

D# 23 COTTAGE HOUSING/SMALL LOT DESIGN

General Description

The City of Renton Planning Division made this docket item request. It proposes amending Title IV to provide provisions and standards for cottage housing and/or small lot projects. The proposed changes seek to ensure that when high density single family development in the R-10 and R-14 zones occurs with small lot sizes, the impacts of the high density are mitigated with quality site and building design, as well as, architectural features. The objective is to facilitate the development of communities that are visually and experientially appealing for residents, with strong pedestrian orientation, opportunity for personal interaction, and community identity.

Impact Analysis

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

Not applicable. The proposed changes would not affect the rate of growth or rate of development, but would help to ensure the growth and development that does occur is accommodated in a manner that provides quality of life benefit to the residents of the new community, as well as, the residents of the existing surrounding community.

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

Not applicable. There are no anticipated effects on the City's capacity to provide adequate public facilities created by the proposed changes.

Effect on the rate of population and employment growth

Not applicable. There are no anticipated effects on the rate of population and employment growth created by the proposed changes.

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

The Comprehensive Plan objectives are being met, as specified. The vision of the City, in part, is of a community that is healthy and safe, that has cohesive, well-established neighborhoods and a growing diversity of housing to match the diversity of the population with its various needs and wants. The proposed changes would encourage the development of communities that provide opportunities for healthy activities and foster safety through pedestrian orientation and provision of open spaces. The inclusion of site design and architectural features helps to fulfill the vision of communities that are also cohesive while also encourage housing diversity with small lot development.

Effect on general land values or housing costs

The proposed changes may cause a slight increase to housing costs for developers. However, it is anticipated that those costs to the developer will be mitigated by the increased opportunity for revenue driven by small lot sizes as compared to larger lot sizes. For example, there is significantly more opportunity for revenue from the sales of 14 homes on one acre, as compared to revenue from the sales of 4 homes on one acre. Additionally, it is expected that the proposed changes will facilitate development of communities that are highly desirable and

sought after because of their visual and experiential appeal, thereby ensuring a reasonable rate of return for the developer. The cost of housing for the purchaser may be slightly increased, if the developer passes additional costs on. However, it is expected that these costs will be tempered by the small size of the lot which results in smaller sized homes. It is also expected that the purchaser will be willing to pay more for their home because of the provision of amenities and features that are included in the proposed changes.

Whether capital improvements or expenditures are being made or completed as expected
Not applicable.

Consistency with GMA, the Plan, and Countywide Planning Policies

The proposed changes are consistent with the Growth Management Act (GMA), the Comprehensive Plan, and Countywide Planning Policies. Two of the goals of GMA are to discourage sprawl and provide parks and open space. The R-10 and R-14 zones are high density zones that concentrate development and therefore contribute to a reduction of sprawl. The proposed changes seek to encourage quality development and communities that provide parks and open space to residents who choose to live in high density communities.

Goal seven of the City of Renton Comprehensive Plan Land Use Element calls for new development and neighborhoods in the City that:

- Contribute to a strong sense of community and neighborhood identity;
- Offer a variety of housing types for a population diverse in age, income, and lifestyle;
- Are varied or unique in character.

The proposed changes seek to ensure the fulfillment of all of the above subparts of goal seven. By specifying development regulations for items such as lot standards, provision of open space, and architectural features, the proposed changes will help to encourage development that contributes to neighborhood identity while also providing homes that are smaller in size, therefore offering housing types that are varied.

Effect on critical areas and natural resource lands

The proposed changes would not have any effects on critical areas and/or natural resource lands.

Effect on other considerations

Not applicable.

Staff Recommendation

It is recommended that Title IV be amended to provide regulations and standards for development in the R-10 and R-14 zones where lot sizes are small and density is high. It is proposed that the required design standards be comprised of nine design elements. For each element of design there will be a prescribed standard that is specific and provides direction to developers. However, there will also be guidelines for each design element that provide

direction, but are not prescriptive. This will provide opportunity for developers to fulfill the desired outcome in a manner that is different from the prescribed standard.

