

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-96

MUNICIPAL

CODE SECTIONS: RMC 4-2-110A Residential Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures), RMC 4-2-110D Conditions Associated with Development Standards Table for Residential Zoning Designations, and RMC 4-11-250 Definitions Y: Yard Requirement

REFERENCES: Ordinance No. 5798 (Att. A), 4-25-2016 and RMC 4-2-020 Purpose and Intent of Zoning Districts

SUBJECT: Modification of Development Standards in the RC, R-1, R-4, R-6, R-8, R-10, R-14, and RMF zones for Single Family Residential and Residential Multi-family Corner Lots.

BACKGROUND: RMC 4-2-110A identifies the minimum setback dimension for both interior and corner lots. The yard setbacks include a front yard, rear yard, side yard along a street, and side yard. RMC 4-11-190 defines a setback as “the minimum required distance between the building footprint and the property line and any private access easement or tract. For lots containing private access easements, setbacks are the minimum required distance between the building footprint and the easement. A setback is measured perpendicularly from a lot line or private easement access to the outer wall of the structure. In the case where a structure does not have an outer wall, such as a carport, the measurement shall be to the posts of such structure, unless otherwise determined by the Department of Community and Economic Development.” RMC 4-11-250 defines each of the four (4) different yard requirements for front yard, side yard along a street, rear yard, and side yard. They are as follows:

A. **Front Yard:** The yard requirement which separates the structure(s) from public right-of-way, private access easement, or shared driveway. For through lots, corner lots, and lots without street frontage, the front yard will be determined by the Planning Division Director.

B. **Rear Yard:** The yard requirement opposite the front yard. Where a lot abuts an alley, the rear yard shall always be the yard abutting the alley. For irregularly shaped lots, the rear yard shall be measured from an imaginary line at least fifteen feet (15') in length located entirely within

the lot and farthest removed and parallel to the front lot line or its tangent.

C. Side Yard: The yard requirement which is not a front yard, a side yard along a street, or a rear yard.

D. Side Yard along a Street: The yard requirement that is neither a front yard nor a rear yard, yet it abuts a street right-of-way or private street.

In addition to setback requirements, RMC 4-2-110A places a limit on the maximum amount of building coverage for primary and accessory structures: ten percent (10%) for the RC zone, twenty percent (20%) for the R-1 zone, thirty-five percent (35%) for the R-4 zone, forty percent (40%) for the R-6 zone, fifty percent (50%) for the R-8 zone, fifty-five percent (55%) for the R-10 zone, and sixty-five percent (65%) for the R-14 zone. For RMF the maximum building coverage is based on the use, seventy percent (70%) for townhouse development, thirty-five percent (35%) for other attached dwellings with a maximum coverage of forty-five percent (45%) allowed through the Hearing Examiner site development plan review process. The portion of a lot or site, exclusive of required yard areas, setbacks, landscaping or open space within which a structure may be built is also referred to as a buildable area.

It is the intended goal of the development standards to allow residential development a certain degree of flexibility, within the buildable area of the lot, to reach or at least approach the overall building coverage potential of the underlying zone. This is true for interior lots using the standard yard requirements; however, it is simply unobtainable for primary structures on corner lots (*Exhibits 1-7*). An updated scaled setback standard for each residential zone was recently introduced and adopted under Ordinance No. 5744 (amended by Ord. 5798 (Att. A)); however, corner lots setbacks were not fully evaluated for consistency with building coverage.

JUSTIFICATION:

The purpose of a maximum building coverage is to establish the maximum percentage of lot surface that may be covered by principal and accessory buildings to preserve open space on the lot, preserve some views and visual access to the sky, and enhance privacy for residences that are adjacent to new development. Building setbacks and building coverage within a residential zoning district should work in tandem with the lot size and underlying zone to permit a reasonable or practical use of the land that matches the character of the neighborhood.

As part of the code changes to the development standards it was intended that changes to lot sizes, setbacks and building coverage would ensure that urbanization, economic development, and natural area protection are balanced and that correlation between development regulations and resultant development would be improved. While yard setbacks aid in defining the potential buildable area of a lot, it should not impinge upon building coverage potential to the point where the corner lot would have more than twenty percent (20%) reduction to the potential building area over a similarly sized interior lot. In certain cases this could result in reduction to the potential building area by up to 1/3. Even through the best site plan design, a typical corner lot is unable to comply with both minimum lot size and minimum setbacks without

sacrificing potential building coverage area permitted by the zone. Therefore, in order to provide a more balanced level of development standards, all corner lot setbacks within the RC, R-1, R-4, R-6, R-8, R-10, R-14, and RMF zones may have two (2) front yard setbacks adjacent to the public streets and two (2) or more side yards setbacks on all other common residential property lines. Where the side yard along a street setback is less than the required front yard setback the smaller setback shall apply on the street when the façade is not associated with the front entry of the home. Exhibit 8 illustrates the setbacks requirements for corner lots within the R-4, R-6, R-8, R-10, and R-14 zones.

DECISION: The applicable code sections should be amended as specified below.

ADMINISTRATOR APPROVAL:

C. E. "Chip" Vincent

EFFECTIVE DATE:

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:

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

| | RC | R-1 | R-4 ^{10, 32} | R-6 | R-8 | R-10 | R-14 | RMF |
|--|--------|--------|--------------------------|--------|---|------|---|---|
| Minimum Front Yard ^{4, 5, 6, 22, 31} | 30 ft. | 30 ft. | 30 ft. ^{12, 33} | 25 ft. | 20 ft. except when all vehicle access is taken from an alley, then 15 ft. ³⁹ | | 15 ft. ¹¹ , except when all vehicle access is taken from an alley, then 10 ft. ³⁹ | Townhouse Development: 10 ft. ¹¹ Other Attached Dwellings: 20 ft. |

RMC 4-2-110D CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL ZONING DESIGNATIONS

22. Reserved. Setbacks for corner lots are allowed two (2) front yard setbacks adjacent to the public streets and two (2) or more side yards setbacks on all other common residential property lines. Where the side yard along a street setback is less than the required front yard setback the smaller setback shall apply on the street when the façade is not associated with the front entry of the home.

