

ATTACHMENT E

4-2-110F

DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DESIGNATIONS (Primary and Attached Accessory Structures)			
	R-10	R-14	RM
DENSITY (Net Density in Dwelling Units Per Net Acre)			
Minimum Housing Density 4,13	For parcels over 1/2 gross acre: 4 units per net acre for any subdivision or development. 4,13 Minimum density requirements shall not apply to: a) the renovation or conversion of an existing structure, or b) the subdivision, and/or development of a legal lot 1/2 gross acre or less in size as of March 1, 1995.	8-10 units per net acre. 4,13 Minimum density requirements shall not apply to: a) the renovation or conversion of an existing structure, or b) the subdivision and/or development of a legal lot 1/2 gross acre or less in size as of March 1, 1995.	For any subdivision, and/or development: 4,13 "U" suffix: ¹⁰ 25 units per net acre. "T" suffix: ¹⁰ 14 units per net acre. "F" suffix: 10 units per net acre. Minimum density requirements shall not apply to the renovation or conversion of an existing structure.
Maximum Housing Density	For developments or subdivisions including attached or semi-attached dwellings: 10 dwelling units per net acre. 4	For developments or subdivisions: 14 dwelling units per net acre, except that density of up to 18 dwelling units per acre may be permitted subject to conditions in RMC 4-9-065, Density Bonus Review. 4 Affordable housing bonus: <u>up to 30 dwelling units per acre may be permitted on parcels a minimum of two acres in size if 50% or more of the proposed dwelling units are affordable to low income households with incomes at or below 50% of the Area Median Income.</u>	For any subdivision and/or development: ⁴ "U" suffix: 75 units per net acre. ^{10, 24} "T" suffix: 35 units per net acre. ¹⁰ "F" suffix: 20 units per net acre.
PLATS OR SHADOW PLATS			
General	Uses shall be developed on a "legal lot." For the purposes of this subsection, "legal lot" means: • a lot created through the	All Uses: Uses may be developed on either: a) properties which are platted through the subdivision process; or b) properties which are to remain unplatted. For properties which are to remain unplatted, the	NA

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	<p>subdivision process, or</p> <ul style="list-style-type: none"> created through another mechanism which creates individual title for the residential building and any associated private yards. <p>If title is created through another mechanism other than a subdivision, the development application shall be accompanied by a shadow plat and, if applicable, phasing or land reserve plan.¹⁸</p> <p>Covenants shall be filed as part of a final plat in order to address the density and unit mix requirements of the zone.</p>	<p>development application shall be accompanied by a shadow plat and, if applicable, phasing or land reserve plan. For purposes of this zone, "lot" shall mean legal platted lot and/or equivalent shadow platted land area.¹⁸</p> <p>Covenants shall be filed as part of a final plat in order to address the density and unit mix requirements of the zone.</p>	
DWELLING UNIT MIX			
<p>General</p>	<p>Existing development: None required.</p> <p>For parcels which are a maximum size of 1/2 acre as of the effective date hereof (March 1, 1995): None required.</p> <p>Full subdivisions and/or development on parcels greater than 1/2 acre, excluding short plats: A minimum of 50% to a maximum of 100% of detached or semi-attached dwelling units. A minimum of one detached or semi-attached dwelling unit must be provided for each attached dwelling unit (e.g., townhouse or flat) created</p>	<p>A minimum of 50% to a maximum of 100% of permitted units shall consist of detached, semi-attached or up to 3 consecutively attached townhouses. Up to 4 townhouse units may be consecutively attached if provisions of RMC 4-9-065, Density Bonus Review, are met. A maximum of 50% of the permitted units in a project may consist of:</p> <ul style="list-style-type: none"> 4 to 6 consecutively attached townhouses; Flats; Townhouses/flats in one structure. <p>Provided that buildings shall not exceed 6 dwelling units per structure, except as provided in RMC 4-9-065, Density Bonus Review.</p>	<p>NA</p>