The following outlines the proposed ten elements of small lot design that would be required and will be incorporated into City of Renton Title IV Development Regulations. Those ten elements are: Sidewalks and Pedestrian Easements, Lot Standards, Parking Requirements, Utility Placement, Open Space, Placement of Open Space, Public Trail and Park Improvements in Lieu of Common Open Space, Architectural Features, Landscape Elements, and Exterior Lighting. As previously noted, the proposal includes prescriptive “standards” that can be followed, as well as, “guidelines” that provide direction for developers who seek to meet the required elements in manner that varies from the standards.

Staff recommends approval of this docket request.

Small Lot/Cottage Housing Design Elements:

1. **Sidewalks, Pathways, and Pedestrian Easements:** shall be used to create a diverse network of pedestrian routes throughout the neighborhood, in order to provide opportunities for interaction and activity.
 - a. **Standards:**
 - i. **Sidewalks:** shall be provided throughout each neighborhood. The sidewalk may disconnect from the road, provided it continues in a logical route throughout the development. If located along a road, the sidewalk shall be buffered from the road by a planting strip.
 - ii. **Pathways:** shall be used to connect common parks, green areas and pocket parks to neighborhood streets, access lanes, or other pedestrian connections. They may be used to provide access to homes and common open spaces.
 1. Width – minimum 4 feet
 2. Material – paved asphalt or porous material such as: porous paving stones, crushed gravel with soil stabilizers, or paving blocks with planted joints.
 - iii. **Pedestrian entry easements:** shall be provided to all homes that do not front on a neighborhood street, access lane, park, or common green.
 1. Width – 15 feet plus 5-foot sidewalk
 - b. **Guidelines:** a pedestrian circulation system that provides internal connections to neighborhood streets, common open spaces, and recreation areas shall be incorporated into the neighborhood design.
2. **Lot standards:** in order to create developments that amplify the mutual relationship between housing units, roads, open space, and pedestrian amenities, as well as protect

the privacy of individuals while creating pedestrian oriented environments, the following standards shall apply.

- a. **Lot size:** no minimum lot size. However, large small lot developments shall incorporate a variety of home sizes and unit clusters to discourage monotonous neighborhoods.
- b. **Building setbacks:** shall ensure separation of homes and private spaces with allowing high density.

- i. **Standards:**

- 1. **Front Setback:**

- a. On a neighborhood street: 8 feet to building, 5 feet to porch, or 7 feet to a stoop. There shall be an 18 foot setback from the face of the garage to the back of a curb.
 - b. On an access lane: 0 feet to building, porch, or stoop. Stairs associated with a porch or stoop shall not encroach into the public right-of-way. There shall be an 18 foot setback from the face of the garage to the back of a curb and/or to any sidewalk or pathway.
 - c. On a pedestrian easement or common open space: 4 feet to the building, or 1 foot to porch or stoop.

- 2. **Side setback:** 4 feet, unless:

- a. On a corner lot: 8 feet with an 18 foot setback from the face of the garage to the back of the sidewalk.

- 3. **Rear setback:** 10 feet. Unless rear is adjacent to a common open space, then 4 feet

- 4. **Buildings that front a common open space:** shall have all portions of the first floor within 150 feet of emergency vehicle access. Decks are considered part of the building and shall not intrude into any setback.

- ii. **Guidelines.**

- 1. Visual and functional continuity shall be maintained between housing units through similar setbacks and/or landscape buffer.
 - 2. 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 percent or more of the required setback.

