

CITY OF RENTON, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, AMENDING SEVERAL SECTIONS OF CHAPTER 4, CITY-WIDE PROPERTY DEVELOPMENT STANDARDS; SECTION 4-4-010, STANDARDS FOR ANIMAL KEEPING ACCESSORY TO RESIDENTIAL/COMMERCIAL USES, SECTION 4-4-040, FENCES AND HEDGES, SUBSECTION 4-8-120C, LAND USE PERMIT SUBMITTAL REQUIREMENTS; AND CHAPTER 9-100, ADDITIONAL ANIMALS PERMIT PROCESS, OF TITLE IV (DEVELOPMENT REGULATIONS); OF ORDINANCE NO. 4260 ENTITLED “CODE OF GENERAL ORDINANCES OF THE CITY OF RENTON, WASHINGTON”, TO AMEND THE REGULATIONS REGARDING THE KEEPING OF ANIMALS, AMEND SUBMITTAL REQUIREMENTS FOR ADDITIONAL ANIMALS PERMIT APPLICATIONS AND AMEND THE FENCING REQUIREMENTS RELATIVE TO ANIMALS.

WHEREAS, the City recognizes that animal owners keep their animals for a variety of reasons including, but not limited to, companionship, affection and protection; and

WHEREAS, the City seeks to set standards that ensure the keeping of animals occurs in a humane and appropriate manner that benefits the animals and allows animals to coexist harmoniously with adjacent and abutting uses; and

WHEREAS, this matter was duly referred to the Planning Commission for investigation, study, and the matter having been duly considered by the Planning Commission, and the zoning text amendment request being in conformity with the City’s Comprehensive Plan, as amended; and

WHEREAS, the Planning Commission held a public hearing on _____, having duly considered all matters relevant thereto, and all parties having been heard appearing in support or in opposition;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section I: Amend RMC 4-4-010, Standards for Animal Keeping, to read as follows:

4-4-010 ~~STANDARDS FOR~~ ANIMAL KEEPING ~~STANDARDS ACCESSORY TO~~
~~RESIDENTIAL/COMMERCIAL USES:~~

A. PURPOSE AND INTENT:

~~Animal owners keep their animals for a variety of reasons including, but not limited to, companionship, affection and protection.~~ The regulations in this section set standards intended to require that the keeping of animals occurs in a humane and appropriate manner that benefits the animals and allows animals to coexist harmoniously with adjacent and abutting uses.

B. APPLICABILITY:

~~The keeping of animals shall be consistent with the standards in this Section, RMC 1-3-3, Nuisances; and RMC 8-7-3, Public Disturbances – Noises.~~ The keeping of household pets and/or domestic animals up to the maximum number allowed in this Section and/or RMC ~~4-9-100~~, Additional Animals Permit, by an owner/tenant for the purpose of enjoyment is permitted ~~outright~~ as an accessory use to residential or commercial use subject to the requirements of this Section. ~~and RMC 4-5-050A, Accessory Use. Household pets and/or domestic animals must not become a nuisance (RMC 1-3-3) or create a public disturbance (RMC 8-7-3). The keeping of animals shall be consistent with the standards in this chapter.~~

C. EXCEPTION: ~~Occasional breeders are permitted to keep a greater number of animals than allowed on a temporary basis, not to exceed one hundred twenty (120) days, when those animals are less than one hundred twenty (120) days old. No Additional Animals Permit is required, but a Home Occupation Business License is required.~~

D. NUISANCE AND DISTURBANCE PROHIBITED: ~~subject to the requirements of this Section and RMC 4-5-050A, Accessory Use.~~ Household pets and/or domestic animals must not become

a nuisance (RMC 1-3-3) or create a public disturbance (RMC 8-7-3). ~~The keeping of animals shall be consistent with the standards in this chapter.~~

E. PROHIBITED ANIMALS: The keeping of animals that are wild or dangerous is not permitted pursuant to RMC 6-6-12. Additionally, the City prohibits the keeping of roosters or peahens/peacocks.