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	within a proposed development. A maximum of 4 units may be consecutively attached. ⁴		
NUMBER OF DWELLING UNITS PER LOT			
General	Only 1 residential building (e.g., detached dwelling, semi-attached dwelling, townhouse, flat, etc.) with a maximum of 4 residential units and associated accessory structures for that building shall be permitted on a legal lot except for residential buildings legally existing at the effective date hereof. For the purposes of this subsection, "legal lot" means a lot created through the subdivision process, or through another mechanism which creates individual title for the residential building and any associated private yards (e.g., condominium). ⁴	1 residential structure and associated accessory buildings for that structure shall be permitted per lot, except for residential buildings legally existing at the date of adoption of this Section. ⁴	NA
LOT DIMENSIONS			
Minimum Lot Size for lots created after July 11, 1993	Density requirements shall take precedence over the following minimum lot size standards. For parcels which exceed 1/2 acre in size: Detached and semi-attached dwelling units: 3,000 sq. ft. per dwelling unit. Attached townhouse dwelling units: 2,000 sq. ft. per dwelling unit. 2 flats: 5,000 sq. ft. per	Density requirements shall take precedence over the following minimum lot size standards. Residential Uses: Detached or semi-attached units: 3,000 <u>5,000</u> sq. ft. Up to 3 Townhouse Units Consecutively Attached: Attached exterior/end unit: 2,500 sq. ft. Attached interior/middle unit: 2,000 sq. ft. Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations: Attached exterior/end townhouse unit: 2,000 sq. ft.	None

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	<p>structure. 3 flats: 7,500 sq. ft. per structure. 4 flats: 10,000 sq. ft. per structure.</p> <p>For parcels that are 1/2 acre or less in size as of March 1, 1995: No minimum lot size requirement when they are subsequently subdivided. Density requirements shall apply.</p>	<p>Attached interior/middle townhouse unit or flats: 1,800 sq. ft.</p> <p>Commercial or Civic Uses: None.</p>	
<p>Minimum Lot Width <i>for lots created after July 11, 1993</i></p>	<p>Detached or semi-attached dwellings: Interior lots: 30 ft. Corner lots: 40 ft. Townhouses: 20 ft.¹⁹ Flats: 50 ft.</p>	<p>Residential Uses: Detached or semi-attached: 30 ft. Up to 3 Townhouse Units Consecutively Attached: Attached exterior/end townhouse unit: 25 ft. Attached interior/middle townhouse unit: 20 ft. Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations: Attached exterior/interior townhouse unit: 20 ft. Flats: 50 ft.</p>	<p>"T" suffix: 14 ft. All other suffixes: 50 ft.</p>
LOT DIMENSIONS (Continued)			
<p>Minimum Lot Depth <i>for lots created after July 11, 1993</i></p>	<p>55 ft.¹⁹</p>	<p>Residential Uses: Detached or semi-attached: 50 ft. Up to 3 Townhouse Units Consecutively Attached: Attached exterior/interior townhouse unit: 45 ft. Greater than 3 Townhouse Units Consecutively Attached; Flats; Townhouse/Flat Combinations: Attached exterior/interior townhouse unit: 40 ft. Flats: 35 ft.</p>	<p>65 ft.</p>
SETBACKS⁸			

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<p>Minimum Front Yard</p>	<p>Along streets existing as of March 1, 1995: 20 ft. ^{9,20} Along streets created after March 1, 1995: 10 ft. for the primary structure and 20 ft. for attached garages which access from the front yard street(s). ²⁰</p>	<p>Residential Uses: Detached and semi-attached units with parking access provided from the front: 18-10ft. for the primary structure and 20 ft. for attached or detached garage unit. ²⁰ Detached and semi-attached units with parking access provided from the rear via street or alley: 10 ft., unless the lot is adjacent ¹⁴ to a property zoned RC, R-1, R-4, R-8, or R-10, then setback must be 15 ft. ²⁰ Attached units, and their accessory structures with parking provided from the front: 20-10 ft. for the primary structure and 20 ft. for attached or detached garage unit. ²⁰ Attached units and their accessory structures with parking provided from the rear via street or alley: 10 ft., unless the lot is adjacent ¹⁴ to a property zoned RC, R-1, R-4, R-8, or R-10, then setback must be 15 ft. ²⁰ Commercial or Civic Uses: 10 ft. - except when abutting ¹⁵ or adjacent ¹⁴ to residential development then 15 ft. ²⁰</p>	<p>"U" suffix: 5 ft. ^{1,2} "T" suffix: 5 ft. "F" suffix: 20 ft.</p>
<p>Minimum Side Yard Along a Street</p>	<p>10 ft. for a primary structure, and 20 ft. for attached garages which access from the side yard street. ²⁰</p>	<p>Residential Uses: 10 ft. for a primary structure, and 18 ft. for attached garages which access from the side yard street. ²⁰</p>	<p>"U" and "T" suffixes and on all previously existing platted lots which are 50 ft. or less in width: 10 ft. All other suffixes with lots over 50 ft. in width: 20 ft.</p>
<p>SETBACKS⁸ (Continued)</p>			
<p>Minimum Side Yard</p>	<p>Detached dwellings: 5 ft. ^{3,20} Semi-Attached and Attached Units: 5 ft. for the unattached side(s) of the structure. 0 ft. for</p>	<p>Residential Uses: Detached and semi-attached primary structures: 5 ft. ²⁰ Attached townhouses, flats over 3 units and their</p>	<p>"T" suffix - Attached Units: A minimum of 3 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s).</p>

