

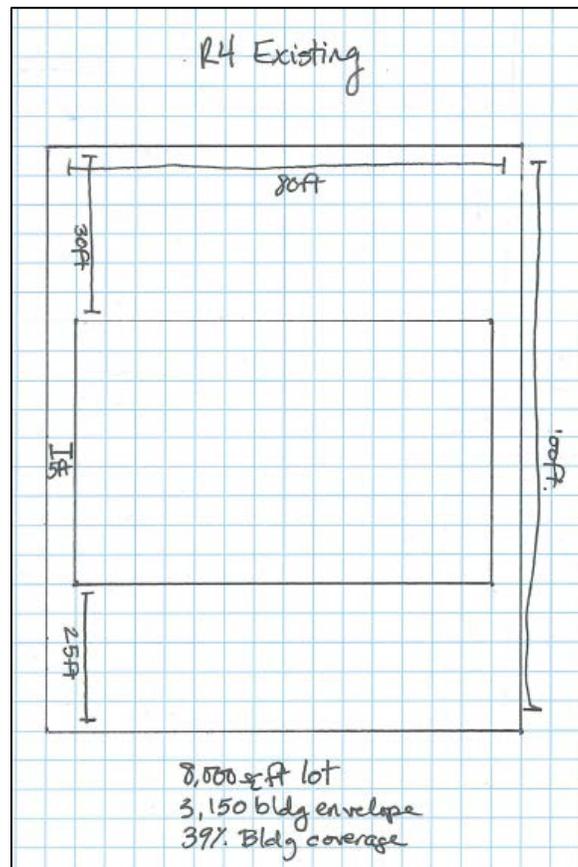
## D# 104 MAXIMUM LOT AREA, BUILDING COVERAGE, AND IMPERVIOUS SURFACE AREA

### SUPPLEMENTAL STAFF REPORT

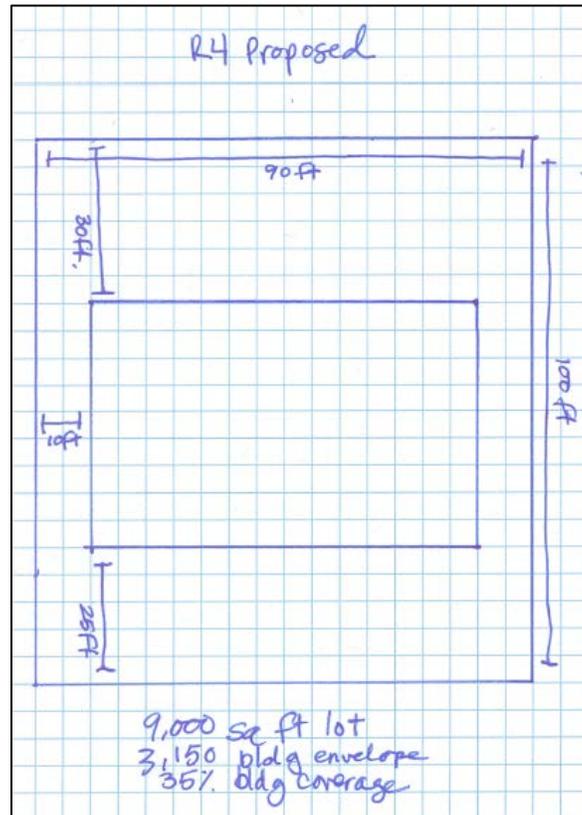
**SUMMARY:** This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

#### Building Coverage – R-4 Zone

The current standard for building coverage in the R-4 zone reads “Lots greater than 5,000 sq ft: 35% or 2,500 sq ft, whichever is greater. Lots 5,000 sq ft or less: 50%.” With the current standards for the R-4 zone (8,000 sq ft minimum lot size), this means that lots in the R-4 zone use the 35% or 2,500 square feet, whichever is greater standard. As shown in the image below, with the current standards for the R-4 zone a house built to the setbacks the 35% is the greater amount. Application of the current setbacks yields a 3,150 square feet building envelope. This is 39% building coverage. So, currently a house built in the R-4 zone would have to decrease the building coverage to 35% in order to comply with code.