FG. AUTHORITY:

1. Responsibility: Interpretation regarding responsibility will be determined administratively; responsibility for enforcement of the provisions of this Section shall be as follows:

a. Animal Control Officer: All those matters related to care, maintenance, and individual licensing.

b. Planning Division: All those matters concerning land use and zoning.

GD. NUMBER OF ANIMALS ALLOWED:

1. Lot Size Minimums and Maximum Number of Animals Permitted

Outright: The allowable numbers of animals permitted outright, provided the minimum lot size is met, are detailed in the following table. The specified minimum lot sizes are absolute requirements. No variances, waivers, and/or modifications under the Renton Municipal Code may be granted. The keeping of animals that require lesser lot size is allowed to be cumulative, when lot size requirements have been met. For example, on a 12,500 square foot lot, the keeping of two medium lot domestic animals, six small lot domestic animals, and three household pets is permitted outright.

Type of Animal

Maximum Number of Animals

Allowed Outright

Household Pets includes: dogs, cats, rabbits, caged indoor birds, small rodents, non-venomous reptiles and amphibians weighing less than ten pounds	3* per dwelling or commercial building regardless of lot size. A pet license is required from the City Finance Department for each cat or dog.
Small Lot Domestic Animals includes: chickens, ducks, geese, pigeons, rabbits	3 on lots that are <i>at least</i> 6,000 gross sq ft in size. On lots that are larger than 6,000 gross sq ft, 1 additional small lot domestic animal may be kept per additional 2,000 gross sq ft.
Medium Lot Domestic Animals includes: sheep, miniature goats that are smaller than 24 inches at the shoulder and/or not more than 150 lbs in weight	2 on lots that are <i>at least</i> 12,500 gross sq ft in size. On lots that are larger than 12,500 gross sq ft, 1 additional medium lot domestic animal may be kept per additional 7,500 gross sq ft.
Large Lot Domestic Animals includes: horses, ponies, donkeys, cows, goats, llamas, oxen, pigs	2 on lots that are <i>at least</i> 1 gross acre in size. On lots that are larger than one gross acre, 1 additional large lot domestic animal may be kept per additional 43,560 gross sq ft.

*Includes foster animals.

	<u>Number of Animals Permitted <u>Outright</u></u>			
	Household Pets	Small Lot Domestic	Medium Lot Domestic	Large Lot Domestic
Number Allowed	3	3-per	2-per	2-per
Minimum	n/a	6,000	12,500	43,560

Gross Square Feet of Lot Size				
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~~2. Permitted with Additional Lot Size:~~ The allowable number of additional animals permitted with additional lot size, provided the minimum lot size of RMC 4-4-010D.1 has been met, are detailed in the following table. The specified additional lot sizes are absolute requirements; variances, waivers, and/or modifications (RMC 4-9-250) may not be granted. The minimum lot size required to keep a fourth household pet is 27,500 gross square feet. However,

2. Permit Required for More than 3 dogs and/or Cats: Regardless of additional lot size, the keeping of four (4) or more dogs and/or cats shall always require obtainment of an Additional Animals Permit (RMC 4-9-100) or a Conditional Use Permit for a Kennel (RMC 4-9-030).

	<i>Number of Animals Permitted with <u>Additional Lot Size</u></i>			
	Household Pets ¹	Small Lot Domestic	Medium Lot Domestic	Large Lot Domestic
Additional Number Allowed	1 per	1 per	1 per	1 per
Additional Gross Square Feet of Lot Size	7,500 ²	2,000	7,500	20,000
1. Not including cats and/or dogs.				
2. Provided the lot size is at least 27,500 gross square feet in size.				

