

#D-102 GARAGE SETBACKS

General Description

Currently, not every zoning district requires a twenty-foot setback specifically for the garage/carport. This allows garages/carports to be situated at the end of driveways that are less than a vehicle's length (~20 feet, as determined by Title IV). Therefore, when vehicles park in front of the garage or carport a portion of the vehicle often overhangs the property line and obstruct pedestrians utilizing the sidewalk. A twenty-foot setback for garages/carports, regardless of the minimum setback for other structures, will ensure that newly constructed garages (attached or detached) do not indirectly create an obstruction for pedestrians. Furthermore, these proposed text amendments will decrease the visual impact of garages and help reinforce the community's orientation to people and pedestrians, as opposed to automobiles.

Impact Analysis

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

The garage/carport setback should not affect the rate of growth, general development, or the conversion of land, but may result in fewer garages when other site constraints coupled with this new standard precludes the construction of a garage/carport.

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

Not applicable

Effect on the rate of population and employment growth

Not applicable

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

The proposal validates multiple objectives of the Comprehensive Plan including:

CD-E: New development and infill patterns should be consistent with a high-quality urban form.

CD-O: Promote development of attractive, walkable neighborhoods and shopping areas by ensuring that streets are safe, convenient, and pleasant for pedestrians.

CD-S: Reduce the impacts of parking and vehicle storage in neighborhoods and business areas.

Effect on general land values or housing costs

This should not have a significant affect on land values or housing costs.

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

Not applicable

Consistency with GMA, the Plan, and Countywide Planning Policies

This proposal is consistent with the GMA, specifically Goal 3 (Transportation): [to] encourage efficient multimodal transportation systems that are based on regional priorities and

coordinated with county and city comprehensive plans. Applying this development standard to every residential zoning will help reduce the unintentional obstruction of sidewalks thereby improving the efficiency of one mode of the region's multimodal transportation system.

It is also consistent with the Countywide Planning Policies goal for Urban Areas, specifically the promotion of a high-quality design and site planning in publicly-funded and private development throughout the Urban Growth Area, as well as the adoption of design standards or guidelines that foster infill development that is compatible with the existing or desired urban character.

The proposal is also consistent with the Renton Comprehensive Plan, specifically **Policy T-50**: Obstructions and conflicts that restrict pedestrian movement should be minimized on sidewalks, paths and other pedestrian areas.

Effect on critical areas and natural resource lands

Not applicable

Effect on other considerations

Not applicable

Staff Recommendation

Amend the Development Standards for Residential Zoning Designations in RMC 4-2-110A, the Development Standards for Residential Development for Residential Development in RMC 4-2-110B, Conditions Associated with Development Standards Table for Residential Zoning Designations in RMC 4-2-110D, and Residential Design Standards in RMC 4-2-115 to require new garages and carports to be setback at least twenty feet from the property where access is provided and also ensure sufficient maneuvering areas for garages that are accessed from alleys.

Implementation Requirements

Adopt an ordinance amending the Development Standards for Residential Zoning Designations in RMC 4-2-110A, the Development Standards for Residential Development for Residential Development in RMC 4-2-110B, Conditions Associated with Development Standards Table for Residential Zoning Designations in RMC 4-2-110D, and Residential Design Standards in RMC 4-2-115.

**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	For any subdivision, and/or development: ³⁰ “U” suffix: 25 dwelling units per net acre “T” suffix: 14 dwelling units per net acre “F” suffix: 10 dwelling units per net acre
Maximum Net Density^{2, 14, 15}	
RC	1 dwelling unit per 10 net acres
R-1	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. Assisted living bonus: A maximum density of 18 units/ <u>net</u> acre may be allowed subject to conditions of RMC 4-9-065 , Density Bonus Review.
R-4	4 dwelling units per 1 net acre-
R-8	8 dwelling units per 1 net acre, except that the maximum shall be 6.00 dwelling units per net acre when alleys are considered practical, as specified in RMC 4-7-150 .E.5, and are not part of the street configuration.
R-10	10 dwelling units per net acre Assisted living bonus: A maximum density of 18 units/ <u>net</u> acre, for assisted living, may be allowed subject to conditions of RMC 4-9-065 , Density Bonus Review.
R-14	14 dwelling units per net acre, except that density of up to 18 dwelling units

	<p>per <u>net</u> 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/<u>net</u> 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 acre²⁶</p> <p>“T” suffix: 35 dwelling units per net acre</p> <p>“F” suffix: 20 dwelling units per net acre³²</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>

NUMBER OF DWELLING UNITS PER LOT

Maximum Number per Legal Lot²

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

LOT DIMENSIONS³¹ (for proposed plats and line adjustments)

Minimum Lot Size

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	<p>4,500 sq. ft. for parcels greater than 1 acre</p> <p>5,000 sq. ft. for parcels 1 acre or less</p>
R-10 and	No minimum lot size. However, developments of greater than 9 <u>detached single</u>

R-14 ²⁹	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
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SETBACKS^{4,31}

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 landscaping ~~e~~ 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.

Minimum Front Yard⁶

RC and R-1	30 ft.
R-4	30 ft. ¹² Exceptions: 1. For small lot cluster development ¹⁰ , R-8 standards shall apply. 2. When a parking lot is provided in the rear yard of the lot with access from a public right-of-way or alley, 20 ft. 3. The Administrator of the Department of Community and Economic Development or designee may reduce the setback by a maximum of 50% of the required setback, when all of the following conditions apply: a. The setback that was required at the time of initial construction was less than 30 ft. b. A reduced setback is appropriate given the character of the immediate neighborhood. c. There are no other alternative locations that can reasonably accommodate the request without encroaching into a setback.
R-8 ⁵	15 ft. except garage/carport setback shall be 20ft. Unit with <u>Alley-Accessed</u> 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.
R-10 and R-14 ⁵	10 ft. ²¹ except garage/carport setback which shall be 15 <u>20</u> ft.
RM ⁵	“U” suffix: 5 ft. ^{18,19} except garage/carport setback shall be 20ft.

