

MODIFICATION OF RESIDENTIAL DESIGN REQUIREMENTS FOR PROJECTS WITHIN THE R-4, R-6, R-8, R-10 AND R-14 ZONES EVALUATION FORM & DECISION

Planning Division

1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 | www.rentonwa.gov

APPLICANT CONTACT INFORMATION			
Applicant Name:		Company (if applicable):	
Mailing Address:			Phone:
City/State:		Zip:	
PROJECT INFORMATION			
Project Name:		Parcel Number:	
Zoning Designation:			
Project Location:			
Brief Summary of Request:			
Please explain how your project proposal meets the "guidelines" for each design element, rather than the standards.			
Code Section: 4-2-115E.3. "Roofs" Guideline: Roofs shall represent a variety of forms and profiles that add character and relief to the landscape of the neighborhood. The use of bright colors, as well as roofing that is made of material like gravel and/or a reflective material, is discouraged.		Compliance with Guidelines:	
Code Section: 4-2-115E.3. "Architectural Detailing" Guideline: Architectural detail shall be provided that is appropriate to the architectural character of the home. Detailing like trim, columns, and/or corner boards shall reflect the architectural character of the house.		Compliance with Guidelines:	

<p>Code Section: 4-2-115E.1. “Garages”</p> <p>Guidelines: The visual impact of garages shall be minimized, while porches and front doors shall be the emphasis of the front of the home. Garages shall be located in a manner that minimizes the presence of the garage and shall not be located at the end of view corridors. Alley access is encouraged. If used, shared garages shall be within an acceptable walking distance to the housing unit it is intended to serve</p>	<p>Compliance with Guidelines:</p>
<p>Code Section: 4-2-115E.3. “Windows and Doors”</p> <p>Guidelines: Windows and front doors shall serve as an integral part of the character of the home. Primary windows shall be proportioned vertically rather than horizontally. Vertical windows may be combined together to create a larger window area. Front doors shall be a focal point of the dwelling and be in scale with the home. All doors shall be of the same character as the home.</p>	<p>Compliance with Guidelines:</p>
<p>Code Section: 4-2-115E.3. “Primary Entry”</p> <p>Guidelines: Entrances to homes shall be a focal point and allow space for social interaction. Front doors shall face the street and be on the facade closest to the street. When 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 feature like a wrapped porch shall be used to reduce the perceived scale of the house and engage the street or open space on both sides.</p>	<p>Compliance with Guidelines:</p>
<p>Code Section: 4-2-115E.3. “Façade Modulation”</p> <p>Guidelines: Buildings shall not have monotonous facades along public areas. 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.</p>	<p>Compliance with Guidelines:</p>
<p>Code Section: 4-2-115E.3. “Eaves”</p> <p>Guidelines: Eaves should be detailed and proportioned to complement the architectural style of the home.</p>	<p>Compliance with Guidelines:</p>

Other Design Standard: Code Section: Guidelines:	Compliance with Guidelines:
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In addition to this form, the following attachments are required:

- **Site plan and elevations (8.5x11 size)**
- **Built example photos (if available)**

Criteria for Modification of the Residential Design Standards

Renton Municipal Code, section 4-2-115, lists elements that are required to be included in all residential developme in the zones stated in subsection B of this Section. Each element includes both standards and guidelines. Standards a provided for predictability. These standards specify a prescriptive manner in which the requirement can be met. Guidelines for each element are provided for flexibility. These guidelines provide direction for those who seek to me the required element in a manner that is different from the standards.

- a. The determination as to the satisfaction of the requirement through the use of the guidelines is to be made the Community and Economic Development Administrator when no other permit or approval requires Hear Examiner review.
- b. When it has been determined that the proposed manner of meeting the design requirement through guidelines is sufficient, the applicant shall have satisfied that design requirement.

I, the undersigned, declare under penalty of perjury under the laws of the State of Washington, that to the best of my knowledge the above information is true and complete.

Applicant Signature: _____ Date: _____