H-E. KEEPING GREATER NUMBER OF ANIMALS THAN ALLOWED:

1. Permitted with an Additional Animals Permit (RMC 4-9-100): Greater numbers of animals than allowed in RMC 4-4-010D.1 may be allowed, provided the minimum lot size of RMC 4-4-010D.1 has been met, as detailed in the following table and subject to an Additional Animals Permit (RMC 4-9-100).

2. Minimum lot size needed to apply for an Additional Animals Permit:

<u>Type of Animal</u>	<u>Minimum Lot Size Needed to Apply for Additional Animals Permit</u>
<u>Dogs and Cats</u>	None
<u>Other Household Pets</u> includes: rabbits, caged indoor birds, small rodents, non-venomous reptiles and amphibians weighing less than ten pounds	27,500 gross sq ft.
<u>Small Lot Domestic Animals</u> includes: chickens, ducks, geese, pigeons, rabbits	6,000 gross sq ft
<u>Medium Lot Domestic Animals</u> includes: sheep, miniature goats that are smaller than 24 inches at the shoulder and/or not more than 150 lbs in weight	12,500 gross sq ft.
<u>Large Lot Domestic Animals</u> includes: horses, ponies, donkeys, cows, goats, llamas, oxen, pigs	43,560 gross sq ft.

~~2. 1. Permitted with an Additional Animals Permit (RMC 4-9-100):~~ Greater numbers of animals than allowed in RMC 4-4-010D.1 may be allowed, provided the minimum lot size of RMC 4-4-010D.1 has been met, as detailed in the following table and subject to an Additional Animals Permit (RMC 4-9-100).

	Number of Animals Permitted with <u>Additional</u> <u>Animals Permit</u>			
	Household Pets	Small Lot Domestic	Medium Lot Domestic	Large Lot Domestic
Additional Number Allowed	Subject to Review¹	Subject to Review	Subject to Review	Subject to Review
Additional Gross Square Feet of Lot Size	n/a	n/a	n/a	n/a

~~1. Keeping four (4) or more dogs and/or cats requires an Additional Animals Permit.~~

~~2. Occasional breeders are permitted to keep a greater number of animals than allowed on a temporary basis, not to exceed one hundred twenty (120) days when those animals are less than one hundred twenty (120) days old.~~

~~3. Animal foster care providers shall be allowed to keep a greater number of household pets than permitted outright, provided they obtain an Additional Animals Permit.~~

IF. HOME OCCUPATIONS:

The keeping of household pets or domestic animals for ~~the purposes of sale, boarding, or~~ any for-profit venture in all residential and mixed-use zones must comply with the requirements of RMC 4-9-090, Home Occupations, and requires a Home Occupation Business License~~Permit, RMC 4-9-090~~. Any owner/tenant, who keeps household pets and/or domestic animals and sells any animal-related product, made from or produced by their household pets and/or domestic animals, shall be required to obtain a Home Occupation Permit, RMC 4-9-090. Keeping animals for commercial purposes that exceed the standards of a home occupation accessory use requires approval pursuant to RMC 4-2-060, Uses Allowed in Zoning Designations.

JG. GENERAL STANDARDS FOR KEEPING ANIMALS: [The keeping of animals shall be consistent with the following standards](#)

1. Shelter Location and Setbacks: Shelters, pens, and permanent/temporary kennels structures shall be located a minimum of ten feet (10') from any property line and in the rear yard. The Planning Division may grant an exemption from this ten feet (10') requirement if the owner/tenant can provide sufficient information that a side yard would be a better location. [The Planning Division may grant an exemption from this 10 feet \(10'\) requirement if the owner/tenant can provide sufficient information that a side yard would be a better location.](#)

~~1.2.~~ **Barn and Stable Location and Setbacks:** Private barns and stables shall be located a minimum of fifty feet (50') from any property line. Barns and stables may not be located in attached garages or carports.