The staff recommendation for building coverage in the R-4 zone is that current standard be amended to be simply 35%, rather than as is it currently reads. This represents a 4% reduction from the current standard. However, it is also proposed that the required minimum lot size be increased to 9,000 square feet in the R-4 zone. As shown in the image below, application of the proposed setbacks yields a 3,150 square feet building envelope. With the increased lot size, this is 35% buiding coverage. This matches the staff recommendation for building coverage and is effectively not a reduction of the building coverage.

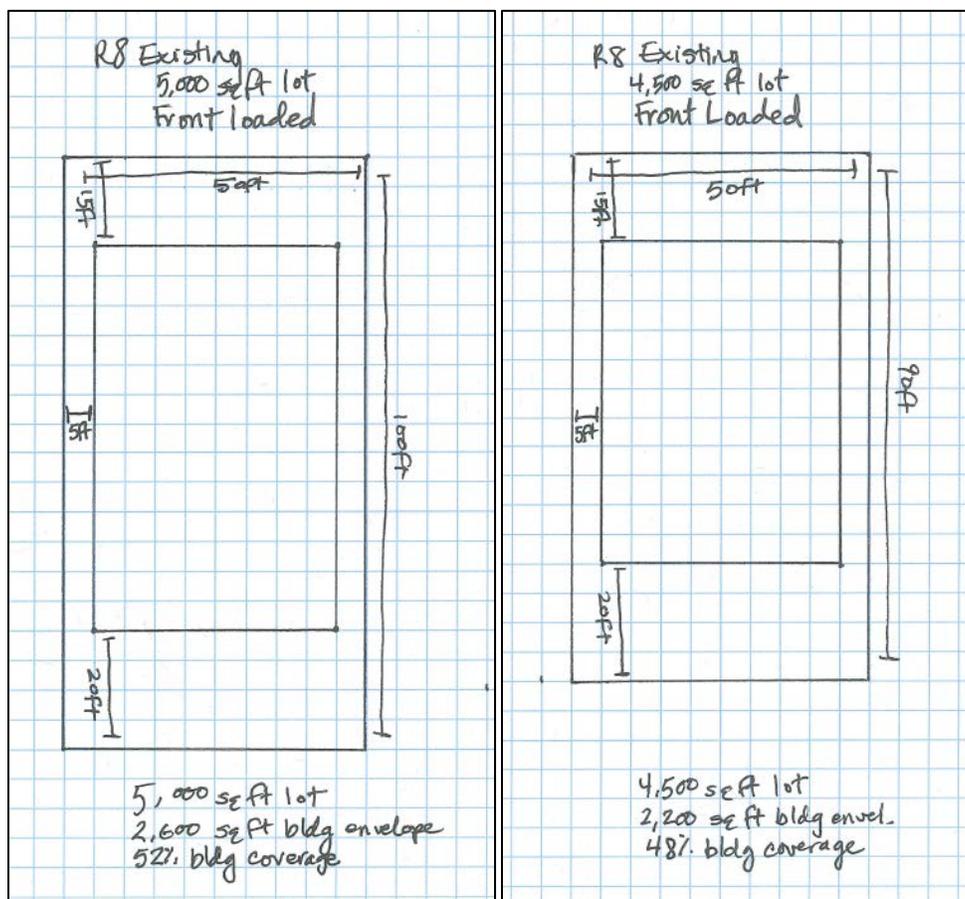


### Building Coverage – R-8 Zone

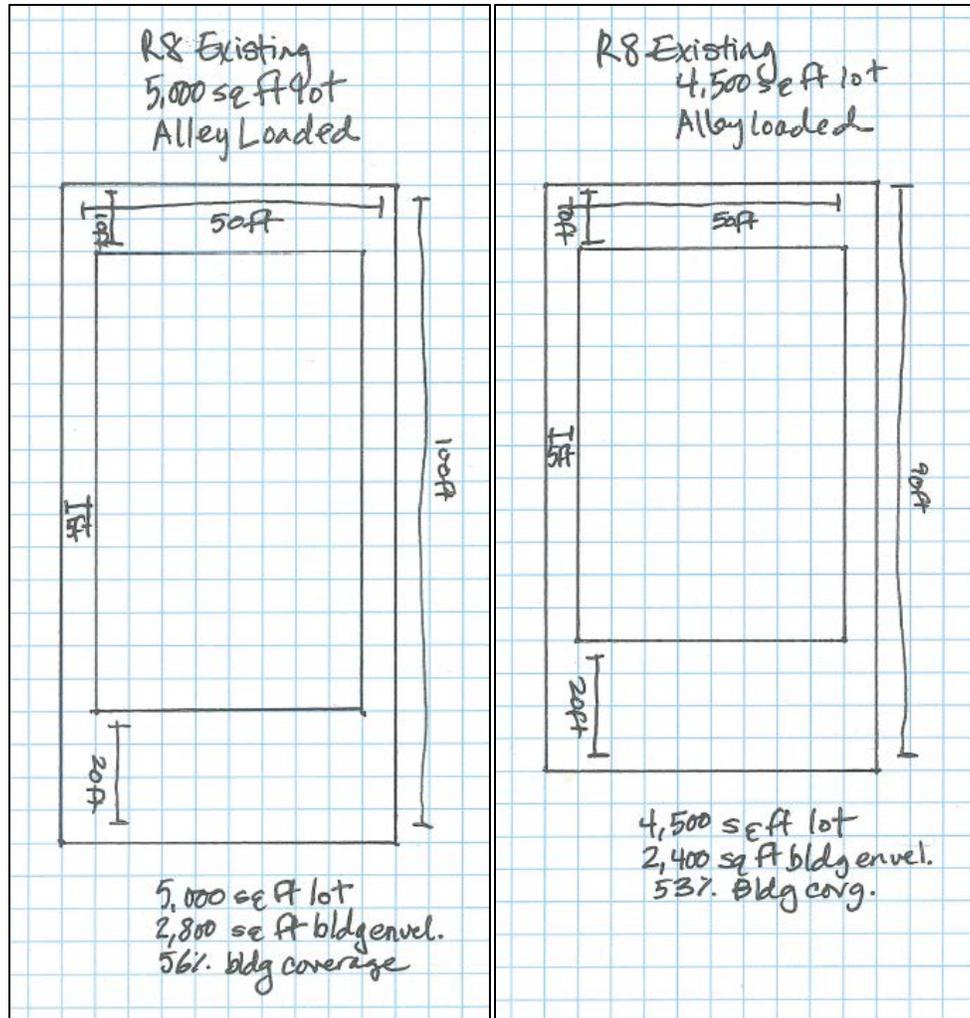
The current standard for building coverage in the R-8 zone is the same as the R-4 zone, it reads "Lots greater than 5,000 sq ft: 35% or 2,500 sq ft, whichever is greater. Lots 5,000 sq ft or less: 50%." In the R-8 zone, there are two different minimum lot sizes possible depending on what size the lot being subdivided. If the lot being subdivided is smaller than one acre, then the required minimum lot size is 5,000 square feet. If the lot being subdivided is one acre or larger, then the required minimum lot size is 4,500 square feet.

In addition to two possible minimum lot sizes in the R-8 zone, there are two possible front setbacks. The front setback depends on whether or not the garage is accessed from rear of the property off an alley or from the front of the property. If the garage is alley loaded, then the front setback is 10 feet. If the garage is front loaded, then the setback is 15 feet. (Recent docket work amended a portion of this standard to require that a front loaded garage be setback 20 feet. However, the front setback for the rest of the hosue is still 15 feet.)

As shown in the image to the left below, under the current standards for the R-8 zone a house with the 5,000 square foot lot that is built with front loaded garages and the required setbacks, the building coverage that would be used is 2,500 square feet because it is greater. Application of the current setbacks yields 2,600 square feet building envelope. This is 52% building coverage. So, currently a house built in the R-8 zone with 5,000 square foot lot size and front loaded garages would have to decrease the building coverage to 2,500 square foot of building coverage in order to comply with code. To illustrate the building coverage of a house with the 4,500 square foot lot size and front loaded garages, the image to the right below is provided. It also would utilize the maximum building coverage of 2,500 square feet, but would not be built fully to that 2,500 square feet. Application of the current setbacks yields 2,400 square feet building coverage. This is 48% building coverage.