RMC 4-11-250 DEFINITIONS Y:

YARD REQUIREMENT: An open space on a lot unoccupied by structures, unless specifically authorized otherwise. The Planning Division shall determine the various requirements for uniquely shaped lots and pipestem lots. (See also SETBACK.)

C. Rear Yard: The yard requirement opposite the front yard. Where a lot abuts an alley, the rear yard shall always be the yard abutting the alley. For irregularly shaped lots, the rear yard shall be measured from an imaginary line at least fifteen feet (15') in length located entirely within the lot and farthest removed and parallel to the front lot line or its tangent. In the case of residential corner lots, there will be no rear yard.

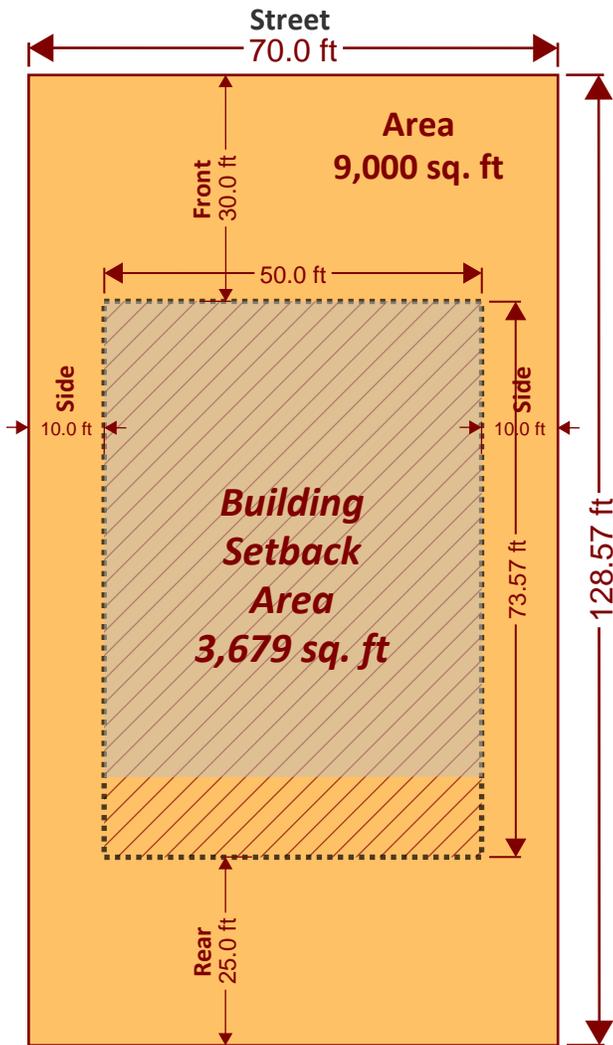
STAFF CONTACT: Clark Close, x7289

Residential-4 (R-4)

Development Standards

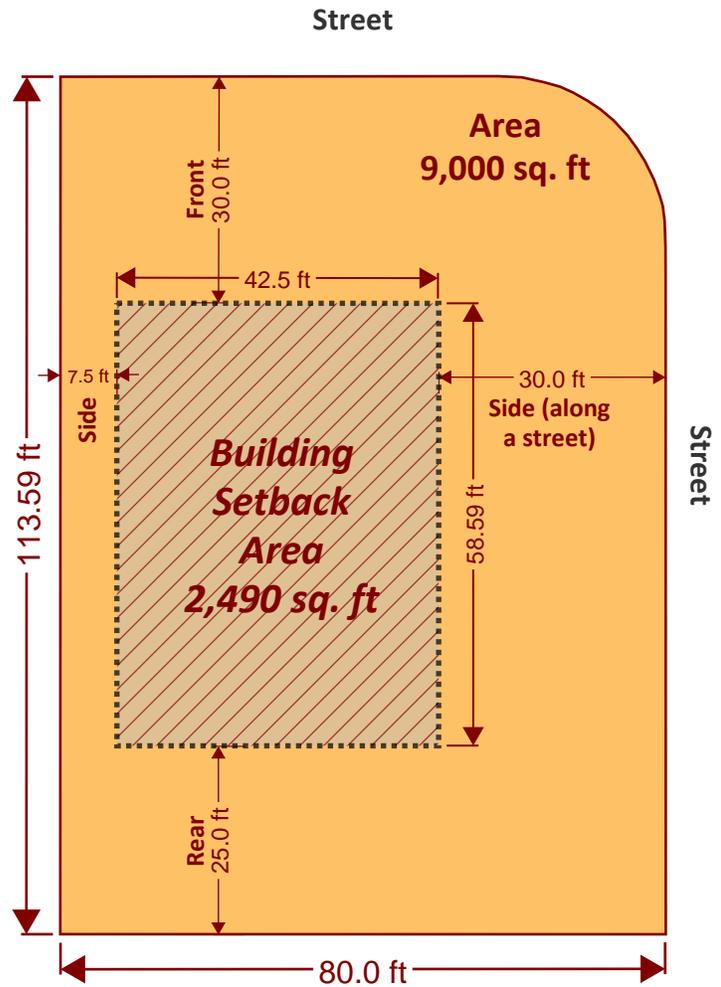
- Min. Lot Size: 9,000 sq. ft.
- Min. Lot Width: 70 ft.
- Min. Lot Width (Corner Lots): 80 ft.
- Min. Lot Depth: 100 ft.
- Min. Front Yard Setback: 30 ft.
- Min. Rear Yard Setback: 25 ft.
- Min. Side Yard Setback: Combined 20 ft. with not less than 7.5 ft. on either side
- Min. Side Yard Setback (along a street): 30 ft.
- Max. Building Coverage: 35%
- Max. Impervious Surface Area: 50%

Interior Lot



- Lot Size: 9,000 sq. ft.
- Lot Width: 70 ft.
- Lot Depth: 128.57 ft.
- Front Yard: 30 ft.
- Rear Yard: 25 ft.
- Side Yard: Combined 20 ft. (10 ft. each)
- Building Coverage: up to 35% (3,150 sq. ft.)
- Impervious Surface Area: up to 50% (4,500 sq. ft.)