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	<p>the attached side(s).²⁰</p> <p>Abutting RC, R-1, R-4 or R-8:¹⁵ 25 ft. interior side yard setback for all structures containing 3 or more attached dwelling units on a lot.²⁰</p>	<p>accessory structures: 5 ft. on both sides. 10 ft. when the lot is adjacent¹⁴ to a lower intensity residentially zoned property.²⁰</p> <p>Attached accessory structures: None required.²⁰</p> <p>Commercial or Civic Uses:</p> <p>None - except when abutting 15 or adjacent¹⁴ to residential development - 15 ft.²⁰</p>	<p>Standard Minimum Setbacks for all other suffixes: Minimum setbacks for side yards:²²</p> <p>Lot width: less than or equal to 50 ft. - Yard setback: 5 ft. Lot width: 50.1 to 60 ft. - Yard setback: 6 ft. Lot width: 60.1 to 70 ft. - Yard setback: 7 ft. Lot width: 70.1 to 80 ft. - Yard setback: 8 ft. Lot width: 80.1 to 90 ft. - Yard setback: 9 ft. Lot width 90.1 to 100 ft. - Yard setback: 10 ft. Lot width 100.1 to 110 ft. - Yard setback: 11 ft. Lot width: 110.1+ ft. - Yard setback: 12 ft.</p> <p>Additional Setbacks for Structures Greater than 2 Stories: The entire structure shall be set back an additional 1 ft. for each story in excess of 2 up to a maximum cumulative setback of 20 ft.</p> <p>Special side yard setback for lots abutting Single Family Residential Zones RC, R-1, R-4, R-8, and R-10:¹⁵ 25 ft. along the abutting side(s) of the property.</p>
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SETBACKS⁸ (Continued)

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<p>Minimum Rear Yard</p>	<p>Unit with Attached Street Access Garage: 15 ft. However, if the lot abuts a lot zoned RC, R-1, R-4, or R-8, a 25 ft. setback shall be required of all attached dwelling units.²⁰ Unit with Attached Alley Access Garage: 3 ft. provided that the garage must be set back a sufficient distance to provide a minimum of 24 ft. of back-out room, counting alley surface. If there is occupiable space above an attached garage with alley access, the minimum setback for the occupiable space shall be the same as the minimum setback for the unit with attached alley access garage.²⁰</p>	<p>Residential Uses <u>with Street Access Garage:</u> 15 ft.²⁰ <u>Residential Uses with Attached Alley Access Garage:</u> 3 ft. provided that the garage must be set back a sufficient distance to provide a minimum of 24 ft. of back-out room, counting alley surface. If there is occupiable space above an attached garage with alley access, the minimum setback for the occupiable space shall be the same as the minimum setback for the unit with attached alley access garage.²⁰ Commercial or Civic Uses: None - except when abutting¹⁵ or adjacent¹⁴ to residential development then 15 ft.²⁰</p>	<p>"U" suffix: 5 ft.,^{1,2} unless lot abuts an RC, R-1, R-4, R-8, or R-10 zone, then 25 ft. "T" suffix: 5 ft. "F" suffix: 15 ft.</p>
<p>Clear Vision Area</p>	<p>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.</p>	<p>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.</p>	<p>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC 4-11-030.</p>
<p>Minimum Freeway Frontage Setback</p>	<p>10 ft. landscaped setback from the street property line.</p>	<p>10 ft. landscaped setback from the street property line.</p>	<p>10 ft. landscaped setback from the street property line.</p>
<p>BUILDING STANDARDS</p>			
<p>Maximum Number of Stories and Maximum Building Height, except for Public uses having a "Public Suffix" (P) designation.^{7,21}</p>	<p>2 stories and 30 ft. in height.</p>	<p>Residential Uses: 2 stories and 30 ft. See RMC 4-9-065, Density Bonus Review. Commercial Uses: 1 story and 20 ft. Civic Uses: 2 stories.</p>	<p>"U" suffix: 50 ft./5 stories. "T" suffix: 35 ft./3 stories. "F" suffix: 35 ft./3 stories.^{5,6}</p>