	<p>“T” suffix: 5 ft. <u>except garage/carport setback shall be 20ft.</u></p> <p>“F” suffix: 20 ft. <u>except garage/carport setback shall be 20ft.</u></p>
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Minimum Side Yard	
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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.</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 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. <u>of height</u> 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>

Side Yard Along a Street	
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RC	30 ft.
R-1	20 ft.

R-4	<p>20 ft.¹²</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. For small lot cluster development¹⁰, R-8 standards shall apply. 2. The Administrator of the Department of Community and Economic Development or designee may reduce the setback by a maximum of 50% of the required setback, when all of the following conditions apply: <ol style="list-style-type: none"> a. The setback that was required at the time of initial construction was less than 20 ft. b. A reduced setback is appropriate given the character of the immediate neighborhood. c. There are no other alternative locations that can reasonably accommodate the request without encroaching into a setback.
R-8 ⁵	15 ft. for the primary structure <u>except garage/carport setback shall be 20ft.</u>
R-10 and R-14 ⁵	10 ft. except garage/carport setbacks which shall be 15 <u>20</u> ft.
RM ⁵	<p>“U” and “T” suffixes and on all previously existing platted lots which are 50 ft. or less in width: 10 ft. <u>except garage/carport setback shall be 20ft.</u></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	<p>25 ft.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. For small lot cluster development¹⁰, R-8 standards shall apply. 2. The Administrator of the Department of Community and Economic Development or designee may reduce the setback by a maximum of 50% of the required setback, when all of the following conditions apply: <ol style="list-style-type: none"> a. The setback that was required at the time of initial construction was less than 25 ft. b. A reduced setback is appropriate given the character of the immediate neighborhood.

	c. There are no other alternative locations that can reasonably accommodate the request without encroaching into a setback.
R-8	20 ft.
R-10 and R-14	12 ft. ²¹ <u>except for garages/carports accessed via alleys: to ensure adequate vehicular maneuvering area, garages and carports that are accessed via alleys shall be adequately set back as follows:</u> <u>1. 9 ft. garage doors shall be at least 26 ft. from the back edge of the alley, or</u> <u>2. 16 ft. garage doors shall be at least 24 ft. from the back edge of the alley.</u>
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. “T” suffix: 5 ft. “F” suffix: 15 ft.

Minimum Freeway Frontage Setback

RC, R-1, R-4, R-8, R-10, and R-14	10 ft. landscaped setback from the street property line.
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Clear Vision Area

RC, R-1, R-4, R-8, R-10, and R-14	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.
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Reciprocal Use Easements

RC, R-1, R-4 and R-8	n/a
R-10, and R-14	In order to allow for opportunities that maximize space, reciprocal use easements are allowed. If used, all of the following are required: 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 entering into the yard space of the abutting home.

	<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 (Including Amateur Radio Antennas)

RC, R-1, R-4, R-8, R-10, R-14 and RM	See RMC 4-4-140G , Standards for Specific Types of Wireless Facilities. Amateur radio antennas are allowed a maximum height of six feet (6') without a conditional use permit. Larger structures will have maximum height determined via the conditional use permit process, RMC 4-9-030 , Conditional Use Permits, as it exists or may be amended.
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Maximum Building Coverage (Including Primary and Accessory Buildings)

RC	<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>
R-1	20%

R-4 and R-8	Lots greater than 5,000 sq. ft.: 35% or 2,500 sq. ft., whichever is greater. Lots 5,000 sq. ft. or less: 50%
R-10 and R-14	n/a
RM	“U” suffix: 75% “T” suffix: 75% “F” suffix: 35% A maximum coverage of 45% may be obtained allowed through the Hearing Examiner site development plan review process.

Maximum Impervious Surface Area

RC	Lots 5 acres or more: 20%. 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. Lots 10,000 sq. ft. or less: 55%
R-1	30%
R-4	55%
R-8	75%
R-10	Detached units: 75% Attached units: 65%
R-14	85%
RM	“U” and “T” suffixes: 85% All other suffixes: 75%

Building Design

RM	“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. “U” and “T” suffixes: See RMC 4-3-100 for Urban Design Regulations.
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Maximum Number of Units per Building

R-10	No more than four (4) dwelling units per building.
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R-14	No more than six (6) dwelling units per building.
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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.
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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.
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Recyclables and Refuse

RM	See RMC 4-4-090 , Refuse and Recyclable Standards.
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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.
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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	Both of the following are required: 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. See RMC 4-4-090 , Refuse and Recyclable Standards.
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.
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PARKING AND LOADING

General: See RMC [4-4-080](#)

SIGNS

General

R-10, R-14 and RM	See RMC 4-4-100 , Sign Regulations
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SIDEWALKS, PATHWAYS, AND PEDESTRIAN EASEMENTS

General

R-10 and R-14	All of the following are required: 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.
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- 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

- All of the following are required:
- 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; Ord. 5649, 12-12-2011; Ord. 5650, 12-12-2011; Ord. 5675, 12-3-2012; Ord. 5702, 12-9-2013)

