

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-64

**MUNICIPAL  
CODE SECTIONS:**

Ordinance 5724 Interim Zoning Standards, and 4-2-110A, Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures)

**REFERENCE:**

N/A

**SUBJECT:**

Side Yard Setback Requirements adopted under Ordinance 5724

**BACKGROUND:**

Interim zoning standards were adopted under Ordinance 5724, which superseded adopted development standards for the R-8 zone. These interim development standards included increasing the required 5-foot side yard setback to 7.5 feet and increasing the required 15-foot side yard along a street setback to 17.5 feet. These interim standards were adopted in anticipation of the City Council rezoning certain R-8 zoned properties to a new R-6 zone. The new R-6 zone and associated development standards were adopted under Ordinance 5744 amending RMC 4-2-110A, Development Standards for Residential Zoning Designations. Ordinance 5744 requires the following side yard setback: “combined 15 ft. with not less than 5 ft. on either side”, which provides more flexibility than the 7.5-foot side yard setback adopted under Ordinance 5724. In addition, the side yard along a street setback was increased to 25 feet.

**JUSTIFICATION:**

The interim standards adopted under Ordinance 5724 were adopted quickly to prevent the development of R-8 zoned properties to R-8 development standards, when R-6 development standards may be more compatible with surrounding development patterns. The standards adopted under Ordinance 5744 were thoroughly vetted through the public process including the Planning Commission and City Council, whereas the interim standards were quickly adopted with less public input. Therefore, projects which are vested to the interim standards under Ordinance 5724 should be subject to the side yard and side yard along a street setback requirements adopted under Ordinance 5744.

**DECISION:**

Projects vested to the interim zoning standards adopted under Ordinance 5724 shall be required to comply with the side yard and side yard along a street setback requirements adopted under Ordinance 5744.

**ADMINISTRATOR  
APPROVAL:**

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C. E. "Chip" Vincent

**DATE:** February 27, 2015

**APPEAL  
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

N/A

**STAFF CONTACT:** Jill Ding