be exempt from compliance with the Lot Configuration Requirements of RMC 4-2-115 as these requirements were originally intended to only apply to preliminary plats which have more lots and have more area available for variation.

DECISION: Amend code sections RMC 4-2-110D.31 and R-2-115 as specified below.

ADMINISTRATOR APPROVAL:

C. E. "Chip" Vincent

EFFECTIVE DATE: _____

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 CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL ZONING DESIGNATIONS

31. In order to meet the variation requirements of RMC 4-2-115, lot dimensions and setbacks are allowed to be decreased and/or increased; provided, that when averaged the applicable lot standards of the zone are met. The minimum front and rear yard setback reduction shall be limited to 2 1/2 feet or 10 percent, whichever is greater. The minimum lot width and lot area reduction shall be limited to 10 percent of the lot width and lot area of the zone. The variation requirements of RMC 4-2-115 do not require variations to the lot depth requirements; therefore the averaging provision is not applicable to the minimum lot depth requirements.

4-2-115 RESIDENTIAL DESIGN AND OPEN SPACE STANDARDS:

LOT CONFIGURATION: Variety in the configuration of lots enhances the image of variety of housing stock and helps minimize perceptions of monotony.

R-6 and R-8	<p>One of the following is required <u>in lots created through the Preliminary Plat Process</u>:</p> <ol style="list-style-type: none">1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference) <u>for street-fronting lots</u>, or3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street-fronting lots.
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