

D# 66 R-4 SETBACKS

General Description

This docket request was made by the City of Renton Planning Division based on a request from a resident and proposes revisions to Title IV regulations. The proposed revisions amend setbacks in the R-4 zone to be more consistent with the King County zoning under which many of the properties in the R-4 zone were developed.

Many of the properties annexed to the City of Renton were developed under King County standards that required smaller setbacks than those required in the R-4 zoning designation assigned to annexed properties. This has created hardships on property owners seeking permits for additions or expansions of their homes. Designing additions that meet current City of Renton setback standards is often impossible on a home that already exists within the required setbacks.

In order to make current regulations more compatible with the regulations under which many of these properties were developed, this docket item proposes the following changes to the R-4 setbacks and impervious surface requirements:

- Reduce minimum front yard from 30 feet to 15 feet
- Reduce minimum side yard along a street from 20 feet to 15 feet
- Reduce minimum rear yard from 25 feet to 20 feet
- Maintain current maximum impervious surface standard of 55% for lots greater than 5,000 square feet but increase the maximum impervious surface standard to 75% for lots smaller than 5,000 square feet.

This would not necessarily resolve all non-conforming structure issues. For example, even the revised rear setback is larger than the rear setback required by King County regulations. However, further reduction of setbacks would be inconsistent with the scale and character of single-family development in the City of Renton. The revisions associated with this docket item represent a compromise between the City of Renton's standards and the King County standards under which many R-4 properties were developed.

Impact Analysis

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

The proposal is not anticipated to have an effect on rate of growth, development, or conversion of land. The proposal changes the setback standards for development in the R-4 zone but does not change the densities or lot size requirements of the zone.

Effect on the City's capacity to provide adequate public facilities

The proposal is not anticipated to have an effect on the City's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

The proposal is not anticipated to have an effect on the rate of population and employment growth.

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

The R-4 zone implements the Residential Low Density Comprehensive Plan designation, which seeks to “Provide for a range of lifestyles and appropriate uses adjacent to and compatible with urban development in areas of the City and Potential Annexation Area constrained by extensive natural features, providing urban separators, and/or providing a transition to Rural Designations within King County (Objective LU-HH).” The revised R-4 setbacks do not conflict with this objective.

Effect on general land values or housing costs

The proposed amendment is not anticipated to have an effect on general land values or housing costs.

Whether capital improvements or expenditures are being made or completed as expected

No specific capital improvements or expenditures are associated with this proposal.

Consistency with GMA, the Plan, and Countywide Planning Policies

The development regulations included in Title IV are designed to reflect and implement the goals, objectives and policies of the Comprehensive Plan – which in turn implements GMA and the Countywide Planning Policies. The Residential Low Density policies call for controlling the “scale and density of accessory buildings to maintain compatibility with other residential uses (LU-155).” The revised standards maintain compatibility with residential uses. The policies also state that the R-4 zone is intended to “encourage larger lot development and increase the supply of upper income housing consistent with the City’s Housing Element (LU-157).” The proposed changes do not affect the minimum lot size or density allowed within the R-4 Zone.

Making the development standards in the R-4 zone more consistent with the King County regulations under which many properties were developed will allow owners to improve their homes and properties without the need for variances from setbacks. Improving the quality of function of houses in the R-4 zone is consistent with the Comprehensive Plan.

Effect on critical areas and natural resource lands

The proposed amendment is not anticipated to effect critical areas and natural resource lands.

Effect on other considerations

The proposed amendments will reduce hardships for residents annexed to the City of Renton wishing to add to or alter homes that were developed in accordance with King County standards. By making the setbacks more consistent with the standards under which many of the R-4 properties were developed, the City is reducing the need for residents to seek variances from development standards.

Staff Recommendation

It is recommended that RMC 4-2-110 be amended to reduce required setbacks in the R-4 zone in order to make current standards more consistent with the standards under which many R-4 properties were developed as well as the City's own R-8 Zone.

Implementation Requirements

Adopt revised RMC 4-2-110 as shown in Attachment A.

4-2-110A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES)

DENSITY	
Minimum Net Density (for proposed short plats or subdivisions)^{1, 15}	
RC, R-1, and R-4	none
R-8	4 dwelling units per net acre.
R-10	For parcels over 1/2 gross acre: 4 dwelling units per net acre ³⁰
R-14	10 dwelling units per net acre ³⁰
RM	<p>For any subdivision, and/or development:³⁰</p> <p>“U” suffix: 25 dwelling units per net acre.</p> <p>“T” suffix: 14 dwelling units per net acre.</p> <p>“F” suffix: 10 dwelling units per net acre.</p>
Maximum Net Density^{2, 14, 15}	
RC	1 dwelling unit per 10 net acres.