**4-2-110B DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT
(DETACHED ACCESSORY BUILDINGS)⁵**

MAXIMUM NUMBER AND SIZE	
General	
RC, R-1, R-4, R-8, R-10, R-14 and RM	<p>Accessory structures shall only be allowed on lots in conjunction with a primary use.</p> <p>The total floor area of all accessory buildings shall not be greater than the floor area of the primary residential uses.</p> <p>The lot coverage of the primary residential structure <u>combined along</u> with all accessory buildings shall not exceed the maximum lot coverage of the Zoning District.¹⁷</p>
Accessory Dwelling Unit	
RC, R-1, R-4, R-8, R-10 and R-14	1 unit per <u>legal</u> lot of record – 800 sq. ft. or 75% of primary residence, whichever is smaller ¹⁶
RM	n/a
Other Types of Accessory Structures Allowed in Addition to Accessory Dwelling Unit	
RC and R-1	<p>2 structures – max. 720 sq. ft. per structure, or</p> <p>1 structure – max. 1,000 sq. ft.</p> <p>In addition, 1 barn or stable – max. 2,000 sq. ft., provided the lot is 5 acres or more.</p>
R-4 and R-8	<p>2 structures – max. 720 sq. ft. per structure, or</p> <p>1 structure – max. 1,000 sq. ft.</p>
R-10 and R-14	<p>1 structure per residential unit – max. 400 sq. ft.; provided, that they are architecturally consistent with the principal structure.</p> <p>Except greenhouses, sheds, or other similar accessory structures – max. 150 sq. ft.</p>
MAXIMUM BUILDING HEIGHT⁸	
Maximum Building Height except for uses having a “Public Suffix” (P) designation^{8,9}	

RC	Accessory building – 15 ft.
R-1, R-4 and R-8	Accessory building – 15 ft. Accessory dwelling units – 30 ft., except that the accessory unit structure (dwelling space, garage space, etc.) shall not be taller in height than the primary dwelling. Animal husbandry or agricultural related structures – 30 ft.
R-10 and R- 14	Accessory building – 15 ft. Accessory dwelling unit – 30 ft.
RM	25 ft., except in the RM-U District where the maximum height shall be determined through the site plan review process

Maximum Building Height for Public Facilities – See RMC 4-2-110D.9

Maximum Height for Wireless Communication Facilities (Including Amateur Radio Antennas)

RC, R-1, R- 4, R-8, R-10, R-14, and RM	See RMC 4-4-140G , Standards for Specific Types of Wireless Facilities. Freestanding vertical monopole amateur radio antennas are allowed a maximum height of forty five feet (45') without a conditional use permit. Larger Taller structures will have maximum height determined via the conditional use permit process, RMC 4-9-030 , Conditional Use Permits, as it exists or may be amended.
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LOCATION

General

RC, R-1, R- 4, R-8, and R-10, R-14 and RM	n/a <u>6 ft. from any residential structure. If sited closer than 6 ft., the structure will be considered to be attached.</u>
R-14 and RM-U	Garages and carports <u>on lots that abut alleys shall only be permitted vehicular access</u> shall only have access from the said alley, when lots abut an alley. When lots do not abut an alley, garages and carports shall be located in the rear yard or side yard, and set back from the front of the primary structure by a minimum of 6 feet.
RM	“U” Suffix: Garages and carports shall only have access from the alley when lots

	abut an alley. When lots do not abut an alley, garages and carports shall be located in the rear yard or side yard.
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MINIMUM SETBACKS

General

RC, R-1, R-4, R-8, R-10, R-14 and RM	6 ft. from any residential structure. If sited closer than 6 ft., the structure will be considered to be attached.
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Front Yard / Side Yard Along Streets

RC, R-1, R-4, R-8, R-10, R-14 and RM	<u>Unless explicitly stated otherwise, setbacks applied to the primary structure also apply to accessory structures; where the setback is less than twenty feet (20'), any detached garage/carport (or structure that incorporates vehicular parking) shall have a minimum twenty foot (20') setback.</u>
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Side Yards for Accessory Buildings

RC and R-1	5 ft., unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed.
R-4, R-8, R-10, R-14 and RM	3 ft., unless located between the rear of the house and the rear property line, then 0 ft. side yard is allowed.

Side Yards for Accessory Dwelling Units

RC	25 ft., except when along a street, then 30 ft.
R-1	25 ft., except when along a street, then 20 ft.
R-4	5 ft.
R-8	5 ft., except when along a street, then 15 ft.; or when part of an attached garage that accesses from the side yard along a street, then 20 ft.
R-10 and R-14	4 ft., except when <u>along a street</u>, 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.
RM	n/a

Rear Yards for Accessory Buildings

RC	5 ft.
R-1, R-4, R-8, R-10, R-14 and RM	<p>3 ft., unless located between the rear of the house and the rear property line, then 0 ft. rear yard is allowed.</p> <p>Except for garages/<u>carports accessed via alleys</u>: in order to ensure that there is adequate vehicular <u>maneuvering area</u>, turning radius, garages <u>and carports that are accessed via</u> or alleys shall be <u>adequately set back</u> as follows:</p> <ol style="list-style-type: none"> 1. 9 ft. garage doors shall be at least 26 ft. from the back edge of the alley, or 2. 16 ft. garage doors shall be at least 24 ft. from the back edge of the alley.

Rear Yards for Accessory Dwelling Units

<u>RC, R-1, R-4, R-8, R-10, R-14 and RM</u>	<p><u>Accessory Dwelling Units that incorporate a garage/carport shall be adequately set back as follows:</u></p> <ol style="list-style-type: none"> <u>1. 9 ft. garage doors shall be at least 26 ft. from the back edge of the alley, or</u> <u>2. 16 ft. garage doors shall be at least 24 ft. from the back edge of the alley.</u>
RC	Determined through administrative review, to be no less than 10 ft. and no greater than 35 ft.
R-1 and R-4	Determined through administrative review, to be no less than 10 ft. and no greater than 25 ft.
R-8	Determined through administrative review, to be no less than 5 ft. and no greater than 20 ft.
R-10 and R-14	Determined through administrative review, to be no less than 5 ft. and no greater than 10 ft.
RM	n/a

Front Yard/Side Yard Along Streets

RC, R-1, R-4, R-8, R-10, R-14 and RM	Accessory structures are not permitted within required front yards or side yards along streets.
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Special Setbacks for Animal Husbandry or Agricultural Related Structures

RC, R-1, R-	Agricultural related structures – 50 ft. from any property line.
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4, R-8, R-10, and R-14	Stables and other animal husbandry related structures, see RMC 4-4-010 .
RM	n/a

Clear Vision Area

RC, R-1, R-4, R-8, R-10, R-14 and RM	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 .
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PARKING

General

RC, R-1, R-4 and R-8	Garages and carports must provide a minimum of 24 ft. of back-out room, either on site or counting improved alley surface or other improved right-of-way surface. See RMC 4-4-080.
R-10 and R-14	Garages shall be set back a minimum of 10 ft. from the front of the building facade or 7 ft. 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.