- c. **Reciprocal use easements:** in order to allow for opportunities that maximize space, reciprocal use easements are allowed.
 - i. **Standards:** if used, reciprocal side and/or rear yard use easements shall be delineated on the site plan. Residential walls facing a reciprocal side yard shall not have any windows within 5 feet of ground level or doors entering into the yard space of the adjacent home.
 - ii. **Guidelines:** the design of use easements should not negatively affect the building foundations. The layout of each home should be such that privacy is maintained between adjacent houses.
- d. **Garage:** so that the visual impact of a garage is minimized, alleyways and recessed garage doors (front loaded) shall be used. Porches and front doors shall be the emphasis of the front of the house.
 - i. **Standards.**
 - 1. Garages may be attached, detached, or shared. Carports are not allowed. Garage design shall be of similar design to the homes and located so that the presence of the automobile is minimized. If sides of the garage are visible from streets, lanes, sidewalks, pathways, trails, or other homes architectural details shall be incorporated in the design.
 - a. If shared garages are used they shall: include garage space assigned to each unit, not be located further than 160 feet from any of the housing units to which it is assigned, shall not exceed 44 feet in width, and shall maintain an 8 foot separation from any dwellings. Shared garages may share the structure with other homes.
 - 2. Location: Garages shall be set back a minimum of 10 feet from the front of the building façade or 7 feet from the back of a porch or stoop. Garages shall have a minimum 18 foot driveway length from the face of the garage to the back of the sidewalk or access lane, unless accessed by an alleyway.
 - a. Detached garages shall be located so that there is at minimum an 8 foot separation from any dwelling.
 - ii. **Guidelines.**
 - 1. All garages shall be located in an area that minimizes the presence of the garage and so that the garage is not the dominant visual element.
 - 2. Garage doors shall not be located at the end of view corridors.

3. Lots that take access directly from a neighborhood street shall require a layout that lessens the visual impact of the garage doors.
 4. Shared garages shall be within an acceptable walking distance to the housing unit it is intended to serve.
 3. **Parking requirements:** One garage stall per unit, which may be located on the lot or in a shared detached garage.
 - a. **Standards.**
 - i. **Guest Parking:** One guest stall per unit is required.
 1. Location: Guest parking shall be located parallel on neighborhood streets or in a parking court accessed by a public roadway, but not located more than 160 feet from the home it is intended to serve. Parking is not permitted within an access lane's right-of-way, except for perpendicular parking associated with private driveways or alleyways. Guest parking may be accommodated in a tandem driveway space, provided it is not accessed by a private alleyway.
 - ii. **Driveways:** Curb cut width shall not exceed 9 feet for single lane and 16 feet for double lane. An individual driveway shall serve a maximum 4 units. Tandem driveway space is allowed on a lot.
 1. Location: If used, it shall be a minimum 18 feet from the back of the sidewalk or 18 feet from the back of the access lane.
 - iii. **Street Parking:** Parallel parking occurring on a neighborhood street shall be 22 feet long for each stall.
 - b. **Guidelines.**
 - i. Guest parking shall be within an acceptable walking distance to the housing it is intended to serve.
4. **Utility Placement:** The impact of utilities shall be minimized.
 - a. **Standards.**
 - i. Utility boxes shall be placed in alleyways or in a location away from public gathering spaces. They shall be screened with landscaping or berms.
 - b. **Guidelines.**
 - i. Utility boxes shall be grouped together and landscaped. Space shall be provided for access.
5. **Open Space:** In order to provide residents with a livable community, private and public open space shall be provided.

- a. **Standards.** These requirements may be reduced where public park improvements are being provided pursuant to xxxx.
 - i. **Parks:** For developments that are 10 acres or greater: a minimum of one .5 acre park shall be provided. The remaining required open space shall be provided through additional park area, common greens, or pedestrian entry easements. For developments that are less than 10 acres of buildable land: a park, common green, pocket park and/or pedestrian entry easement can be used to meet the common open space requirements.
 - ii. **Common Open Space:** developments of 4 or more units are required to provide common open space. Developments of 3 or less dwelling units are not required to provide common open space. Storm ponds may be used to meet the common open space requirement if designed to accommodate a 50 year storm and to be dry 90 percent of the year.
 - 1. **Requirements:**
 - a. For each unit in the development, 350 square feet of common open space shall be provided.
 - b. A pedestrian entry easement can be used to meet the requirements if it has a minimum width of 20 feet with a minimum 5 foot sidewalk.
 - c. Open space shall be contiguous, serve a minimum 4 homes, and be at least 20 feet wide.
 - d. Open space shall be designed as a park, common green, pocket park, or pedestrian entry easement in the development and shall include picnic areas, space for small recreational activities, and other activities as appropriate.
 - e. Grass-crete or other pervious surfaces may be used in the common open space for the purpose of meeting the 150-foot distance requirement for Emergency Vehicle Access.
 - iii. **Private Yards:** each individual lot shall have a private yard. They shall be at least 250 square feet in size with no dimension less than 8 feet in width. For developments of 3 or less dwelling units, a minimum 750 square feet of private yard shall be required. Backyard patios and reciprocal use easements may be included in the calculation of private yard.
- b. **Guidelines.**
 - i. All park space shall be designed to preserve existing trees. All common open space areas shall be designed to accommodate both active and passive recreational opportunities and be visible and open to the street.