R-1	<p>1 dwelling unit per 1 net acre, except that in designated Urban Separators density of up to 1 unit per gross acre may be permitted subject to conditions in RMC 4-3-110, Urban Separator Overlay Regulations.</p> <p>Assisted living bonus: A maximum density of 18 units/acre may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.</p>
R-4	<p>4 dwelling units per 1 net acre.</p>
R-8	<p>8 dwelling units per 1 net acre.</p>
R-10	<p>10 dwelling units per net acre.</p> <p>Assisted living bonus: A maximum density of 18 units/acre, for assisted living, may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.</p>
R-14	<p>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.</p> <p>Assisted living bonus: A maximum density of 18 units/acre, for assisted living, may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.</p> <p>Affordable housing bonus: Up to 30 dwelling units per net 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.</p>
RM	<p>“U” suffix: 75 dwelling units per net acre.²⁶</p> <p>“T” suffix: 35 dwelling units per net acre.</p>

	<p>“F” suffix: 20 dwelling units per net acre.³²</p> <p>Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.</p>
<p>NUMBER OF DWELLING UNITS PER LOT</p>	
<p>Maximum Number per Legal Lot²</p>	
RC, R-1, R-4, and R-8	1 dwelling with 1 accessory dwelling unit. ⁷
R-10 and R-14	<p>Detached single family dwellings: 1 dwelling with 1 accessory dwelling unit.</p> <p>Attached dwellings: n/a</p>
RM	n/a
<p>LOT DIMENSIONS³¹ (for proposed plats and line adjustments)</p>	
<p>Minimum Lot Size</p>	
RC ²⁸	10 acres
R-1 ²⁸	1 acre, except 10,000 sq. ft. for cluster development. ³

R-4 ²⁸	8,000 sq. ft. ¹¹ , except for small lot cluster development ¹⁰ , where R-8 standards shall apply.
R-8 ²⁸	4,500 sq. ft. for parcels greater than 1 acre. 5,000 sq. ft. for parcels 1 acre or less.
R-10 and R-14 ²⁹	No minimum lot size. However, developments of greater than 9 single family dwellings shall incorporate a variety of home sizes, lot sizes, and unit clusters.
RM	n/a

Minimum Lot Width

RC	150 ft. for interior lots. 175 ft. for corner lots.
R-1	75 ft. for interior lots. 85 ft. for corner lots. Except for cluster development, where R-4 standards shall apply.
R-4	70 ft. for interior lots. 80 ft. for corner lots. ¹¹ Except for small lot cluster development ¹⁰ , where R-8 standards shall apply.

R-8	50 ft. for interior lots. 60 ft. for corner lots.
R-10 and R-14	No minimum lot width.
RM	“T” suffix: 14 ft. All other suffixes: 50 ft.

Minimum Lot Depth

RC	200 ft.
R-1	85 ft., except for cluster development, where R-4 standards shall apply. ³
R-4	80 ft. ¹¹ , except for small lot cluster development ¹⁰ , where R-8 standards shall apply.
R-8	65 ft.
R-10 and R-14	No minimum lot depth.
RM ²⁹	65 ft.

Lot Configuration

R-8, R-10, and R-14	See RMC 4-2-115
SETBACKS ^{4,31}	
<p>Guidelines for R-10 and R-14: Building setbacks shall ensure separation of homes and private spaces while allowing high density. Visual functional continuity shall be maintained between housing units through similar setbacks and/or landscape buffers. Structures and parking areas may encroach into required setbacks if it can be shown that such encroachment allows significant trees or tree clusters to be retained. Encroachment shall be the minimum encroachment necessary to protect specified trees. In no case shall the yard be reduced to 50% or more of the required setback.</p>	
Minimum Front Yard ⁶	
RC and R-1	30 ft.
R-4	<p>15 ft., 30 ft.⁴² except for small lot cluster development⁴⁰, where R-8 standards shall apply.</p> <p>Unit with Alley Access Garage: The front yard setback of the primary structure may be reduced to 20 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.</p>
R-8	<p>15 ft.</p> <p>Unit with Alley Access Garage: The front yard setback of the primary structure may be reduced to 10 ft. if all parking is provided in the rear yard of the lot with access from a public right-of-way or alley.</p>
R-10 and R-14	On a Residential Access Street: 8 ft. to building, 5 ft. to porch, or 7 ft. to a stoop. There shall be an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway.