CRITICAL AREAS

General

RC, R-1, R-4, R-8, R-10, and R-14	See RMC 4-3-050 and 4-3-090 .
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(Amd. Ord. 4963, 5-13-2002; Ord. 4999, 1-13-2003; Ord. 5100, 11-1-2004; Ord. 5132, 4-4-2005; Ord. 5450, 3-2-2009; Ord. 5473, 7-13-2009; Ord. 5518, 12-14-2009; Ord. 5590, 2-28-2011; Ord. 5675, 12-3-2012)

**CONDITIONS ASSOCIATED WITH
DEVELOPMENT STANDARDS TABLE FOR
RESIDENTIAL ZONING DESIGNATIONS**

1. a. Phasing, shadow platting, or land reserves may be used to satisfy the minimum density requirements if the applicant can demonstrate that the current development would not preclude the provision of adequate access and infrastructure to future development and would allow for the eventual satisfaction of minimum density requirements through future development. Within the Urban Center, surface parking may be considered a land reserve.

b. In the event the applicant can show that minimum density cannot be achieved due to lot configuration, lack of access, environmental or physical constraints, minimum density requirements may be waived.

2. Use-related provisions are not variable. Use-related provisions that are not eligible for a variance include: building size, units per structure/lot, or densities. Unless bonus size or density provisions are specifically authorized, the modification of building size, units per structure, or densities requires a legislative change in the code provisions and/or a Comprehensive Plan amendment/rezone.

3. Within designated urban separators, clustering is required; individual lots shall not be less than ten thousand (10,000) square feet and development shall be consistent with RMC [4-3-110](#), Urban Separator Overlay Regulations. Outside of designated urban separators, clustering may be allowed in order to meet objectives such as preserving significant natural features, providing neighborhood open space, or facilitating the provision of sewer service. The maximum net density shall not be exceeded; except within urban separators a density bonus may be granted allowing the total density to achieve one dwelling unit per gross contiguous acre. In order for the bonus to be allowed, projects must provide native vegetation cover (either existing or new) on sixty five percent (65%) of the gross area of all parcels in the land use action, including both the area within and outside the open space corridor. In addition, projects shall provide at least one of the following:

a. Enhancement of wetlands at a ratio of one-half (1/2) acre enhanced for one acre delineated within the urban separator pursuant to RMC [4-3-050](#)M12b, Evaluation Criteria, and RMC [4-3-](#)

[050M12c](#), Wetlands Chosen for Enhancement. Enhancement proposed for a density bonus may not also be used for a mitigation for other wetland alterations; or

b. The removal of and/or bringing into conformance with Renton standards of legal nonconforming uses from the site; or

c. Natural surface pedestrian trails with public access. The trails can be part of an adopted trail system or, where there is no planned trail system, of a configuration approved by the Community and Economic Development Administrator. In the absence of either wetlands or legal nonconforming uses on the site, public access and trails shall be provided and approved by the Community and Economic Development Administrator.

4. Allowed Projections into Setbacks:

a. **Fireplace Structures, Windows:** Fireplace structures, bay or garden windows, enclosed stair landings, and similar structures as determined by the Zoning Administrator may project twenty four inches (24") into any setback; provided, such projections are:

(i) Limited to two (2) per facade.

(ii) Not wider than ten feet (10').

b. **Fences, Rockeries, and Retaining Walls:** Fences, rockeries, and retaining walls with a height of forty eight inches (48") or less may be constructed within any required setback; provided, that they are located outside of the twenty-foot (20') clear vision area specified in RMC [4-11-030](#), definition of "clear vision area."

c. **Steps and Decks:** Uncovered steps and decks not exceeding eighteen inches (18") above the finished grade may project to any property line. Uncovered steps and decks having no roof covering and not exceeding forty two inches (42") high may be built within the front yard setback.

d. **Eaves:** Eaves and cornices may project up to twenty four inches (24") into any required setback.

e. **Porches and Stoops:** May project into front setbacks up to eight feet (8') and into side setbacks along a street up to five feet (5').

5. The minimum front yard and side yard along a street setback for lots that abut required turnarounds (cul-de-sacs and hammerheads) may be reduced, excluding garage setbacks, to no less than five feet (5'), subject to the following:

- a. The maximum building coverage cannot be attained without a reduction of the front yard and/or side yard along a street setback; and
- b. The setback reduction is the minimum necessary to attain the allowed building coverage; and
- c. If a setback reduction is approved under this provision the exceptions to setbacks per 4-2-110D.4 (Allowed Projections into Setbacks) shall apply unless the proposed projection is closer than five feet (5') to the property line/easement, except for eaves, which may encroach the minimum five feet (5') setback as specified in 4-2-110D.4.
- d. The setback reduction may commence at a right-angle to the point at which the right-of-way, tract or easement begins to expand to form the turnaround.

~~In order to be considered detached, a structure must be sited a minimum of six feet (6') from any residential structure.~~

6. A front yard setback may be reduced ~~of less than typically allowed is permitted if~~ to be equal to or greater than the average ~~d of the~~ front yard setbacks ~~s of the~~ existing, ~~abutting~~ primary structures on abutting lots along the same street; however, this setback reduction does not apply to attached or detached garages. ~~in no case shall a minimum setback of less than twenty feet (20') be allowed for garages which access from the front yard street(s).~~

7. For assisted living developments meeting the conditions of RMC [4-9-065](#), Density Bonus Review, there is no maximum number of dwelling units per lot.