Pocket parks shall be designed to serve 4 to 10 homes. Private yards are located at the rear or side of homes. They can include trees, planting beds, and privacy fences. Reciprocal use easements can provide greater usability of private yards.

6. **Placement of Open Space:** Common open space shall be located so that a hierarchy and/or variety of open spaces throughout the neighborhood is created.

a. **Standards.**

- i. Open space shall be easily accessible to the neighborhood, located in a highly visible area, and shall be located so that a hierarchy and/or variety of open spaces throughout the neighborhood in the form of parks, common greens, pocket parks, and pedestrian easements is created.

b. **Guidelines.**

- i. Open space shall be easily accessible to the neighborhood, located in a highly visible area, and shall be located so that a hierarchy and/or variety of open spaces throughout the neighborhood in the form of parks, common greens, pocket parks, and pedestrian easements is created.

7. **Public Trail and Park Improvements in Lieu of Common Open Space:** improvements to public trails and/or public parks may occur to reduce common open space requirements.

a. **Standards.**

- i. **On-site:** on-site public trail improvements may occur as a substitute to common open space requirements on a square footage basis provided they can be connected to a trail that is within the Renton Trails and Bicycle Master Plan or an adopted community plan.

- 1. **Trails:** shall be constructed to standards specified by the Renton Parks and Recreation Department and dedicated to and accepted by the City of Renton as a public trail.

- ii. **Off-site:** off-site public park improvements may occur as a substitute to common open space requirements provided that the off-site public park is adjacent to, abutting, or located across a local access street from the development. The requirements may be reduced by an area equivalent to 120 percent of the estimated value of the improvement. The monetary value of the off-site improvement shall be determined by the City of Renton based on an estimate of the cost to the City of Renton for construction of similar improvements. The monetary value of the common open space area shall be determined by the City of Renton based upon the market value of the land for residential use with utilities and other non-structural improvements in place.

1. **Parks:** shall be improved to standards specified by the Renton Parks and Recreation Department and the improvements shall be dedicated to and accepted by the City of Renton.

8. **Architectural Features:** in order to encourage a diverse range of architectural styles, massing, detailing, and color while creating a unified community, the following standards shall be applied.

- a. **Elevations and Models:** a diverse streetscape shall be provided by using elevations and models that demonstrate a variety of floor plans, home sizes, and character.

- i. **Standards.**

1. For single-family dwellings, no more than 2 of the same model and elevation shall be built on the same block frontage and the same model and elevation shall not be built next to each other. To differentiate the same models and elevations, different colors shall be used.

- ii. **Guidelines.**

1. Neighborhoods shall have a variety of home sizes and character.

- b. **Massing and Composition:** buildings shall demonstrate a clear hierarchy of forms and massing.

- i. **Standards.**

1. The primary building form shall be the dominating form, while secondary formal elements shall include porches, principal dormers, or other significant features. Primary porch plate heights shall be one story. Stacked porches are allowed.

- ii. **Guidelines.**

1. Neighborhoods shall have an established hierarchy of building massing with a visually identifiable primary form that is accented by secondary forms. Porch plates should be low when porches are located adjacent to pedestrian access routes.

- c. **Building Articulation:** buildings shall not have monotonous elevations along public areas.