Corner Lot



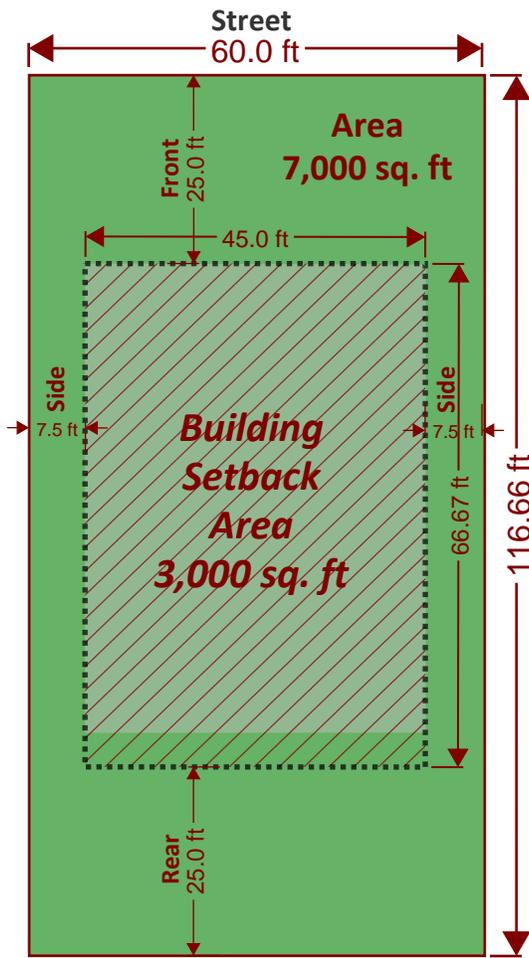
- Lot Size: 9,000 sq. ft.
- Lot Width (Corner Lot): 80 ft.
- Lot Depth: 113.59 ft.
- Front Yard: 30 ft.
- Rear Yard: 25 ft.
- Side Yard: 7.5 ft.
- Side Yard (along a street): 30 ft.
- Building Coverage: 27.7% (max. 2,490 sq. ft.)
- Impervious Surface Area: up to 50% (4,500 sq. ft.)

Residential-6 (R-6)

Development Standards

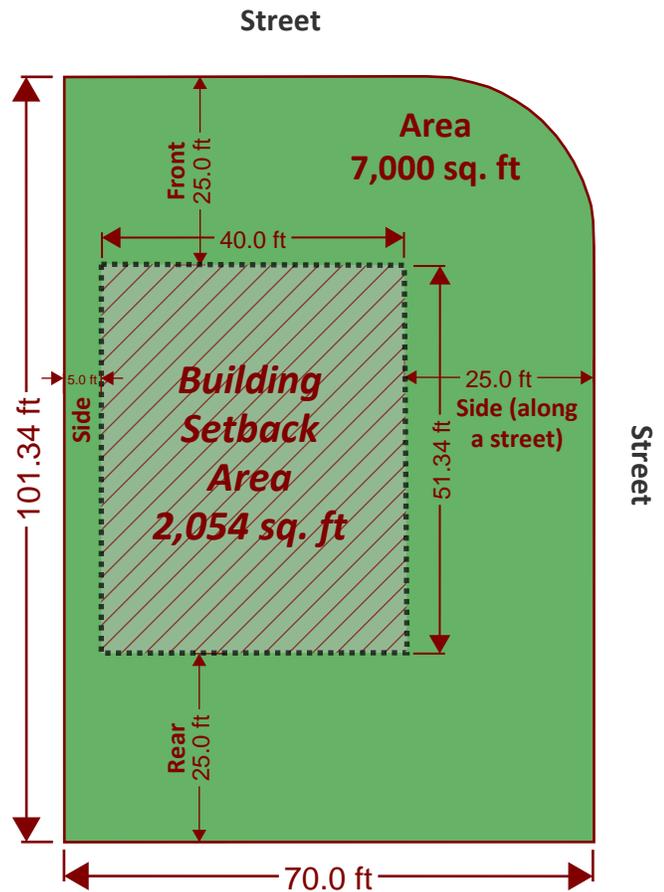
- Min. Lot Size: 7,000 sq. ft.
- Min. Lot Width: 60 ft.
- Min. Lot Width (Corner Lots): 70 ft.
- Min. Lot Depth: 90 ft.
- Min. Front Yard Setback: 25 ft.
- Min. Rear Yard Setback: 25 ft.
- Min. Side Yard Setback: Combined 15 ft. with not less than 5 ft. on either side
- Min. Side Yard Setback (along a street): 25 ft.
- Max. Building Coverage: 40%
- Max. Impervious Surface Area: 55%

Interior Lot



- Lot Size: 7,000 sq. ft.
- Lot Width: 60 ft.
- Lot Depth: 116.66 ft.
- Front Yard: 25 ft.
- Rear Yard: 25 ft.
- Side Yard: Combined 15 ft. (7.5 ft. each)
- Building Coverage: up to 40% (2,800 sq. ft.)
- Impervious Surface Area: up to 55% (3,850 sq. ft.)