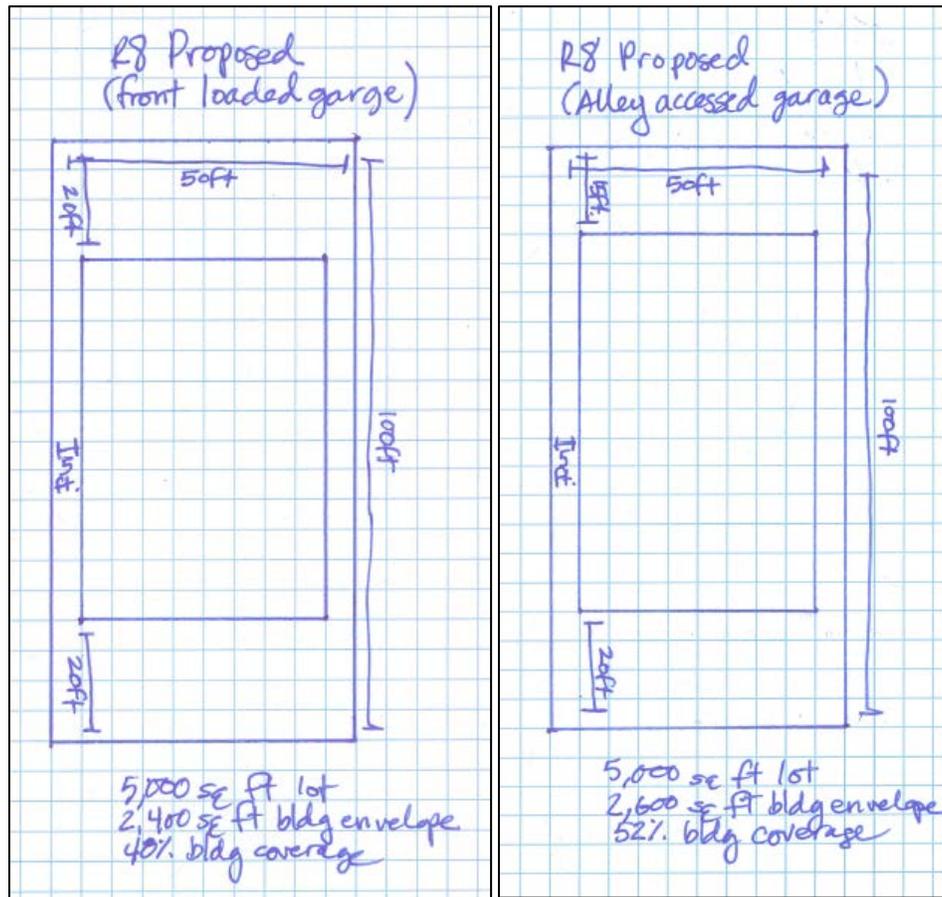


As shown in the image to the left below, if a house on a 5,000 square foot lot used alleys and the 10 foot front setback, the building building envelope is 2,800 square feet and this yields 56% building coverage. With the 4,500 square foot lot size and the 10 foot front setback, the building envelope is 2,400 square feet and yields 53% building coverage, image at right below.



The staff recommendation is that building coverage for the R-8 zone be amended to 50%. It is also the staff recommendation that there only be one minimum lot size in the R-8 zone, 5,000 square feet. However, staff is also proposing that the front setback for both alley accessed and front loaded garages be increased. It is recommended that for front loaded garages the front setback be increased from 15 feet to 20 feet. As illustrated below at left, this yields a 2,400 square foot building envelope and yields 48% building coverage. For alley loaded garages, the buildable area is larger with 2,600 square feet. This is 52% building coverage. Under current regulations the building coverage ranges between 48% and 56%. However, in the case of 5,000 square foot lots, the building coverage exceeds the allowed 2,500 square feet and houses would be limited to 2,500 square feet of building coverage. With being limited to 2,500 square foot building coverage, the current effective building coverage is 50%. The only type of configuration that would result in a decreased allowable building coverage, when comparing proposed standards and current standards is for alley loaded lots with 4,500 square foot lot size. Those houses would have 53% building coverage. Under the staff proposed 50%

maximum building coverage, alley accessed homes would be required to reduce the buildings footprint because the building envelope is 52%.



