

D#66 R-4 SETBACKS

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

The Planning Commission was briefed on a proposal to amend the R-4 setbacks to match setbacks for the R-8 Zone.

Planning Commission Issue: Additional information was requested as to the reason for the proposed changes. The Commission asked for an estimate of the number of inquiries for greater setbacks, and for information on the number of lots that could benefit from revised setbacks.

Staff has had approximately ten (10) requests for a review of the setbacks for properties that were annexed into City of Renton and classified R-4. Two specific inquiries included:

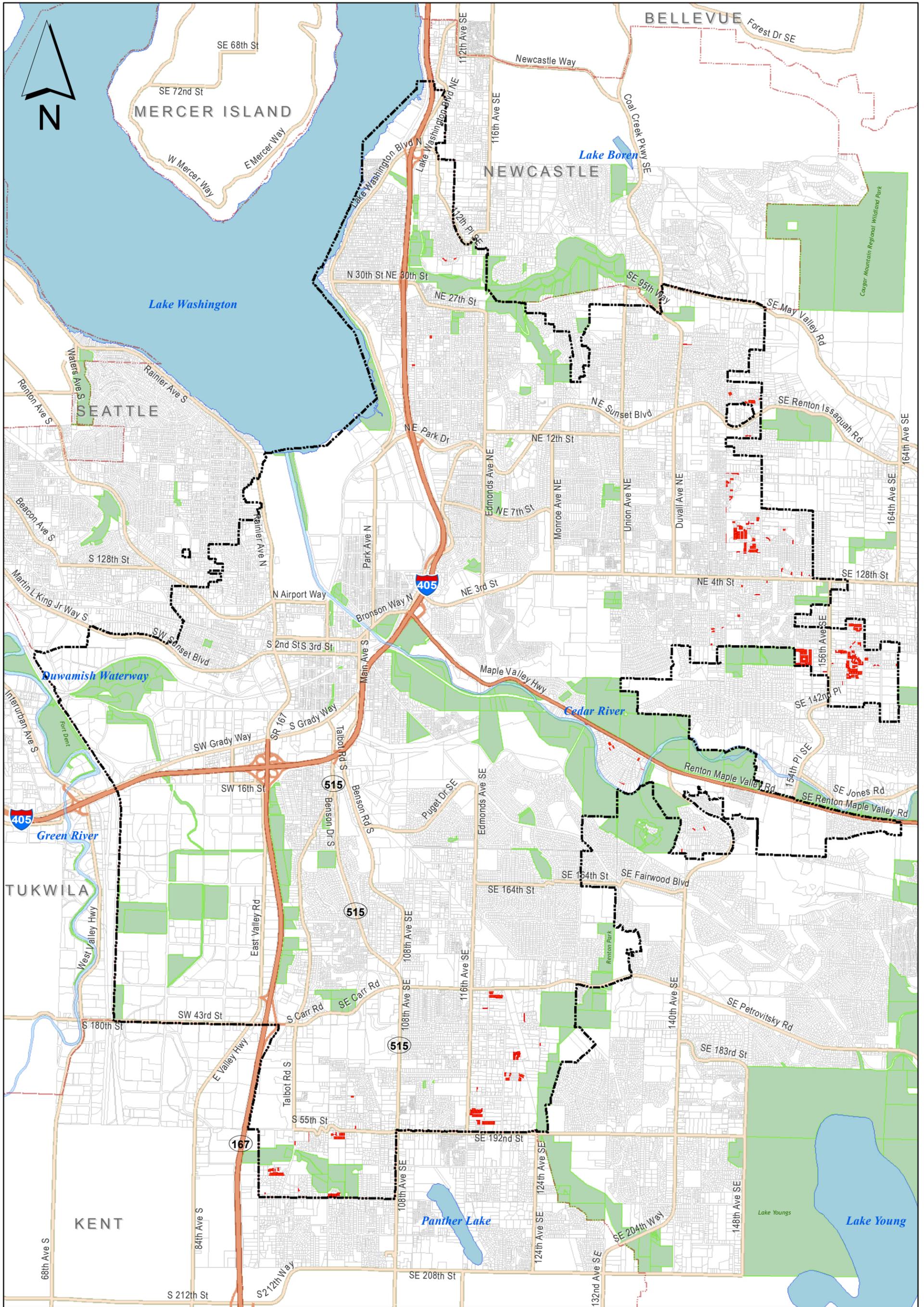
- Covering an existing back porch so that the resident could barbeque in the rain. The house was closer to the property line than allowed by the R-4 zone.
- Constructing an attached garage within the front yard which did not meet the 30 feet front yard setback.

In both cases, the original structures were built in compliance with King County R-4 setbacks, which are less restrictive than City of Renton R-4 setbacks.

Based on the attached map, the number of lots that are 5,000 or less square feet in the R-4 zone are estimated to be 436. These lots are concentrated in the eastern portion of the city and in the Benson area.

Staff Response: Staff recommends that a variance or modification process be utilized by parties with structures that do not comply with the current R-4 setbacks, in lieu of changing setbacks that would affect at most 436 parcels.

Staff recommends that a revised standard for maximum impervious lot coverage be adopted for lots that are 5,000 square feet or less that matches the standard of 75% established for the R-8 zone, since the lot size is more consistent with R-8 standards.



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Community & Economic Development
Alex Pietsch, Administrator
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Docket 66
Parcels Zoned R4
Less or Equal than 5000 SF

- City Limits
- Parcels Zoned R4 Less or Equal than 5000 SF