8. In no case shall building height exceed the maximum allowed by the Airport Related Height and Use Restrictions, for uses located within the Federal Aviation Administration Airport Zones designated under RMC [4-3-020](#).

9. Public facilities are allowed the following height bonus:

- a. Water towers/reservoirs are permitted up to a maximum height of one hundred seventy five feet (175') to the highest point of the reservoir.

b. Water treatment facilities and pump stations are allowed up to fifty feet (50') subject to site plan development review. The setback standards may be modified to increase setbacks as part of the site plan development review approval.

c. Public utility facilities exceeding fifty feet (50') in height shall be treated with public art consistent with RMC [4-9-160](#). Such public art shall be eligible for one percent (1%) ~~for~~ art funding and shall be reviewed by the Renton Municipal Arts Commission.

d. Structures on Public Suffix (P) properties are permitted an additional fifteen feet (15') in height above that otherwise permitted in the zone if "pitched roofs," as defined herein, are used for at least sixty percent (60%) or more of the roof surface of both primary and accessory structures. In addition, the height of a publicly owned structure may be increased as follows:

i. When abutting a public street, one additional foot of height for each additional one and one-half feet (1-1/2') of perimeter building setback beyond the minimum street setback required; or

ii. When abutting a common property line, one additional foot (1') of height for each additional two feet (2') of perimeter building setback beyond the minimum required along a common property line.

10. Small lot clusters of up to a maximum of fifty (50) lots shall be allowed within the R-4 zone, when at least thirty percent (30%) of the site is permanently set aside as "significant open space." Such open space shall be situated to act as a visual buffer between small lot clusters and other development in the zone. The percentage of open space required may be reduced to twenty percent (20%) of the site when:

a. Public access is provided to open space; and

b. Soft surface trails are provided within wetland buffers; and

c. Storm water ponds are designed to eliminate engineered slopes requiring fencing and enhanced to allow passive and/or active recreation.

All portions of a site that are not dedicated to platted single family lots or a dedicated right-of-way shall be set in a separate tract and/or tracts to preserve existing viable stands of trees or other native vegetation. The tract may also be used as a receiving area for tree replacement requirements in accordance with RMC [4-4-130H](#).

Such tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity.

Such tracts may be included in contiguous open space for the purposes of qualifying for small lot clustered development.

Where trees are removed, they shall be replaced in accordance with RMC [4-4-130H](#).

11. Approval for lot size, width, and depth reductions may be approved when, due to lot configuration or access, four (4) dwelling units per net acre cannot be achieved. The reduction shall be the minimum needed to allow four (4) dwelling units per net acre and shall be limited to the following minimum dimensions:

Lot size – seven thousand two hundred (7,200) sq. ft.

Lot width – sixty feet (60').

Lot depth – seventy feet (70').

12. When lot size is reduced for the purpose of achieving maximum density, reduced setbacks may also be approved. Setback reductions shall be limited to the following:

Front – twenty feet (20').

Side yard along a street – fifteen feet (15') primary structure, twenty feet (20') attached garage with access from the side yard.

13. Reserved.

14. For plats that create lots of a size large enough to allow future division under current lot size minimums and allow the potential to exceed current density maximums, covenants shall be filed as part of the final plat requiring that future division of those lots in question must be consistent with the maximum density requirements as measured within the plat as a whole as of the time of future division, as well as the general lot size and dimension minimums then in effect.

15. Accessory dwelling units shall not be included in density calculations.

16. The square foot calculation shall not include porches, exterior stairs, or garages.

17. The lot coverage of accessory dwelling units shall not be calculated towards maximum building/lot coverage.

18. Front and rear setbacks in the RM-U Zone may be reduced to zero feet (0') during the site development plan review process provided the applicant demonstrates that the project will provide a compensatory amenity such as an entryway courtyard, private balconies or enhanced landscaping.

19. If the structure located in the RM-U Zone exceeds forty feet (40') in height, a fifteen foot (15') front setback from the property line shall be required of all portions of the structure which exceed forty feet (40'). This requirement may be modified during the site development plan review process to a uniform five foot (5') front setback for the entire structure; provided, that the structure provides a textured or varied facade (e.g., multiple setbacks, brickwork and/or ornamentation) and consideration of the pedestrian environment (e.g., extra sidewalk width, canopies, enhanced landscaping).

20. In the 'F' District, an additional ten feet (10') height for a residential dwelling structure may be obtained through the provision of additional amenities such as pitched roofs, additional recreation facilities, underground parking, and additional landscaped open space areas; as determined through the site development plan review process and depending on the compatibility of the proposed buildings with adjacent or abutting existing residential development. In no case shall the height of a residential structure exceed forty five feet (45').

21. The Community and Economic Development Administrator or designee may modify this provision through the site development plan review process where it is determined that specific portions of the required on-site perimeter landscaping strip may be developed and maintained as a usable public open space with an opening directly to a public entrance.

22. ~~Reserved. Provided that, in those cases where the subject yard abuts common open space, this setback is reduced to four feet (4').~~

23. ~~Reserved. Setbacks shall be measured consistent with the "yard requirement" in chapter 4-11 RMC, except in the case of "shadow lots," setbacks shall be measured from the "shadow lot lines" in the same manner as a conventionally subdivided lot.~~

24. For self-storage uses, rear and side yard setbacks shall comply with the Commercial Arterial Zone (CA) development regulations in RMC [4-2-120A](#), Development Standards for Commercial Zoning Designations.