Corner Lot



- Lot Size: 7,000 sq. ft.
- Lot Width (Corner Lot): 70 ft.
- Lot Depth: 101.34 ft.
- Front Yard: 25 ft.
- Rear Yard: 25 ft.
- Side Yard: 5 ft.
- Side Yard (along a street): 25 ft.
- Building Coverage: 29.3% (max. 2,054 sq. ft.)
- Impervious Surface Area: up to 55% (3,850 sq. ft.)

Residential-8 (R-8)

Development Standards

Min. Lot Size: 5,000 sq. ft.

Min. Lot Width: 50 ft.

Min. Lot Width (Corner Lots): 60 ft.

Min. Lot Depth: 80 ft.

Min. Front Yard: 20 ft. except when all vehicle access is taken from an alley, then 15 ft.

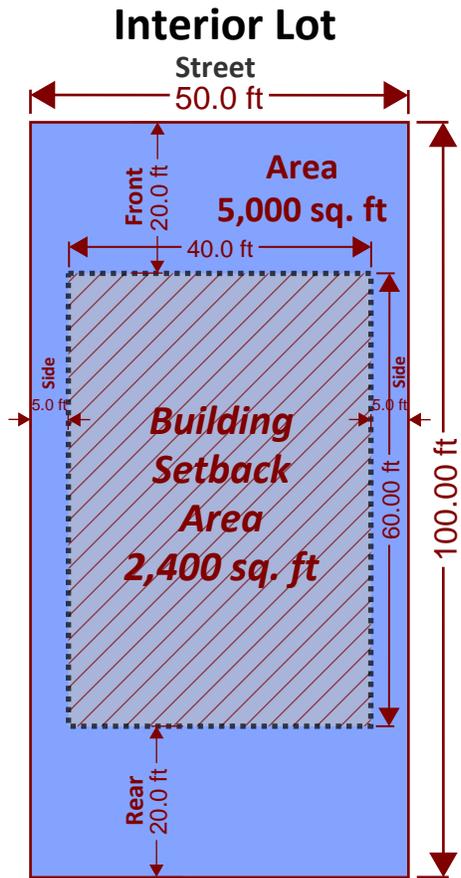
Min. Rear Yard: 20 ft.

Min. Side Yard: 5 ft.

Min. Side Yard (along a street): 15 ft.

Max. Building Coverage: 50%

Max. Impervious Surface Area: 65%



Lot Size: 5,000 sq. ft.

Lot Width: 50 ft.

Lot Depth: 100 ft.

Front Yard: 20 ft.

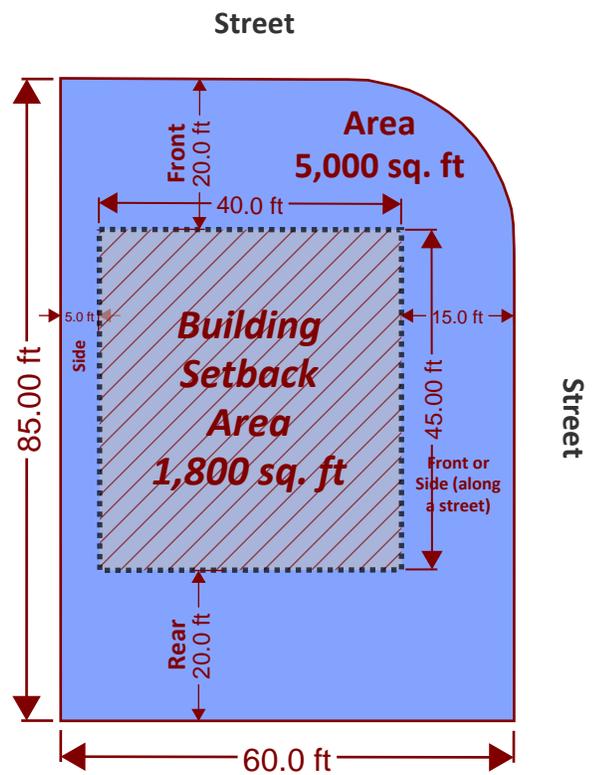
Rear Yard: 20 ft.

Side Yard: 5 ft.

Building Coverage: 48% (max 2,400 sq. ft.)

Impervious Surface Area: up to 55% (2,750 sq. ft.)

Corner Lot



Lot Size: 5,000 sq. ft.

Lot Width (Corner Lot): 60 ft.

Lot Depth: 85 ft.

Front Yard: 20 ft.

Rear Yard: 20 ft.

Side Yard: 5 ft.

Side Yard (along a street): 15 ft.

Building Coverage: 36% (max. 1,800 sq. ft.)

Impervious Surface Area: up to 55% (3,850 sq. ft.)

Residential-10 (R-10)

Development Standards

Min. Lot Size: 4,000 sq. ft. (Detached); N/A (Attached)

Min. Lot Width: 40 ft.

Min. Lot Width (Corner Lots): 50 ft.

Min. Lot Depth: 70 ft.

Min. Front Yard: 20 ft. except when all vehicle access is taken from an alley, then 15 ft.