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<p>Maximum Height for Wireless Communication Facilities</p>	<p>See RMC 4-4-140G.</p>	<p>See RMC 4-4-140G.</p>	<p>See RMC 4-4-140G.</p>
<p>Building Location</p>	<p>NA</p>	<p>Residential Uses: Dwellings shall be arranged in a manner which creates a neighborhood environment. Residential units and any associated commercial development within an overall development shall be connected through organization of roads, blocks, yards, central places, pedestrian linkage and amenity features. Front facades of structures shall address the public street, private street or court by providing: - a landscaped pedestrian connection; and - an entry feature facing the front yard. Uses in the Center Village Comprehensive Plan Land Use Designation: See Urban Design Regulations in RMC 4-3-100.</p>	<p>NA</p>
<p>BUILDING STANDARDS (Continued)</p>			
<p>Building Design</p>	<p>NA</p>	<p>Residential Uses: Architectural design shall incorporate: a) Variation in vertical and horizontal modulation of structural facades and roof lines among individual attached dwelling units (e.g., angular design, modulation, multiple roof planes), and b) private entry features which are designed to provide individual ground-floor connection to the outside for detached, semi-attached, and townhouse units. Commercial or Civic Uses: Structures shall be: a) Designed to serve as a focal point for the residential community; and b) compatible with architectural character and site features of surrounding residential development and characteristics; and c) designed to include a common motif or theme; and d) pedestrian oriented through such measures as: pedestrian</p>	<p>"U" suffix: Modulation of vertical and horizontal facades is required at a minimum of 2 ft. at an interval of a minimum offset of 40 ft. on each building face. "U" and "T" suffixes: See RMC 4-3-100 for Urban Center Design Overlay Regulations.</p>

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		walkways, pedestrian amenities and improvements which support a variety of modes of transportation (e.g., bicycle racks). <u>Uses in the Center Village Comprehensive Plan Land Use Designation: See Urban Design Regulations in RMC 4-3-100.</u>	
BUILDING STANDARDS (Continued)			
Project Size Limitations	NA	Civic Uses: The maximum lot area dedicated for civic uses shall be limited to 10% of the net developable area of a property. Building size shall be limited to 3,000 sq. ft. of gross floor area, except that by Hearing Examiner conditional use permit civic uses may be allowed to be a maximum of 5,000 sq. ft. for all uses. ⁴ Commercial Uses: The maximum area dedicated for all commercial uses shall be limited to 10% of the net developable portion of a property. Building size shall be limited to 3,000 sq. ft. of gross floor area. ⁴ <u>Uses in the Center Village Comprehensive Plan Land Use Designation: See Urban Design Regulations in RMC 4-3-100.</u>	NA
Maximum Building Length	NA	Up to 3 Consecutively Attached Townhouses: Building length shall not exceed 85 ft., unless otherwise granted per RMC 4-9-065, Density Bonus Review. Over 3 Consecutively Attached Townhouses; Flats; Townhouses/Flats in One Structure: Shall not exceed 115 ft. in length, unless otherwise granted per RMC 4-9-065, Density Bonus Review.	NA
Maximum Building Coverage	Detached or semi-attached units: 70%. Flats or townhouses: 50%.	50%.	"U" suffix: 75%. "T" suffix: 75%. "F" suffix: 35%. A maximum coverage of 45% may be obtained through the Hearing

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			Examiner site development plan review process.
BUILDING STANDARDS (Continued)			
Maximum Impervious Surface Area	Detached or semi-attached units: 75%. Flats or townhouses: 60%.	NA	"U" and "T" suffixes: 85%. All other suffixes: 75%.
LANDSCAPING			
General	Setback areas shall be landscaped, excluding driveways and walkways except for detached, semi-attached, or 2 attached residential units.	<p>Residential Uses: The entire front setback, excluding driveways and an entry walkway, shall be landscaped.</p> <p>Commercial or Civic Uses: Lots abutting public streets shall be improved with a minimum 10 ft. wide landscaping strip. 16</p> <p>Lots abutting¹⁵ residential property(ies) zoned RC, R-1, R-4, R-8, R-10 or R-14 shall be improved along the common boundary with a minimum 15 ft. wide landscaped setback and a sight-obscuring solid barrier wall.¹⁷</p> <p>Uses in the Center Village Comprehensive Plan Land Use Designation: See Urban Design Regulations in RMC 4-3-100.</p>	<p>Setback areas shall be landscaped, unless otherwise determined through the site development plan review process.²³</p> <p>For RM-U, the landscape requirement does not apply in the Downtown Core (see RMC 4-2-080C), or if setbacks are reduced.¹</p> <p>If abutting¹⁵ a lot zoned RC, R-1, R-4, R-8, or R-10, then a 15 ft. landscape strip shall be required along the abutting portions of the lot.¹⁷</p>
SCREENING			
Surface Mounted or Roof Top Equipment, or Outdoor Storage	See RMC 4-4-095.	See RMC 4-4-095.	See RMC 4-4-095.
Recyclables and Refuse	See RMC 4-4-090.	See RMC 4-4-090.	See RMC 4-4-090.
DUMPSTER/RECYCLING COLLECTION AREA			
Minimum Size and Location	See RMC 4-4-090.	See RMC 4-4-090.	See RMC 4-4-090.