- i. **Standards.**

1. The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane; and
 2. Primary articulations shall be a minimum of 24 inches; and

3. A minimum of at least one side articulation shall occur for side elevations facing streets or public spaces; and
 4. Building sides facing public spaces shall have a minimum articulation of 12 inches.
- ii. **Guidelines.**
 1. Dwellings shall include articulation along public frontages; the articulation may include the connection of an open porch to the building, a dormer facing the street, or a well-defined entry element.
- d. **Building Placement:** homes shall be oriented toward the public realm and designed to integrate with the activities that occur along the street frontage, common greens, and other gathering spaces.
- i. **Standards:**
 1. Each home shall have a covered porch or main entry oriented toward the public realm.
 2. Windows on a closed side of a unit shall not directly face a neighbor's window.
 3. Any visible side of a home located on the corner of a neighborhood street, access lane, park, green, or pocket park shall meet the architectural standards of this section.
 - ii. **Guidelines.**
 1. Homes shall be sited in a logical way in order to maximize usable space while providing natural and architectural elements at key locations. Side yards are important, particularly on small lots. Care shall be taken to design homes with an open side and a closed side as appropriate. Window placement is an essential component to achieving this relationship. The open side is the side that is either facing a public street or green, or the side facing the usable side yard. The elevation on this open side shall have more windows and detailing.
- e. **Materials:** a variety of materials that are appropriate to the architectural character of the neighborhood shall be used.
- i. **Standards:** Acceptable exterior wall materials are: wood, cement fiberboard, stucco, standard sized brick (3 ½ x 7 ½ inches or 3 5/8 x 7 5/8 inches), and stone. Simulated stone, wood, stone, or brick may be used to detail homes. When more than one material is used, the following techniques shall be used:

1. Vertical changes: changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner.
 2. Horizontal changes: transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as a trim band board.
 3. Trim: trim may be wood, cement fiberboard, stucco, or stone materials. The trim must be 3 ½ inches minimum and be used on all elevations.
- ii. **Guidelines.**
- f. **Colors:** a diverse palette of colors shall be used to reduce monotony of color or tone.
- i. **Standards:** Multiple colors on buildings shall be provided to reflect material changes and individuality of the residence.
 1. Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.
 2. Although grey and beige are not excluded, the use of these colors shall not be the dominant color used on homes or other structures within the development.
 3. Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.
 - ii. **Guidelines.** A diversity of color shall be used on homes, as compared with monotonous shades of beige and grey, throughout the community.
- g. **Roofs:** a variety of roof forms and profiles shall be used add character and relief to the landscape.
- i. **Standards:** Primary roof pitch shall be a minimum 6:12, unless a gable form is used then, on the public sides of buildings the minimum shall be 8:12. Additionally, if a gable roof is used, exit access for a third floor must face a public right-of-way for emergency access. Other standards for roofs are:
 1. Roof overhangs: shall be a minimum 12 inches (excluding gutter) and a maximum 24 inches (including gutter, downspouts, and any other ornamental features).
 2. Roof material: shall be fire retardant, such as asphalt shingle or metal.

3. Roof color: within the development a variety of roof colors shall be used.
- ii. **Guidelines.** Roofs shall represent a variety of forms and profiles that add character and relief to the landscape of the neighborhood. Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home. The use of bright colors, as well as, roofing that is made of reflective material, gravel, and red tile is discouraged.
- h. **Entrances to homes:** shall be a focal point and shall allow space for social interaction.
 - i. **Standards.** Porches or stoops are required on all homes. They shall:
 1. take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.
 2. be raised above grade, except where accessibility (ADA) is a priority. An accessible route may also be taken from a front driveway.
 3. be sized as follows:
 - a. Stoops: minimum width – 4 feet, minimum depth – 4 feet, and minimum height – 12 inches above grade.
 - b. Porches: minimum width – 10 feet, minimum depth – 6 feet, and minimum height – 12 inches above grade.
 - ii. **Guidelines.** The entrance of homes shall be a focal point of the dwelling. Where a home is located on a corner lot (i.e. at the intersection of two roads or the intersection of a road and a common space), a wrapped porch is preferred to reduce the perceived scale of the house and engage the street or open space on both sides.
 - i. **Doors:** Front doors shall serve as an integral part of the character of the home. All doors shall be of the same character as the home.
 - i. **Standards.** All doors shall be made of wood, fiberglass, or metal. All doors shall be trimmed with four-inch minimum head and jamb trim around the door. Front doors shall face a street, park, common green, pocket park, or pedestrian easement and shall be paneled or have inset windows.
 1. Sliding glass doors are not permitted along a frontage elevation or an elevation facing a pedestrian easement.
 2. Double doors are not permitted.
 - ii. **Guidelines.** Front doors shall be a focal point of the dwelling and be in scale with the home.