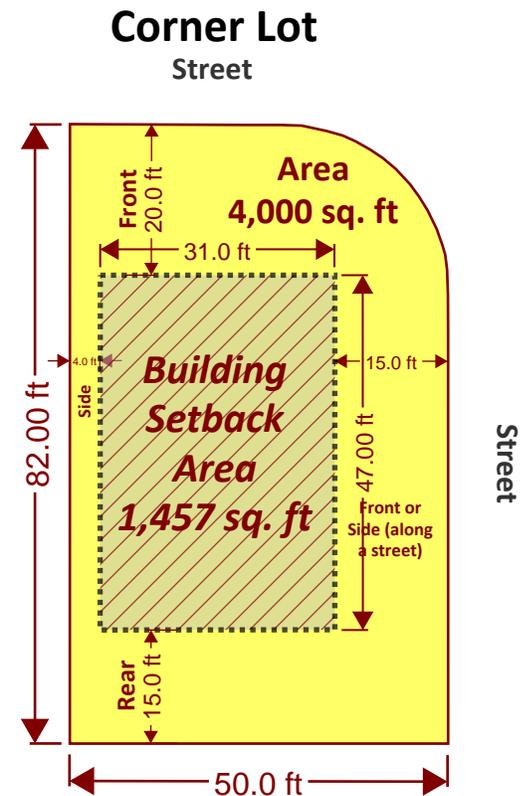
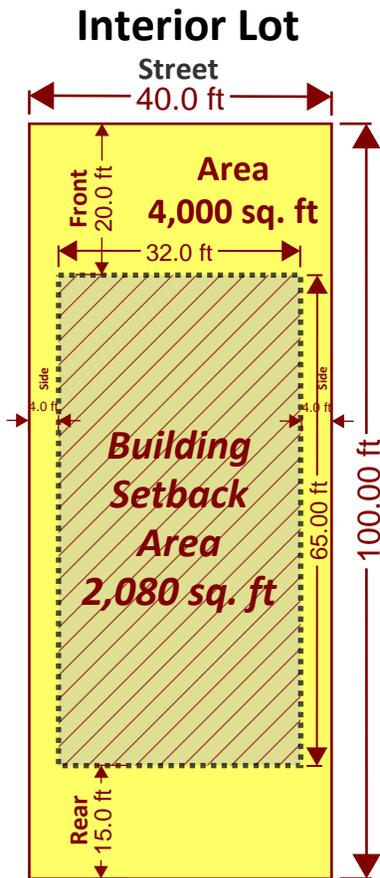
Min. Rear Yard: 15 ft.

Min. Side Yard: 4 ft. (Detached); 0 ft. (Attached)

Min. Side Yard (along a street): 15 ft.

Max. Building Coverage: 55%

Max. Impervious Surface Area: 70%



Lot Size: 4,000 sq. ft.

Lot Width: 40 ft.

Lot Depth: 100 ft.

Front Yard: 20 ft.

Rear Yard: 15 ft.

Side Yard: 4 ft. (Detached)

Building Coverage: 52% (max 2,080 sq. ft.)

Impervious Surface Area: up to 70% (2,800 sq. ft.)

Lot Size: 4,000 sq. ft.

Lot Width (Corner Lot): 50 ft.

Lot Depth: 82 ft.

Front Yard: 20 ft.

Rear Yard: 15 ft.

Side Yard: 4 ft. (Detached)

Side Yard (along a street): 15 ft.

Building Coverage: 36.4% (max. 1,457 sq. ft.)

Impervious Surface Area: up to 70% (2,800 sq. ft.)

Residential-14 (R-14)

Development Standards

Min. Lot Size: 3,000 sq. ft. (Detached); N/A (Attached)

Min. Lot Width: 30 ft.

Min. Lot Width (Corner Lots): 40 ft.

Min. Lot Depth: 60 ft.

Min. Front Yard: 15 ft. except when all vehicle access is taken from an alley, then 10 ft.

Min. Rear Yard: 10 ft.

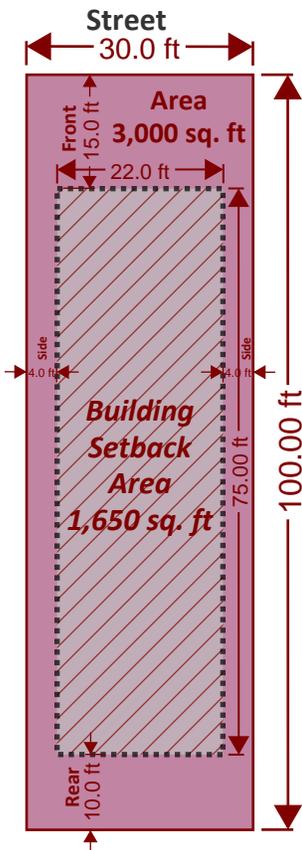
Min. Side Yard: 4 ft. (Detached); 0 ft. (Attached)

Min. Side Yard (along a street): 15 ft.

Max. Building Coverage: 65%

Max. Impervious Surface Area: 80%

Interior Lot



Lot Size: 3,000 sq. ft.

Lot Width: 30 ft.

Lot Depth: 100 ft.

Front Yard: 15 ft.

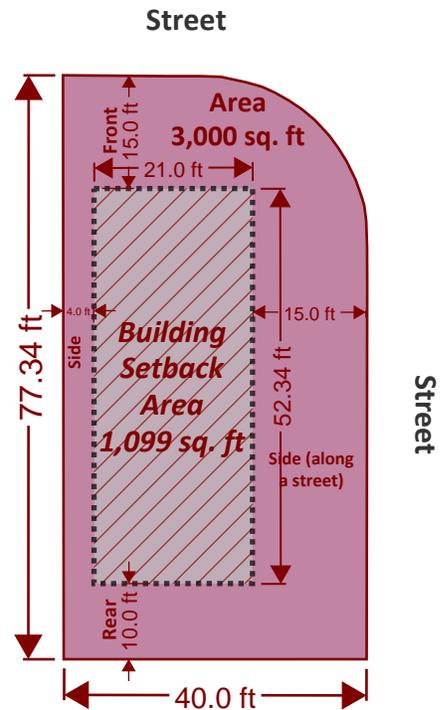
Rear Yard: 10 ft.

Side Yard: 4 ft. (Detached)

Building Coverage: 55% (max 1,650 sq. ft.)