25. Reserved.

26. Density bonus may allow up to one hundred (100) dwelling units per acre within the RM-U Zone located within the Urban Center Design Overlay and north of South 2nd Street pursuant to requirements in the RMC [4-9-065](#).
27. See RMC [4-3-100](#), Urban Design Regulations.
28. For lots created after November 10, 2004.
29. The density bonus may allow up to twenty five (25) dwelling units per acre within the RM-F Zone pursuant to requirements in RMC [4-9-065](#).
30. Minimum density requirements shall not apply to the renovation or conversion of an existing structure. Additionally, in the R-I zone only, minimum density requirements shall not apply to the subdivision or development of a legal lot one-half (1/2) gross acre or less in size as of March 1, 1995.
31. In order to meet the variation requirements of RMC [4-2-115](#), lot dimensions and setbacks are allowed to be decreased and/or increased; provided, that when averaged the applicable lot standards of the zone are met.
- (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. 5473, 7-13-2009; Ord. 5518, 12-14-2009; Ord. 5528, 3-8-2010; Ord. 5531, 3-8-2010; Ord. 5573, 11-15-2010; Ord. 5590, 2-28-2011; Ord. 5650, 12-12-2011; Ord. 5676, 12-3-2012)

4-2-115 RESIDENTIAL DESIGN AND OPEN SPACE STANDARDS:

A. PURPOSE:

1. These Residential Design and Open Space Standards are conceived to implement policies established in the Land Use and Community Design Elements of the Renton Comprehensive Plan, enhance quality of life by encouraging new residential development to produce beautiful neighborhoods of well-designed homes, and to mitigate the impacts of density for the neighborhood and the surrounding community. These standards are divided into three areas:

a. Site Design: Quality neighborhoods are characterized by well landscaped, safe, pedestrian oriented streets fronted by a variety of housing types. These qualities are enhanced by lots in a variety of sizes and widths and by homes which vary in scale and massing, each with a prominent entry and generous fenestration facing the street. Garages, while a necessity to today's lifestyles, should not visually dominate the streetscape.

b. Open Space: In order to provide residents with a livable community, private and public open space shall be provided. Public open spaces shall be located so that a hierarchy and/or variety of open spaces throughout the neighborhood is created.

c. Residential Design: Key characteristics of attractive neighborhoods include variety of housing architectural styles, enhanced by attention to selection of exterior materials, colors, and architectural detailing.

2. This Section lists elements that are required to be included in all residential development in the zones stated in subsection B of this Section. Each element includes both standards, as well as guidelines. In order to provide predictability, standards are provided. These standards specify a prescriptive manner in which the requirement can be met. In order to provide flexibility, guidelines are also stated for each element. These guidelines provide direction for those who seek to meet 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 by the Community and Economic Development Administrator when no other permit or approval requires Hearing 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. (Ord. 5676, 12-3-2012)

B. APPLICABILITY:

1. This Section shall apply to all new dwelling units in the following zones: Resource Conservation (RC), Residential One Dwelling Unit per Acre (R-1), Residential Four Dwelling Units per Acre (R-4), Residential Eight Dwelling Units per Acre (R-8), Residential Ten Dwelling Units per Acre (R-10), and Residential Fourteen Dwelling Units per Acre (R-14). The standards of the Site Design subsection are required at the time of subdivision application. The standards of Residential Design subsection are required at the time of application for building permits. The standards of Residential Design are required for the building for which the building permit is being issued.

2. Additions and/or expansions to detached or attached dwellings that are valued ~~at \$50,000 or more, or~~ at fifty percent (50%) or greater of the most recent assessment or appraisal shall require that the entire dwelling or structure comply with the standards of the Residential Design subsection.

3. When new dwelling units are created in the Residential Ten Dwelling Units per Acre (R-10) and Residential Fourteen Dwelling Units per Acre (R-14) zones, ~~whether by subdivision or other means,~~ any existing dwelling units included in the development shall comply with the standards of this Section. (Ord. 5649, 12-12-2011; Ord. 5675, 12-3-2012)

C. EXEMPTIONS:

The design regulations shall not apply to interior remodels of existing buildings or structures provided the alterations do not modify the building facade.

~~D. CONFLICTS:~~

~~Where there are conflicts between the design regulations of this Section and other sections of the Renton Municipal Code, the regulations of this Section shall prevail.~~

~~D. E.~~ ADMINISTRATION:

1. **Review Process:** Applications subject to these design regulations shall be processed as a component of the governing land use process.

2. Authority: The Administrator shall have the authority to approve, approve with conditions, or deny proposals based upon the provisions of these design regulations when no other permit or approval requires Hearing Examiner review. Proposals will be considered on the basis of individual merit, the overall intent of the standards and guidelines, and creative design alternatives will be encouraged in order to achieve the purposes of the design regulations. (Ord. 5676, 12-3-2012)

E.F. REQUIREMENTS:

1. Site Design:

LOT CONFIGURATION: Variety in the configuration of lots enhances the image of variety of housing stock and helps minimize perceptions of monotony.	
Guidelines: Developments shall create pedestrian oriented environments and amplify the mutual relationship between housing units, roads, open space, and pedestrian amenities, while also protecting the privacy of individuals. Lots shall be configured to encourage variety within the development.	
Standards:	
RC, R-1, and R-4	n/a
R-8	<p>One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of ten feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street-fronting lots.
R-10 and R-14	<p>Developments of more than four (4) structures shall incorporate a variety of home sizes, lot sizes, and unit clusters.</p> <p>Dwellings shall be arranged to ensure privacy so that side yards abut other side yards (or right-of-way) and do not abut front or back yards.</p> <p>Lots accessed by easements or pipestems shall be prohibited.</p>
GARAGES: The minimization of the visual impact of garages contributes to creating	

communities that are oriented to people and pedestrians, as opposed to automobiles.

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. Alleyway access is encouraged. If used, shared garages shall be within an acceptable walking distance to the housing unit it is intended to serve.