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Requirements			
PARKING AND LOADING			
General	See RMC 4-4-080.	See RMC 4-4-080. Commercial/Civic: Parking areas abutting residential development shall be screened with a solid barrier fence and/or landscaping.	All suffixes: See RMC 4-4-080.
Required Location for Parking	For any unit, required parking shall be provided in the rear yard area when alley access is available. For flats, when alley access is not available, parking should be located in the rear yard, side yard or underground, unless it is determined through the modification process for site development plan exempt proposals or the site development plan review process for non-exempt proposals, that parking may be allowed in the front yard or that under building parking (ground level of a residential structure) should be permitted.	<u>For any unit, required parking shall be provided in the rear yard area when alley access is available. When alley access is not available, parking shall be located in the rear yard, side yard or underground, unless it is determined through the modification process for site development plan exempt proposals or the site development plan review process for non-exempt proposals, that front access under building parking (ground level of a residential structure) should be permitted.</u> Uses in the Center Village Comprehensive Plan Land Use Designation: See Urban Design Regulations in RMC 4-3-100.NA	"U" and "T" suffixes: For lots abutting an alley: all parking shall be provided in the rear portion of the yard, and access shall be taken from the alley. For lots not abutting an alley: no portion of covered or uncovered parking shall be located between the primary structure and the front property line. Parking structures shall be recessed from the front facade of the primary structure a minimum of 2 ft. "F" suffixes: Surface parking is permitted in the side and rear yard areas only.
SIGNS			
General	See RMC 4-4-100.	See RMC 4-4-100.	See RMC 4-4-100.
CRITICAL AREAS			
General	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.	See RMC 4-3-050 and 4-3-090.
SPECIAL DESIGN STANDARDS			
General	Street Patterns: Nonmeandering street patterns and the provision of	Uses in the Center Village Comprehensive Plan Land Use Designation: See Urban Design Regulations in RMC 4-3-100.NA	Properties abutting 15 a less intense residential zone may be required to incorporate

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	<p>alleys (confined to side yard or rear yard frontages) shall be the predominant street pattern in any subdivision permitted within this zone; provided, that this does not cause the need for lots with front and rear street frontages or dead-end streets. Cul-de-sacs shall be allowed when required to provide public access to lots where a through street cannot be provided or where topography or sensitive areas necessitate them.</p>		<p>special design standards (e.g., additional landscaping, larger setbacks, facade articulation, solar access, fencing) through the site development plan review process. Properties abutting 15 a designated "focal center," as defined in the City's Comprehensive Plan, may be required to provide special design features similar to those listed above through the site development plan review process.</p>
<p>EXCEPTIONS</p>			
<p>Pre-Existing Legal Lots</p>	<p>Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings or the existence of a single family dwelling or two attached dwellings, existing as of March 1, 1995, on a pre-existing legal lot provided that all setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050, Critical Areas, and other provisions of the Renton Municipal Code can be met.</p>	<p>Nothing herein shall be determined to prohibit the construction of a single family dwelling and its accessory buildings on a pre-existing legal lot provided that all <u>density</u>, setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050, Critical Areas, and other provisions of the Renton Municipal Code can be met.</p>	<p>Nothing herein shall be determined to prohibit the construction of attached dwellings having no more than two units in the structure, and its accessory buildings on a pre-existing legal lot; provided, that all setback, lot coverage, height limits, infrastructure, and parking requirements for this zone can be satisfied, and provisions of RMC 4-3-050, Critical Areas, and other provisions of the Renton Municipal Code can be met.</p>

(Ord. 4736, 8-24-1998; Ord. 4773, 3-22-1999; Ord. 4788, 7-19-1999; Amd. Ord. 4963, 5-13-2002; Ord. 4971, 6-10-2002; Ord. 4985, 10-14-2002; Ord. 5028, 11-24-2003; Ord. 5100, 11-1-2004)