Impervious Surface Area: up to 80% (2,400 sq. ft.)

Corner Lot



Lot Size: 3,000 sq. ft.

Lot Width (Corner Lot): 40 ft.

Lot Depth: 82 ft.

Front Yard: 15 ft.

Rear Yard: 10 ft.

Side Yard: 4 ft. (Detached)

Side Yard (along a street): 15 ft.

Building Coverage: 36.6% (max. 1,099 sq. ft.)

Impervious Surface Area: up to 80% (2,400 sq. ft.)

Residential Multi-Family (RMF)

Development Standards: Other Attached Dwellings

Min. Lot Size: N/A

Min. Lot Width: 50 ft.

Min. Lot Width (Corner Lots): 60 ft.

Min. Lot Depth: 65 ft.

Min. Front Yard: 20 ft.

Min. Rear Yard: 15 ft.

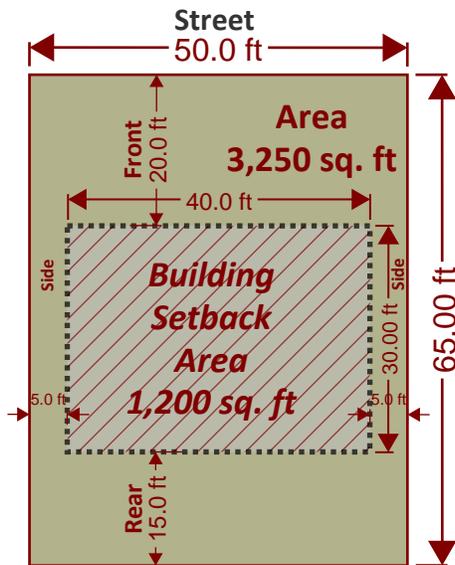
Min. Side Yard: 5 ft. (Detached); 0 ft. (Attached)

Min. Side Yard (along a street): 20 ft

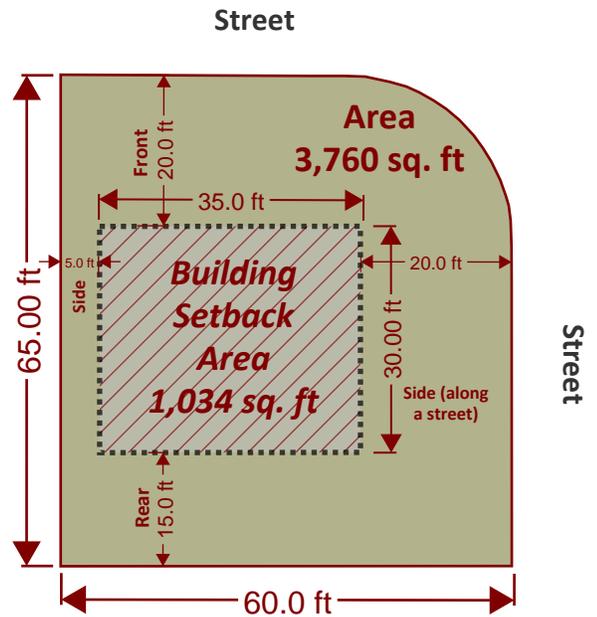
Max. Building Coverage: 35% (A maximum coverage of 45% may be allowed through the HEX site development plan review process.)

Max. Impervious Surface Area: 75%

Interior Lot



Corner Lot



Lot Size: 3,250 sq. ft.

Lot Width: 50 ft.

Lot Depth: 65 ft.

Front Yard: 20 ft.

Rear Yard: 15 ft.

Side Yard: 5 ft.

Building Coverage: up to 35% (max 1,138 sq. ft.)

Impervious Surface Area: up to 75% (2,438 sq. ft.)

Lot Size: 3,760 sq. ft.

Lot Width (Corner Lot): 60 ft.

Lot Depth: 65 ft.

Front Yard: 20 ft.

Rear Yard: 15 ft.

Side Yard: 5 ft.

Side Yard (along a street): 20 ft.

Building Coverage: 27.5% (1,034 sq. ft.)

Impervious Surface Area: up to 75% (2,820 sq. ft.)

Residential Multi-Family (RMF)

Development Standards: Townhouse

Min. Lot Size: N/A

Min. Lot Width: 25 ft.

Min. Lot Width (Corner Lots): 30 ft.

Min. Lot Depth: 50 ft.

Min. Front Yard: 10 ft.

Min. Rear Yard: 10 ft.

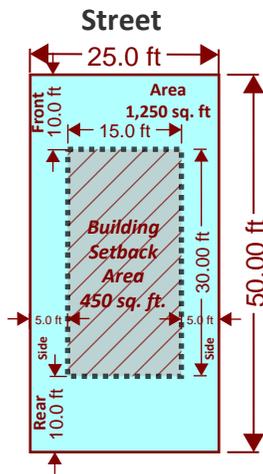
Min. Side Yard: 5 ft. (Detached); 0 ft. (Attached)

Min. Side Yard (along a street): 20 ft.

Max. Building Coverage: 70%

Max. Impervious Surface Area: 75%

Interior Lot



Lot Size: 1,250 sq. ft.

Lot Width: 25 ft.

Lot Depth: 50 ft.

Front Yard: 10 ft.

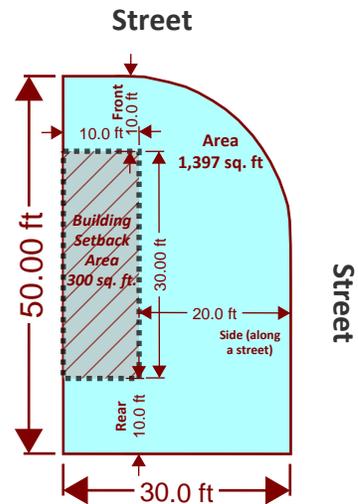
Rear Yard: 10 ft.