32. Confinement Required: All animals shall be kept and maintained in a manner which confines their movement and activity to the premises of the owner/tenant.

a. Fencing Required: Dog-runs, open-run areas, and permanent/temporary kennel structures shall be surrounded by a fence of adequate height (as to preclude escape). [RMC Section 4-4-040, Fences and Hedges, lists the City's requirements for residential fences.](#)

~~**b. Fencing,** located a minimum of ten feet (10') from any property line, and located in the rear yard. The Planning Division may grant an exemption from this 10 feet (10') requirement if the owner/tenant can provide sufficient information that a side yard would be a better location. Electric and barbed wire fences may be used, provided the conditions of RMC 4-4-040, Fences and Hedges, are met. (Instead refer to fence regulations [see above] to avoid conflicts. For example, the fence regulations stipulate that you can only have barbed wire on top of a minimum~~

6' fence, however, fences in excess of 6 feet are not permitted in residential areas.)

~~b. On lots that are larger than one gross acre in size, dog runs, open run areas, and permanent/temporary kennel structures may be located closer than ten feet (10') to a property line if the dog run, open run area, and/or permanent/temporary kennel structure is no closer than one hundred feet (100') to any dwelling unit and the location is approved by Planning Division.~~

43. Health and Safety: All animals shall be kept in such a manner so as not to create any objectionable noise, odor, annoyance, or become a public nuisance. Provision shall be made to ensure that animal food stored outdoors will not attract rodents, insects, or other animals.

54. Animal Waste and Food Waste: All shelter structures, confinement areas, and/or open-run areas shall be kept clean. Provision shall be made for the removal of animal waste and food waste so that the areas are kept free from infestation of insects, rodents, or disease, as well as to prevent obnoxious or foul odors. Animal waste shall be properly disposed of, and any accumulated animal waste must not be stored within the shelter setback area. Any storage of animal waste must not constitute a nuisance as defined in chapter 1-3 RMC.

KH. ADDITIONAL STANDARDS FOR KENNELS AND STABLES: Kennels and Stables, when allowed by RMC 4-2-060, Zoning Use Table, must comply with the following standards:

1. Shelter and Structures: Shelter shall be provided for animals in clean structures which shall be kept structurally sound, maintained in good repair, contain the animals, and restrict entrance of other animals. All structures associated with kennels and stables shall be located a minimum of fifty feet (50') from any property line and must be located in a rear yard. On lots that are larger than one gross acre in size, exercising, training, and/or riding areas may be located closer than fifty feet (50') from a property line if the exercising, training, and/or riding areas are no closer than one hundred feet (100') to any dwelling unit and the location is approved by the Planning Division ~~Development Services~~.

2. Food and Bedding: Suitable food and bedding shall be provided and stored in facilities adequate to provide protection against infestation or contamination by insects or rodents. Refrigeration shall be provided for the protection of perishable foods.

3. Criteria for Indoor Kennel Facilities: Applicants for kennels must show that indoor facilities have a sufficient heating and cooling system to provide a moderate temperature throughout the year; a sufficient ventilation system to circulate the air; an adequate natural or artificial lighting system to allow inspection and cleaning at any time of the day and that interior wall and ceiling surfaces are constructed of materials which are resistant to the absorption of moisture and odors.

4. Criteria for Outdoor Kennel Facilities: Outdoor facilities will be constructed to provide shelter from the weather and associated elements while providing sufficient space for animal movement and exercise. Adequate drainage must be provided to prevent water buildup and subsequent damage and to facilitate waste removal. Adequate fences or retaining walls must be constructed to contain animals and prevent intrusion by others.

KI. ADDITIONAL STANDARDS FOR BEEKEEPING: [Beekeeping must be allowed by RMC 4-2-060, Zoning Use Table, and must also comply with the following standards:](#)

1. Minimum Setback: Hives shall be located a minimum of twenty five feet (25') from an interior lot line, with the hive(s) entrance(s) facing away from the nearest property line. Hives shall be located a minimum of one hundred feet (100') from public and/or private rights-of-way or access easements.

