

## **D# 28 HOUSING DEFINITIONS AND D#30 DEFINITION OF A LOT**

### **General Description**

These revisions are clean up amendments initiated by staff to make the code easier to interpret and administer.

D# 28 cleans up code language related to attached dwelling units and the various type of attached units (townhouses, flats, carriage units) and eliminates the category semi-attached dwelling units.

Related changes:

- Eliminate “semi-attached” use type, it is unique to Renton and has never been used.
- Eliminate “existing legal” lines in the use table. Existing legal is another designation unique to Renton. The intention of this designation is to prevent uses from becoming non-conforming when there is a major change in zoning for certain areas because changes and improvements to non-conforming uses are limited. In some cases, the ability to improve or change residential non-conforming uses is protected in the development standards of a zone. In other cases, the existing legal designation is moved to the notes section.
- Eliminate language that indicates that the use must comply with the density standards of the zone because it is redundant.
- Eliminate language in the notes pertaining to design or development standards. Some of the language repeats standards from other parts of the code. Other language has been moved to an appropriate location.
- Define residential use types as either attached or detached. Building types such as townhouses and flats may be used in development or design standards.
- Take definition of “Assisted Living” out of definition for “Attached Dwelling.”
- Create a new definition of “Multi-Family Dwelling,” which is needed for building code standards.

D# 30 eliminates the two current definitions of “lot” with a single, new definition. Also adds definitions of “tract” and “parcel.”

### **Impact Analysis**

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

Not applicable. There are no anticipated effects on the rate of growth, development, and the conversion of land created by the proposed changes.

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.

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

Not applicable. The proposed changes do not have direct bearing on Comprehensive Plan objectives.

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. The proposed changes do not affect capital improvements or expenditures.

Consistency with GMA, the Plan, and Countywide Planning Policies

Not applicable. The proposed changes have no bearing on growth management, the Comprehensive Plan, or the Countywide Planning Policies.

Effect on critical areas and natural resource lands

Not applicable. There are no anticipated effects on critical areas and natural resource lands.

Effect on other considerations

Implementation of this amendment makes it easier for staff to interpret and apply the City development regulations.

**Staff Recommendation**

Adopt revisions to Title IV to clean up language in the code related to the definitions of housing types and the definition of a lot.

**Implementation Requirements**

Amend the following sections of Title IV, as shown in the attached document:

- 4-2-020 Purpose and Intent of Zoning Districts
- 4-2-060 Zoning Use Tables
- 4-2-080 Conditions Associated with Zoning Use Tables
- 4-2-110F Development Standards for Residential Zoning Designations
- 4-2-120E Development Standards for Commercial Zoning Designations
- 4-4-080 Parking, Loading and Driveway Regulations
- 4-8-120 Submittal Requirements- Specific to Application Type
- 4-9-065 Density Bonus Review
- 4-9-150 Planned Urban Development Regulations
- 4-9-200 Site Development Plan Review
- 4-11 Definitions