Side Yard: 5 ft.

Building Coverage: 36% (450 sq. ft.)

Impervious Surface Area: up to 75% (938 sq. ft.)

Corner Lot



Lot Size: 1,397 sq. ft.

Lot Width (Corner Lot): 30 ft.

Lot Depth: 50 ft.

Front Yard: 10 ft.

Rear Yard: 10 ft.

Side Yard: 5 ft.

Side Yard (along a street): 20 ft.

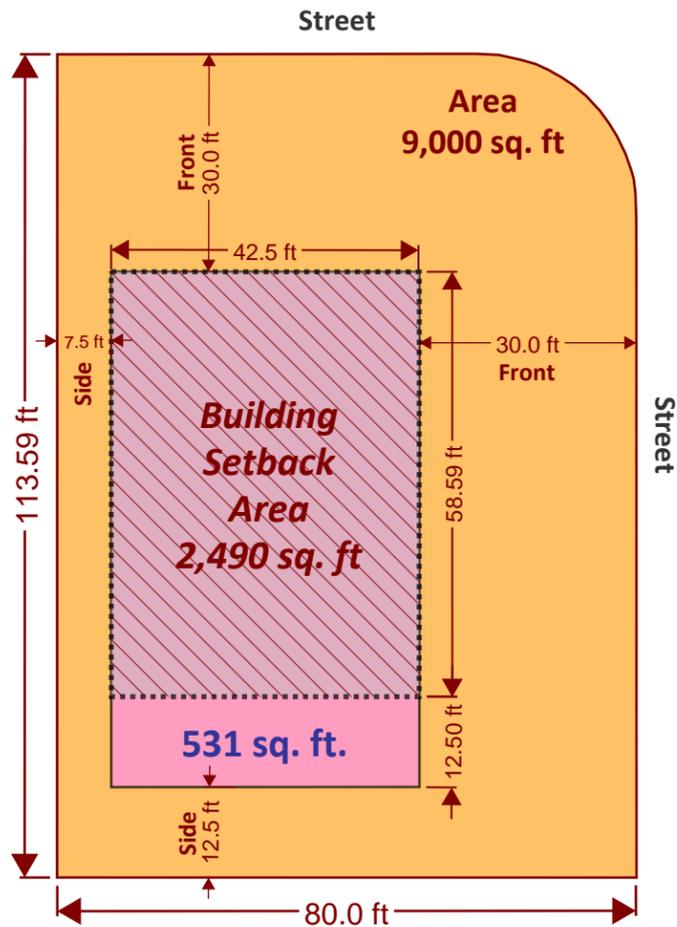
Building Coverage: 21.5% (300 sq. ft.)

Impervious Surface Area: up to 75% (1,048 sq. ft.)

Corner Lots

R-4

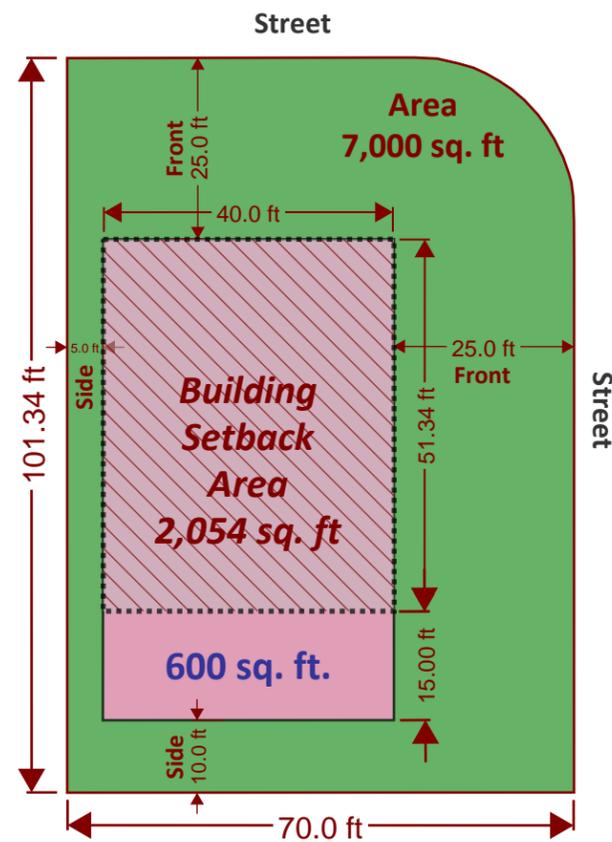
- Min. Lot Size: 9,000 sq. ft.
- Min. Lot Width (Corner Lot): 80 ft.
- Min. Lot Depth: 100 ft.
- Min. Front Yard: 30 ft.
- Min. Rear Yard: 25 ft.
- Min. Rear Yard (Corner Lots): N/A
- Min. Side Yard: Combined 20 ft. with not less than 7.5 ft. on either side.
- Min. Side Yard (along a street): 30 ft.
- Max. Building Coverage: 35%
- Max. Impervious Surface Area: 50%



- Max. Building Coverage: 35%
- Building Coverage: 27.7% (max. 2,490 sq. ft.)
- New Building Coverage: 33.6% (max. 3,021 sq. ft.)