- j. **Primary windows.** Windows shall serve as an integral part of the character of the home.
 - i. **Standards.** Primary windows shall be proportioned vertically rather than horizontally. Vertical windows may be combined together to create a larger window area.
 - ii. **Guidelines.** Divided light windows are encouraged. They must either be true divided light or have properly proportioned mullions applied to the window. Individual panes must be vertically proportioned or square.
- k. **Chimneys:** if used, they shall be of a design that reflects the architectural style of the home.
 - i. **Standards.** Chimneys above the roof shall be at least 20 x 24 inches as measured in the plan. Wood-framed chimney enclosures are permitted; however metal termination caps shall not be left exposed, these tops shall be shrouded in a metal chimney surround.
 - ii. **Guidelines.** Chimney form and shape shall reflect the proportions of masonry tradition and the architectural character of the house. Long skinny chimneys and overly stylistic chimneys are not allowed.
- l. **Trim, Columns, and Corner boards:** Shall be designed to add visual detail to the house.
 - i. **Standards.**
 1. **Trim.** All windows shall have trim that is at minimum 3 ½ inches wide and appropriate to the architectural character on all four sides.
 2. **Columns.** If columns are used, they shall be round, fluted, or strongly related to the home's architectural style. Exposed 4 x 4 and 6 x 6 inch posts are prohibited.
 3. **Corner boards.** Where siding is used, metal corner clips or corner boards shall be used and shall be at minimum 2 ½ inches in width and painted.
 - ii. **Guidelines.** Columns, trim, and corner boards shall reflect the architectural character of the house.
- m. **Gutters and downspouts:** shall be integrated into the color scheme of the home.
 - i. **Standards.**
 1. Gutters and downspouts shall be painted, or of an integral color, to closely match the trim color.
 - ii. **Guidelines.**

1. Gutters and downspouts shall reflect the architectural character of the home.
- n. **Architectural detail:** shall be provided to create a desirable human scale next to pedestrian routes.
 - i. **Standards.** At least one of the following architectural details shall be provided on each home: shutters, knee braces, flower boxes, or columns. The architectural detail shall follow the architectural style of the home. If shutters are used, they shall be proportioned to the window size to simulate the ability to cover them.
 - ii. **Guidelines.** Architectural detail shall be provided that is appropriate to the architectural character of the home.
 - o. **Trash and recycling containers:** shall be located so that they have minimal impact on residents and their neighbors.
 - i. **Standards.** Trash and recycle enclosures shall be located so as to minimize odor to habitable areas and so that they are not visible to the public realm. A screened enclosure for containers to be kept in shall be provided or garages shall be built with adequate space to keep containers. Screened enclosures shall not be located within front yards.
 - ii. **Guidelines.** Trash and recycle shall be located so that they are easily accessible to residents. They shall also be invisible to the public realm.
 - Mail and Newspaper Boxes:** shall be placed and designed in a manner that best serves the neighborhood and reflects the character of the community.
 - iii. **Standards.** Mailboxes shall be clustered, lockable consistent with USPS standard, architecturally enhanced with materials and details typical of the home's architecture. They shall be located so as to not adversely affect the privacy of residents and serve the needs of USPS.
 - iv. **Guidelines.** Mailboxes shall be located so that they are easily accessible to residents. They shall also be architecturally compatible with the homes.
 - p. **Hot tubs and Mechanical Equipment:** shall have minimal impact on surrounding properties.
 - i. **Standards.** 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.
 - ii. **Guidelines.** Hot tubs, pools, and mechanical equipment shall be placed so as to not negatively impact neighbors.
 - q. **Accessory Structures:** shall have minimal impact on surrounding properties.