2. Maintenance Standards:

a. Hives shall be maintained to avoid overpopulation and minimize swarming, for example by requeening regularly, so as not to become a nuisance.

b. Hives shall be marked or identified to notify visitors.

LJ. REVIEW CRITERIA FOR ADDITIONAL ANIMALS PERMITS:

Special review criteria to be considered by the Reviewing Official for Additional Animals Permits are included in RMC [4-9-100](#).

MK. REVIEW CRITERIA FOR KENNELS AND STABLES:

For kennels, commercial equine boarding, riding schools, and stables the conditional use criteria of RMC [4-9-030](#) shall be applicable.

L. PROHIBITED ANIMALS:

~~Animals that are wild or dangerous are prohibited pursuant to RMC [6-6-12](#).~~

N. NON CONFORMING ANIMALS: See RMC [4-10-070](#).

OM. VIOLATIONS AND PENALTIES:

1. Compliance with Current Code Regulations: If the keeping of animals does not comply with these regulations and is not classified as a [legal](#) nonconforming use, the owner shall have to comply with the Code regulations.

2. Fines: Violation of land use permits granted is subject to fines established in this Code. All other violations of police regulations shall be administered in accordance with Chapter [6-6](#) RMC, Animals and Fowl at Large.

(Ord. 3927, 7-15-1985; Ord. 4351, 5-4-1992; Amd. Ord. 4963, 5-13-2002; Ord. 4999, 1-13-2003; Ord. 5305, 9-17-2007; Ord. 5356, 2-25-2008)

SECTION II: Amend Section 4-4-040D4 of Fences and Hedges to read as follows:

4. Electric [and Barbed Wire](#) Fences: Electric [and/or barbed wire](#) fences ~~may be~~ permitted by special [administrative fence permit review](#) in all residential zones in cases where large domestic animals are being kept provided additional fencing or other barrier [acceptable to the Administrator](#) is erected along the property lines.

SECTION III: Amend Section 4-4-040E2 by adding a new subsection C to read as follows:

c. Barbed wire fences.

SECTION IV: Amend Section 4-8-120C, Submittal requirements for Land Use Applications by adding an “X” in the table where the application type “Additional Animals Permit” intersects with the submittal requirement “Application fee per RMC 4-1-170” and remove the “X” from

the table where the application type “Annexation (60% petition)” intersects with the submittal requirement “Application fee per RMC 4-1-170”.

SECTION V: Amend, alphabetically, Section 4-8-120C, Submittal requirements for Land Use Applications by adding a new submittal requirement “Additional Animals Application Form” and where this new row intersects with the application type “Additional Animals Permit” column, place the number 5 in the intersecting box signifying five copies of the application form are required for the Additional Animals Permit.

SECTION VI: Amend Section 4-8-120C, Submittal requirements for Land Use Applications by deleting the following three submittal requirements entirely from the table: “List of Surrounding Property Owners”, “Mailing Labels for Property Owners” and “Postage”.

SECTION VII: Amend Section 4-9-100A, Additional Animals Permit Process, by replacing the word “reserved” after the existing heading “Purpose” with the following text:

A. Purpose: ~~(Reserved)~~ To ensure the keeping of animals occurs in a humane and appropriate manner that benefits the animals and allows animals to coexist harmoniously with adjacent and abutting uses.

SECTION VIII: Amend Section 4-10-070, Non Conforming Animals, to read as follows:

4-10-070 NONCONFORMING ANIMALS:

See RMC 4-4-010K.—Those property owners whose animals complied with the applicable requirements of King County regulations at the time their property was annexed into the City may continue to keep the same type and number of animals for a maximum period of two (2) years from the date of annexation, regardless of current City requirements, provided they do not constitute a nuisance under RMC 1-1-3, Nuisances. After the two (2) year period is up, all animals must comply with current City of Renton animal regulations.