R-6

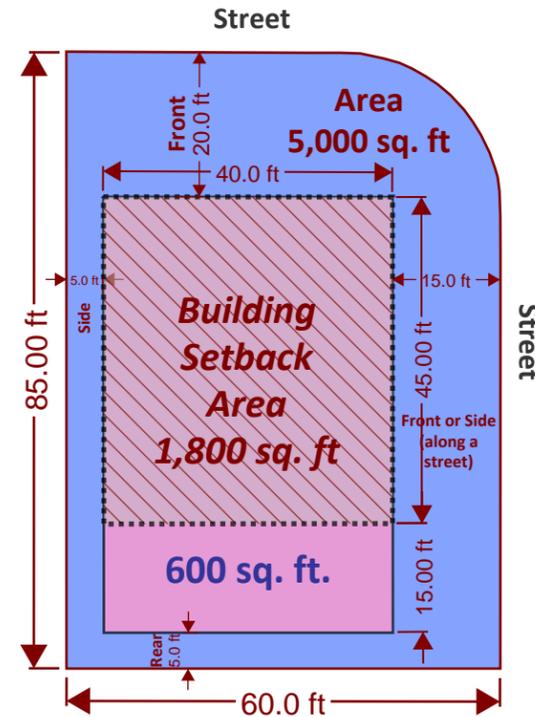
- Min. Lot Size: 7,000 sq. ft.
- Min. Lot Width (Corner Lot): 70 ft.
- Min. Lot Depth: 90 ft.
- Min. Front Yard: 25 ft.
- Min. Rear Yard: 25 ft.
- Min. Rear Yard (Corner Lots): N/A
- Min. Side Yard: Combined 15 ft. with not less than 5 ft. on either side.
- Min. Side Yard (along a street): 25 ft.
- Max. Building Coverage: 40%
- Max. Impervious Surface Area: 55%



- Max. Building Coverage: 40%
- Building Coverage: 29.3% (max. 2,654 sq. ft.)
- New Building Coverage: 37.9% (max. 2,654 sq. ft.)

R-8

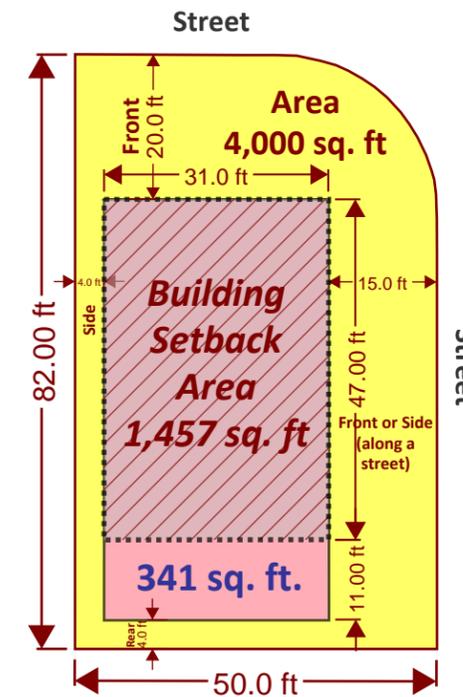
- Min. Lot Size: 5,000 sq. ft.
- Min. Lot Width (Corner Lot): 60 ft.
- Min. Lot Depth: 80 ft.
- Min. Front Yard: 20 ft. except when all vehicle access is taken from an alley, then 15 ft.
- Min. Rear Yard: 20 ft.
- Min. Rear Yard (Corner Lots): N/A
- Min. Side Yard: 5 ft.
- Min. Side Yard (along a street): 15 ft.
- Max. Building Coverage: 50%
- Max. Impervious Surface Area: 65%



- Max. Building Coverage: 50%
- Building Coverage: 36% (max. 1,800 sq. ft.)
- New Building Coverage: 48% (max. 2,400 sq. ft.)

R-10

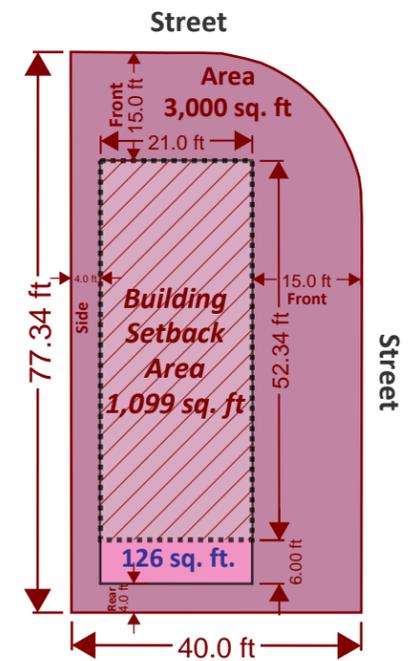
- Min. Lot Size: 4,000 sq. ft.
- Min. Lot Width (Corner Lot): 50 ft.
- Min. Lot Depth: 70 ft.
- Min. Front Yard: 20 ft. except when all vehicle access is taken from an alley, then 15 ft.
- Min. Rear Yard: 15 ft.
- Min. Rear Yard (Corner Lots): N/A
- Min. Side Yard: 4 ft. Attached Units: 4 ft. for unattached side(s), 0 ft. for the attached side(s).
- Min. Side Yard (along a street): 15 ft.
- Max. Building Coverage: 55%
- Max. Impervious Surface Area: 70%



- Max. Building Coverage: 55%
- Building Coverage: 36.4%
- New Building Coverage: 45%

R-14

- Min. Lot Size: 3,000 sq. ft.
- Min. Lot Width (Corner Lot): 40 ft.
- Min. Lot Depth: 60 ft.
- Min. Front Yard: 15 ft., except when all vehicle access is taken from an alley, then 10 ft.
- Min. Rear Yard: 10 ft.
- Min. Rear Yard (Corner Lots): N/A
- Min. Side Yard: Detached Units: 4 ft. Attached Units: 4 ft. for unattached side(s), 0 ft. for the attached side(s).
- Min. Side Yard (along a street): 15 ft.
- Max. Building Coverage: 65%
- Max. Impervious Surface Area: 80%



- Max. Building Coverage: 65%
- Building Coverage: 36.6%
- New Building Coverage: 40.8%