- i. **Standards.** One accessory structure per lot is allowed provided it is architecturally consistent with the principal structure. Structures may not be located in the front yard or closer than 4 feet from the interior side or rear property line. Overhangs and roof drainage shall not encroach over property lines.
 - 1. Greenhouses, sheds, and other similar accessory structures shall not exceed 12 feet to top of roof in height and/or more than 150 square feet in size.
- r. **Guidelines.** Accessory structures shall be located in areas that are not visible from the street.

9. **Landscape Elements.** In conjunction with architecture, landscape design enables builders to create a transition between homes and the street while mitigating the impact of densely built housing. Landscaping is an essential aspect to the creation of space and scale in small lot developments. Landscape elements shall be provided in order to enhance the character of the neighborhood.

- a. **Fences and Hedges:** shall be incorporated around housing units, in order to define private spaces.
 - i. **Standards.** Fences and hedges shall not be placed near neighborhood streets, access lanes, or alleyways in a manner that creates a safety or entering sight distance concern.
 - 1. **Front yard decorative fences:** if used, fences shall be decorative and help define semi-private areas in front of the home.
 - a. The maximum height allowed is 36 inches.
 - b. Shall be located a minimum of 1 foot from parcel line to allow for planting between edge of sidewalk or right-of-way and fence.
 - c. Shall provide a balance of solid surfaces and voids, such as picket fences or Kentucky rail style fences.
 - d. Shall be constructed of wood, simulated wood, iron, or masonry. Solid fences and chain link shall be prohibited.
 - 2. **Hedges:** if used, shall be continuous along the front and side property line, and the street frontage. They are not allowed along an interior side yard or if a side yard use easement is used.
 - a. The maximum height allowed is 36 inches.
 - i. Hedges located in rear yards have no maximum height.

- b. The maximum height of a hedge for the first 15 feet of a side yard on a corner shall be 36 inches. There is no maximum height for the remaining side yard.
 - c. Evergreen native plant material is preferred to provide year round coverage.
 - 3. **Privacy fencing:** if used, is only permitted on back, side, and portions of corner side yards and shall be in character with the homes architecture. Privacy fencing is not allowed in front yards or along interior side yards.
 - a. The maximum height allowed is 6 feet.
 - b. For corner lots where the side yard privacy fencing would be placed facing the street or access lane, the maximum height of the first 15 feet of the fencing as measured from the front façade, shall be 3 feet. The maximum height of the remainder of the privacy fencing shall be 6 feet.
 - c. Shall be located a minimum of 1 foot from parcel line to allow for planting between edge of sidewalk or right-of-way and fence.
 - d. If located along an alleyway, a gate shall be provided for access to the alleyway.
 - e. Shall be constructed of wood, simulated wood, iron, or masonry. Solid fences and chain link shall be prohibited.
 - b. **Landscaping and Planting.** Shall be provided in order to enhance the visual appearance of the neighborhood, preserve the natural wooded character of the Pacific Northwest, promote utilization of natural systems, and to reduce impacts on storm drainage systems and water resources.
 - i. **Standards.**
 - 1. **Planting calculation and installation:**
 - a. If the calculation of the number of plantings results in a fraction of .5 or greater, the applicant shall round up to the next whole number. If the calculation of the number of plantings results in a fraction of .4 or less, the applicant shall round down to the next whole number. Preserved trees may be used to meet the tree requirements in the planting calculations.
 - b. Noxious weeds are not permitted.