	<p>On a Limited Residential Access Street: 0 ft. to building, 5 ft. to porch, or 7 ft. to a stoop. There shall be an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway.</p> <p>On a Pedestrian Easement or Common Open Space: 4 ft. to the building, or 1 ft. to porch or stoop.</p>
RM	<p>“U” suffix: 5 ft.^{18,19}</p> <p>“T” suffix: 5 ft.</p> <p>“F” suffix: 20 ft.</p>
Minimum Side Yard	
RC	25 ft.
R-1	15 ft.
R-4	5 ft.
R-8	5 ft.
R-10 and R-14	<p>Detached Units: 4 ft., except when located on a corner lot, then 8 ft. with an 18 ft. setback from the face of the garage to the back of the curb and/or to any sidewalk or pathway.</p> <p>Attached Units: 4 ft. for the unattached side(s) of the structure. 0 ft. for the attached side(s).²³</p>
RM	<p>“T” suffix – Attached Units: A minimum of 3 ft. for the unattached side(s) of the structure. 0 ft. for the attached</p>

	<p>side(s).</p> <p>Standard Minimum Setbacks for all other suffixes: Minimum setbacks for side yards:²⁴</p> <p>Lot width: less than or equal to 50 ft. – Yard setback: 5 ft.</p> <p>Lot width: 50.1 to 60 ft. – Yard setback: 6 ft.</p> <p>Lot width: 60.1 to 70 ft. – Yard setback: 7 ft.</p> <p>Lot width: 70.1 to 80 ft. – Yard setback: 8 ft.</p> <p>Lot width: 80.1 to 90 ft. – Yard setback: 9 ft.</p> <p>Lot width: 90.1 to 100 ft. – Yard setback: 10 ft.</p> <p>Lot width: 100.1 to 110 ft. – Yard setback: 11 ft.</p> <p>Lot width: 110.1+ ft. – Yard setback: 12 ft.</p> <p>Additional setbacks for structures greater than 30 ft. in elevation: The entire structure shall be set back an additional 1 ft. for each 10 ft. in excess of 30 ft. to a maximum cumulative setback of 20 ft.</p> <p>Additional setbacks for lots abutting Single Family Residential Zones RC, R-1, R-4, R-8, and R-10: 25 ft. along the abutting side(s) of the property.</p>
<p>Side Yard Along a Street</p>	
<p>RC</p>	<p>30 ft.</p>

R-1	20 ft.
R-4	15 ft. 20 ft.⁴²; except for small lot cluster development¹⁰, where R-8 standards shall apply.
R-8	15 ft. for the primary structure
R-10 and R-14	n/a
RM	<p>“U” and “T” suffixes and on all previously existing platted lots which are 50 ft. or less in width: 10 ft.</p> <p>All other suffixes with lots over 50 ft. in width: 20 ft.</p>
Minimum Rear Yard	
RC	35 ft.
R-1	25 ft.
R-4	20 ft. 25 ft.; except for small lot cluster development¹⁰, where R-8 standards shall apply.
R-8	20 ft.
R-10 and R-14	12 ft., except when rear yard is abutting a common open space, then 4 ft.
RM	“U” suffix: 5 ft. ^{18,19} , unless lot abuts an RC, R-1, R-4, R-8, or R-10 zone, then 25 ft.

	<p>“T” suffix: 5 ft.</p> <p>“F” suffix: 15 ft.</p>
<p>Minimum Freeway Frontage Setback</p>	
<p>RC, R-1, R-4, R-8, R-10, and R-14</p>	<p>10 ft. landscaped setback from the street property line.</p>
<p>Clear Vision Area</p>	
<p>RC, R-1, R-4, R-8, R-10, and R-14</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, Definitions C.</p>
<p>Reciprocal Use Easements</p>	
<p>RC, R-1, R-4 and R-8</p>	<p>n/a</p>
<p>R-10, and R-14</p>	<p>In order to allow for opportunities that maximize space, reciprocal use easements are allowed. If used, all of the following are required:</p> <ol style="list-style-type: none"> 1. Reciprocal side and/or rear yard use easements shall be delineated on the site plan. 2. Residential walls facing a reciprocal side yard shall not have any windows within 5 feet of ground level or doors