Standards:

RC and R-1	n/a
R-4 and R-8	<p>One of the following is required; the garage is:</p> <ol style="list-style-type: none">1. Recessed from the front of the house and/or front porch at least eight feet (8'), or2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or3. Alley accessed, or4. Located so that the entry does not face a public and/or private street or an access easement, or5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or6. Detached. <p>The portion of the <u>an attached</u> garage wider than twenty six-feet (26') across the front shall be set back <u>an additional</u> at least two feet (2').</p>
R-10 and R-14	<p>Garages may be attached or detached. Shared garages are also allowed, provided the regulations of RMC 4-4-080 are met. Carports are not allowed.</p> <p>One of the following is required; the garage must be:</p> <ol style="list-style-type: none">1. Recessed from the front of the house and/or front porch at least eight feet (8'), or2. Detached <u>and set back from the front of the house and/or porch at least 6 ft.</u> <p>Additionally, all of the following is required:</p>

	<ol style="list-style-type: none"> 1. Garage design shall be of similar design to the homes, and 2. A minimum eighteen feet (18') driveway length from the face of the garage to the back of the sidewalk or access easement/lane is required, unless accessed by an alley, and 3. If sides of the garage are visible from streets, lanes, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design. <p>If shared garages are allowed, they may share the structure with other homes and all of the following is required:</p> <ol style="list-style-type: none"> 1. Each unit has garage space assigned to it, and 2. The garage is not to be located further than one hundred sixty feet (160') from any of the housing units to which it is assigned, and 3. The garage shall not exceed forty-four feet (44') in width, and shall maintain an eight foot (8') separation from any dwellings.
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(Ord. 5675, 12-3-2012)

2. Open Space:

OPEN SPACE: Open space is a significant element in the development of livable communities and creates opportunities for good health.	
<p>Guidelines: All open space shall be designed to preserve existing trees. Except for Native Growth Protection Areas, 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 four (4) to ten (10) homes. Private yards are located at the rear or side of homes and can include trees, planting beds, and privacy fences. Reciprocal use easements can provide greater usability of private yards.</p>	
Landscaping:	
R-10 and R-14	See RMC 4-4-070 , as it exists or may be amended.
Standards for Parks:	

R-10 and R-14	<p>For developments that are less than ten (10) net acres: No park is required, but is allowed.</p> <p>For developments that are greater than ten (10) net acres: A minimum of one one-half (.5) acre park, in addition to the common open space requirement, is required.</p>
Standards for Common Open Space:	
R-10 and R-14	<p>Developments of three (3) or fewer dwelling units: No requirement to provide common open space.</p> <p>Developments of four (4) or more units: Required to provide common open space as follows:</p> <ol style="list-style-type: none"> 1. For each unit in the development, three hundred fifty (350) square feet of common open space shall be provided. 2. Open space shall be designed as a park, common green, pea-patch, pocket park, or pedestrian entry easement in the development and shall include picnic areas, space for small recreational activities, and other activities as appropriate. 3. Open space shall be located in a highly visible area and be easily accessible to the neighborhood. 4. Open space(s) shall be contiguous to the majority of the dwellings in the development and accessible to all dwellings, and shall be at least twenty feet (20') wide. 5. A pedestrian entry easement can be used to meet the access requirements if it has a minimum width of twenty feet (20') with a minimum five feet (5') of sidewalk. 6. Pea-patches shall be at least one thousand (1,000) square feet in size with individual plots that measure at least ten feet by ten feet (10' x 10'). Additionally, the pea-patch shall include a tool shed and a common area with space for compost bins. Water shall be provided to the pea-patch. Fencing that meets the standards for front yard fencing shall surround the pea-patch with a one foot (1') landscape area on the outside of the fence. This area is to be landscaped with flowers, plants, and/or shrubs.

	<p>7. Grass-crete or other pervious surfaces may be used in the common open space for the purpose of meeting the one hundred fifty feet (150') distance requirement for emergency vehicle access but shall not be used for personal vehicle access or to meet off-street parking requirements.</p> <p>8. Storm ponds may be used to meet the common open space requirement if designed to accommodate a fifty (50) year storm and to be dry ninety percent (90%) of the year.</p>
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Standards for Private Yards:

R-10 and R-14	<p>Developments of three (3) or fewer dwelling units: Each individual dwelling shall have a private yard that is at minimum six hundred (600) square feet in size. Backyard patios and reciprocal use easements may be included in the calculation of private yard.</p> <p>Developments of four (4) or more dwelling units: Each ground-related dwelling shall have a private yard that is at least two hundred fifty (250) square feet in size with no dimension less than eight feet (8') in width.</p> <p>An additional two hundred fifty (250) square feet of open space per unit shall be added to the required amount of common open space for each unit that is not ground related.</p>
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Common Open Space or Park Substitutions:

R-10 and R-14	See RMC 4-1-240 .
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(Ord. 5591, 2-28-2011; Ord. 5649, 12-12-2011; Ord. 5675, 12-3-2012)

3. Residential Design:

PRIMARY ENTRY: Homes with a visually prominent front entry foster the sense that the community is oriented to pedestrians. Features like porches and stoops at the front entry provide opportunity for social interaction and can contribute to a sense of place for residents. Additionally, porches work to minimize the appearance of bulk by breaking up the facade.

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.

Standards:

RC and R-1	n/a
R-4 and R-8	<p>One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p>
R-10 and R-14	<p>Both of the following are required:</p> <ol style="list-style-type: none"> 1. The entry shall take access from and face a street, park, common green, pocket park, pedestrian easement, or open space, and 2. The entry shall include one of the following: <ol style="list-style-type: none"> a. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or b. Porch: minimum five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p>

FACADE MODULATION: The modulation of facades creates an appearance of variety, as well as visual breaks that help to create visual interest.

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.

Standards:

RC and R-1	n/a
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R-4 and R-8	<p>One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade.
R-10 and R-14	<p>Both of the following are required:</p> <ol style="list-style-type: none"> 1. The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane of at least two feet (2') in depth; and 2. A minimum one side articulation that measures at least one foot (1') in depth shall occur for all facades facing streets or public spaces.