- c. All shrubs and perennial plants shall be in beds that include a layer that is at least 2 inches in depth of finely ground bark as mulch.
 - d. Ornamental and canopy trees shall include a mulch ring that has a depth of at least 2 inches and is at least 2 foot in radius, measured from the base of the tree, placed at the base of the tree.
2. **Parks, Common Greens, and Pocket Parks:** shall be planted with plants and trees that reflect the architectural character and intended use of the green. They shall incorporate a pathway that is at least 3 feet in width in order to connect parks, common greens, and pocket parks to each other and to neighborhood streets, access lanes, and/or other pedestrian connections. They also shall include:
- a. One 2 caliper inch canopy or ornamental tree shall be planted for every 1,000 square feet.
 - b. Shade trees adjacent to play structures and at other elements in the park, such as sports courts and benches.
 - c. For common greens and pocket parks, sidewalks or pathways are encouraged at the edge of the green to allow a larger usable green and easy access to the homes.
 - d. For common greens, the minimum lawn coverage shall be 70 percent.
3. **Pedestrian Easements:** shall be planted with plants and trees. Trees are required along all pedestrian easements to provide shade. Shrubs shall be planted in at least 15 percent of the easement space.
- a. Trees shall be a minimum 2 caliper inches, spaced 20 feet on center, placed so as to not block sight distance or create a safety concern, and be a species that is approved by the City of Renton.
 - b. Shrubs shall be spaced no further than 36 inches on center. If native shrubs are used they shall be at least a 2-gallon size and if non-native shrubs are used they shall be at least a 3-gallon size.
4. **Front yards:** shall have entry walks that are a minimum width of 3 feet and a maximum width of 4 feet. Each unit that has a front yard setback that is 15 feet or greater shall have one front yard tree that is at least 2 inches caliper or a height of 8 feet. Any portion of a foundation facing a public space, shall be planted

with shrubs so that there is a continuous row of shrubs with a maximum spacing of 3 feet on center shall be planted adjacent to. If native shrubs are used they shall be at least a 2-gallon size and if non-native shrubs are used they shall be at least a 3-gallon size.

5. **Side yards along public space:** shrubs shall be planted along any fences that face a street or public spaces. Shrubs shall be in a continuous row having a maximum spacing of 3 feet on center. If native shrubs are used they shall be at least a 2-gallon size and if non-native shrubs are used they shall be at least a 3-gallon size.
6. **Rear yards:** shall include one tree that is at least 2 caliper inches or a height of 8 feet shall be planted a minimum 5 feet from the property line. Also, shrubs, trees, or vines shall be planted along any fences that face a street or public spaces. Shrubs shall be in a continuous row having a maximum spacing of 3 feet on center. If native shrubs are used they shall be at least a 2-gallon size and if non-native shrubs are used they shall be at least a 3-gallon size.
7. **Alleyways:** Space between an alleyway and fence shall be landscaped with native and drought tolerant shrubs, ground cover, and upright trees, where space and layout allow.
8. **Utility Areas:** To minimize their appearance, transformers and other utilities shall be landscaped with a 3 foot high, continuous vegetated screen, except in areas where access is required. Plants shall be evergreen.

- ii. **Guidelines.** Landscaping shall be provided to public and private spaces in order to create a transition between homes and the street while mitigating the impact of densely built housing. The use of native drought-tolerant plants is encouraged.

10. Exterior Lighting: shall be provided in order to enhance visibility and security while accenting key architectural elements and landscape features.

a. **Standards.**

- i. Lighting shall be limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features.
- ii. Street lighting on neighborhood streets and access lanes is required. Lighting facilities and fixtures shall be located outside public right-of-way unless owned, operated and maintained by a power utility franchise. Street lights shall be no taller than 16 feet and placed at regular intervals of no more than 200 feet on internal roadways and installed in accordance with RMC 4-x-xxx.

- iii. Lighting for neighborhood streets, access lanes, alleyways, common greens, and parks shall be low intensity. Lighting for common greens and parks shall be downlighting.
 - iv. All exterior house lighting shall be downlighting or placed beneath building eaves to prevent light projecting upward.
 - v. If alley lights are mounted on a garage, they shall be no higher than 8 feet above ground and directed away from adjacent backyards and structures.
 - vi. Sidewalks and pathways not otherwise illuminated by street lighting shall be lit with ornamental downlighting fixtures that shall not exceed 12 feet in height.
- b. **Guidelines.** Lighting that is appropriate to the architectural character of the neighborhood and of a human scale shall be provided. Lighting shall be minimal where possible to achieve the desired purpose. Light spillover for all lighting, as well as, single source lighting of large areas shall be avoided.