	<p>entering into the yard space of the abutting home.</p> <p>3. The design of use easements should not negatively affect the building foundations.</p> <p>4. The layout of each home should be such that privacy is maintained between abutting houses.</p>
RM	n/a
BUILDING STANDARDS	
Maximum Building Height, except for uses having a “Public Suffix” (P) designation and public water system facilities^{8,9}	
RC, R-1, R-4, R-8 and R-10	30 ft.
R-14	<p>Residential and Civic Uses: 30 ft.</p> <p>Commercial Uses: 20 ft.</p>
RM	<p>“U” suffix: 50 ft.</p> <p>“T” suffix: 35 ft.</p> <p>“F” suffix: 35 ft.²⁰</p>
Maximum Height for Wireless Communication Facilities	

<p>RC, R-1, R-4, R-8, R-10, and R-14</p>	<p>See RMC 4-4-140G, Standards for Specific Types of Wireless Facilities</p>
<p>Maximum Building Coverage (Including primary and accessory buildings. Except Accessory Dwelling Units are not counted toward building coverage)</p>	
<p>RC</p>	<p>Lots 5 acres or more: 2%. An additional 5% of the total area may be used for agricultural buildings.</p> <p>Lots 10,000 sq. ft. to 5 acres: 15%. On lots greater than 1 acre, an additional 5% of the total area may be used for agricultural buildings.</p> <p>Lots 10,000 sq. ft. or less: 35%.</p>
<p>R-1</p>	<p>20%</p>
<p>R-4 and R-8</p>	<p>Lots greater than 5,000 sq. ft.: 35% or 2,500 sq. ft., whichever is greater.</p> <p>Lots 5,000 sq. ft. or less: 50%</p>
<p>R-10 and R-14</p>	<p>n/a</p>
<p>RM</p>	<p>“U” suffix: 75%</p> <p>“T” suffix: 75%</p> <p>“F” suffix: 35%</p> <p>A maximum coverage of 45% may be obtained through the Hearing Examiner site development plan review</p>

	process.
Maximum Impervious Surface Area	
RC	<p>Lots 5 acres or more: 20%.</p> <p>Lots 10,000 sq. ft.: 55%. For each additional 10,000 sq. ft. increase in lot size, the impervious coverage shall be decreased by 1.75% to a minimum of 20% for a 5-acre lot.</p> <p>Lots 10,000 sq. ft. or less: 55%.</p>
R-1	30%
R-4	<p><u>Lots greater than 5,000 square feet:</u> 55%</p> <p><u>Lots 5,000 square feet or less:</u> 75%</p>
R-8	75%
R-10	<p>Detached units: 75%</p> <p>Attached units: 65%</p>
R-14	85%
RM	“U” and “T” suffixes: 85%

	All other suffixes: 75%
Building Design	
RM	<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.</p> <p>“U” and “T” suffixes: See RMC 4-3-100 for Urban Design Regulations.</p>
DESIGN STANDARDS	
General	
RC, R-1, R-4, R-8, R-10, and R-14	See RMC 4-2-115 , Residential Design and Open Space Standards
RM	Properties abutting a less intense residential zone may be required to incorporate special design standards (e.g., additional landscaping, larger setbacks, facade articulation, solar access, fencing) through the site development plan review process.
LANDSCAPING	
General: See RMC 4-4-070.	
EXTERIOR LIGHTING	

General	
R-10 and R-14	See RMC 4-4-075 , Lighting, Exterior On-Site.
SCREENING	
Surface Mounted or Roof Top Equipment, or Outdoor Storage	
R-10, R-14, and RM	See RMC 4-4-095 , Screening and Storage Height/Location Limitations.
Recyclables and Refuse	
RM	See RMC 4-4-090 , Refuse and Recyclable Standards.
Utilities	
R-10 and R-14	Utility boxes that are not located in alleyways or away from public gathering spaces shall be screened with landscaping or berms.
DUMPSTER/TRASH/RECYCLING COLLECTION AREA	
Minimum Size and/or Location Requirements	
Guidelines for R-10 and R-14: Trash and recycling shall be located so that they are easily accessible to residents. They	