WINDOWS AND DOORS: Windows and front doors are an integral part of the architectural character of a home and when they incorporate architectural elements of the home, they contribute to the overall balance and integration of the building form. Additionally, when they represent a significant amount of the facade of a home, they amplify the sense that the community is oriented to people.

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.

Standards:

RC and R-1	n/a
R-4 and R-8	Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.
R-10 and R-14	<p>All of the following are required:</p> <ol style="list-style-type: none"> 1. Primary windows shall be proportioned vertically, rather than horizontally, and 2. Vertical windows may be combined together to create a larger window area, and

		<ol style="list-style-type: none"> 3. All doors shall be made of wood, fiberglass, metal, or glass and trimmed with three and one half inches (3 1/2") minimum head and jamb trim around the door, and 4. Screen doors are permitted, and 5. Primary entry doors shall face a street, park, common green, pocket park, or pedestrian easement and shall be paneled or have inset windows, and 6. Sliding glass doors are not permitted along a frontage elevation or an elevation facing a pedestrian easement.
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SCALE, BULK, AND CHARACTER: Residential communities are intended for people and homes that have appropriate scale and bulk contribute to the sense of orientation to people. Variety in the character of homes helps to minimize visual monotony while helping to foster a perception of uniqueness of place.

Guidelines: A diverse streetscape shall be provided by using elevations and models that demonstrate a variety of floor plans, home sizes, and character. Neighborhoods shall have a variety of home sizes and character.

Standards:

	RC and R-1	n/a
	R-4 and R-8	<p>A variety of elevations and models that demonstrate a variety of floor plans, home sizes, and character shall be used.</p> <p>Additionally, both of the following are required:</p> <ol style="list-style-type: none"> 1. A minimum of three (3) differing home models for each ten (10) contiguous abutting homes, and 2. Abutting houses must have differing architectural elevations.
	R-10 and R-14	<p>All of the following are required:</p> <ol style="list-style-type: none"> 1. The primary building form shall be the dominating form and elements such as porches, principal dormers, or other significant features shall not dominate, and 2. Primary porch plate heights shall be one story. Stacked porches are allowed, and

		3.	To differentiate the same models and elevations, different colors shall be used, and
		4.	For single-family dwellings, no more than two (2) of the same model and elevation shall be built on the same block frontage and the same model and elevation shall not be abutting.

ROOFS: Roof forms and profiles are an important component in the architectural character of homes and contribute to the massing, scale, and proportion of the home. Roofs also provide opportunity to create variety, especially for homes of the same model.

Guidelines: 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.

Standards:

RC and R-1	n/a
R-4 and R-8	<p>One of the following is required for all development:</p> <ol style="list-style-type: none"> 1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p>
R-10 and R-14	<p>Both of the following are required:</p> <ol style="list-style-type: none"> 1. Primary roof pitch shall be a minimum six to twelve (6:12). If a gable roof is used, exit access from a third floor must face a public right of way for emergency access, and 2. A variety of roofing colors shall be used within the development and all roof material shall be fire retardant.

EAVES: The design of eaves and overhangs act as unifying elements in the architectural character of a home. When sized adequately and used consistently, they work to create desirable shadows that help to create visual interest especially from blank, unbroken wall planes.

Guidelines: Eaves should be detailed and proportioned to complement the architectural style of the home.

Standards:

RC and R-1	n/a
R-4 and R-8	Both of the following are required: <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.
R-10 and R-14	The following is required: Eaves shall be at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves.

ARCHITECTURAL DETAILING: Architectural detailing contributes to the visual appeal of a home and the community. It helps to create a desirable human scale and a perception of a quality well designed home.

Guidelines: 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.

Standards:

RC and R-1	n/a
R-4 and R-8	If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story. Additionally, one of the following is required: <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors.
R-10 and R-	All of the following are required:

14	<ol style="list-style-type: none"> 1. Three and one half inches (3 1/2") minimum trim surrounds all windows and details all doors, and 2. At least one of the following architectural details shall be provided on each home: shutters, knee braces, flower boxes, or columns, and 3. Where siding is used, metal corner clips or corner boards shall be used and shall be at minimum two and one half inches (2 1/2") in width and painted. If shutters are used, they shall be proportioned to the window size to simulate the ability to cover them, and 4. If columns are used, they shall be round, fluted, or strongly related to the home's architectural style. Six inches by six inches (6" x 6") posts may be allowed if chamfered and/or banded. Exposed four inches by four inches (4" x 4") and six inches by six inches (6" x 6") posts are prohibited.
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MATERIALS AND COLOR: The use of a variety of materials and color contributes to the sense of diversity of housing stock in the community.

Guidelines: A diversity of materials and color shall be used on homes throughout the community. A variety of materials that are appropriate to the architectural character of the neighborhood shall be used. A diverse palette of colors shall be used to reduce monotony of color or tone.

Standards:

RC and R-1	n/a
R-4 and R-8	<p>For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").

R-10 and R-14

All of the following are required:

1. Acceptable exterior wall materials are: wood, cement fiberboard, stucco, stone, and standard sized brick three and one half inches by seven and one half inches (3 1/2" x 7 1/2") or three and five eighths inches by seven and five eighths inches (3 5/8" x 7 5/8"). Simulated stone, wood, stone, or brick may be used to detail homes, and
2. When more than one material is used, changes in a vertical wall, such as from wood to brick, shall wrap the corners no less than twenty-four inches (24"). 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, and
3. Multiple colors on buildings shall be provided. Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors. Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.
4. Gutters and downspouts shall be integrated into the color scheme of the home and be painted, or of an integral color, to match the trim color.

(Ord. 5518, 12-14-2009; Ord. 5649, 12-12-2011)