shall also be invisible to the general public.	
R-10 and R-14	<p>Both of the following are required:</p> <ol style="list-style-type: none"> 1. Trash and recycling containers shall be located so that they have minimal impact on residents and their neighbors and so that they are not visible to the general public; and 2. A screened enclosure in which to keep containers shall be provided or garages shall be built with adequate space to keep containers. Screened enclosures shall not be located within front yards. <p>See RMC 4-4-090, Refuse and Recyclable Standards.</p>
RM	See RMC 4-4-090 , Refuse and Recyclable Standards.
CRITICAL AREAS	
General	
RC, R-1, R-4, R-8, R-10, and R-14	See RMC 4-3-050 , Critical Areas Regulations, and 4-3-090, Shoreline Master Program Regulations.
PARKING AND LOADING	
General: See RMC 4-4-080	
SIGNS	

General	
R-10, R-14 and RM	See RMC 4-4-100 , Sign Regulations
SIDEWALKS, PATHWAYS, AND PEDESTRIAN EASEMENTS	
General	
R-10 and R-14	<p>All of the following are required:</p> <ol style="list-style-type: none"> 1. Sidewalks shall be provided throughout the neighborhood. The sidewalk may disconnect from the road, provided it continues in a logical route throughout the development. 2. Front yards shall have entry walks that are a minimum width of 3 feet and a maximum width of 4 feet. 3. Pathways shall be used to connect common parks, green areas, and pocket parks to residential access streets, limited residential access streets, or other pedestrian connections. They may be used to provide access to homes and common open space. They shall be a minimum 3 ft. in width and made of paved asphalt, concrete, or porous material such as: porous paving stones, crushed gravel with soil stabilizers, or paving blocks with planted joints. Sidewalks or pathways for parks and green spaces shall be located at the edge of the common space to allow a larger usable green and easy access to homes. 4. Pedestrian Easement Plantings: Shall be planted with plants and trees. Trees are required along all pedestrian easements to provide shade and spaced 20 feet on center. Shrubs shall be planted in at least 15 percent of the easement and shall be spaced no further than 36 inches on center. 5. For all homes that do not front on a residential access street, limited residential access street, a park, or

	a common green: Pedestrian entry easements that are at least 15 ft. wide plus a 5 ft. sidewalk shall be provided.
MAIL AND NEWSPAPER BOXES	
General	
Guidelines for R-10 and R-14: Mailboxes shall be located so that they are easily accessible to residents. They shall also be architecturally compatible with the homes.	
R-10 and R-14	<p>All of the following are required:</p> <ol style="list-style-type: none"> 1. Mailboxes shall be clustered and located so as to serve the needs of USPS while not adversely affecting the privacy of residents; and 2. Mailboxes shall be lockable consistent with USPS standard; and 3. Mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture; and 4. Newspaper boxes shall be of a design that reflects the character of the home.
HOT TUBS, POOLS, AND MECHANICAL EQUIPMENT	
General	
Guidelines for R-10 and R-14: Hot tubs, pools, and mechanical equipment shall be placed so as to not negatively impact neighbors.	
R-10 and R-14	Hot tubs and pools shall only be located in back yards and designed to minimize sight and sound impacts to adjoining property. Pool heaters and pumps shall be screened from view and sound insulated. Pool equipment

	must comply with codes regarding fencing.
FENCES AND HEDGES	
General	
R-10 and R-14	See RMC 4-4-040
EXCEPTIONS	
Pre-Existing Legal Lots	
RC, R-1, R-4, R-8, R-10 and R-14	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 setbacks, lot coverage, height limits, infrastructure, and parking requirements of the zone can be satisfied and provisions of RMC 4-3-050 , Critical Areas, can be met.
RM	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.

(Ord. 4869, 10-23-2000; Amd. Ord. 4963, 5-13-2002; Ord. 5100, 11-1-2004; Ord. 5132, 4-4-2005; Ord. 5153, 9-26-2005; Ord. 5306, 9-17-2007; Ord. 5355, 2-25-2008; Ord. 5383, 6-2-2008; Ord. 5387, 6-9-2008; Ord. 5401, 7-14-2008; Ord. 5450, 3-2-2009; Ord. 5473, 7-13-2009; Ord. 5518, 12-14-2009; Ord. 5526, 2-1-2010; Ord. 5528, 3-8-2010; Ord. 5529, 3-8-2010; Ord. 5531, 3-8-2010; Ord. 5590, 2-28-2011)