Development Standards and R-6 Zone

One of the goals of these proposed docket amendments is to establish a scaled standard for Renton zones so that as density increases the bulk and massing of the house on the lot increases. It was noted at the October 15, 2014 Planning Commission meeting that considering the recommended amendments in the absence of a presentation of standards for an R-6 zone, it was difficult to appropriately consider whether or not the proposed standards would in fact achieve the desired goal. In response to that feedback and in order to help provide context and continuity, a table of the development standards for all zones is below. Additionally, given that the intent is to establish a scaled or tiered set of zones and applicable development standards, it is recommended that the R-6 zone be included in this docket item. Currently, the R-6 zone is not included in City code and is only referred to in reference to the interim zoning ordinance. The interim zoning ordinance set development standards for the R-8 zone that are comparable to an R-6 zone, but did not make code amendments because it is only interim. It is recommended that the code work creating the R-6 zone be done with this docket item. Proposed allowed uses in the R-6 zone are shown on Attachment A.

Below the table are illustrations of current and proposed standards for all zones except RC and R-1.

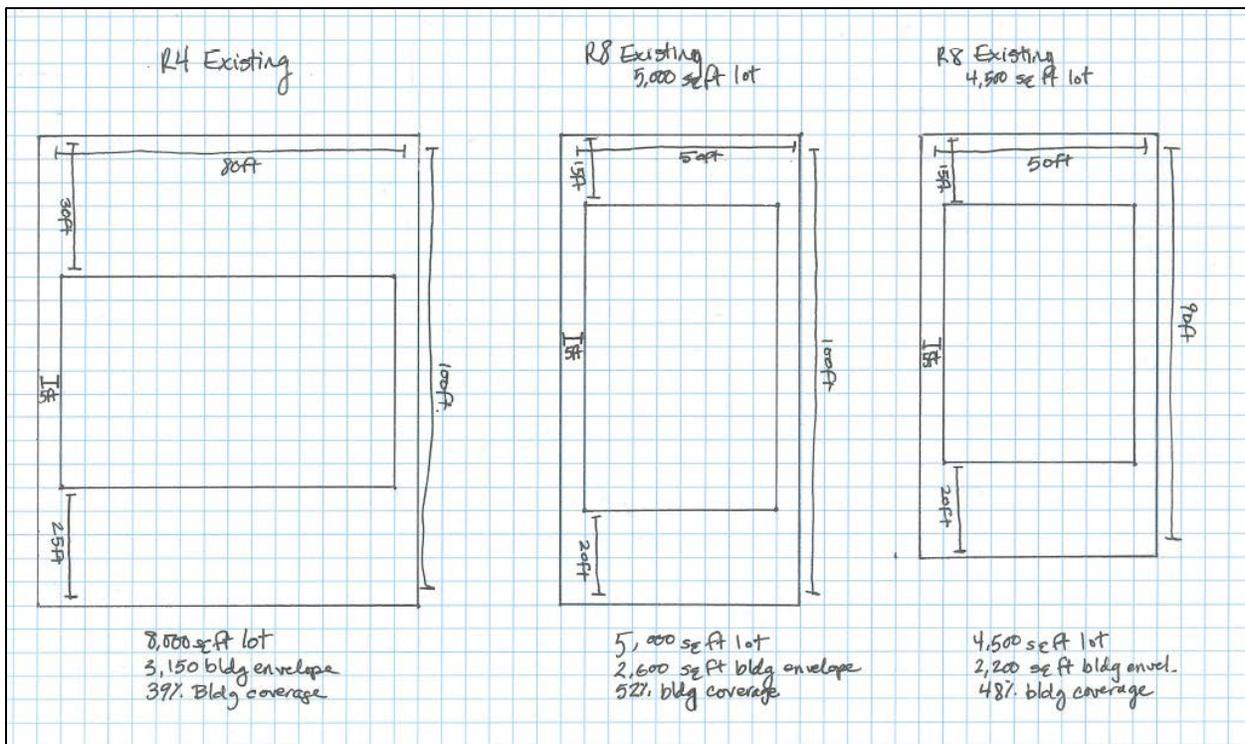
In the table below, proposed amendments are in underlined and red. Text in black is current code.

|   | RC                        | R-1                      | R-4   | R-6  | R-8   | R-10   | R-14  |
|---|---------------------------|--------------------------|---|--|---|--|---|
| <b>Minimum Lot Area</b>                   | 10 acres                  | 1 acre                   | 8,000 sq. ft.<br><u>9,000 sq. ft.</u>                                     | <u>7,000 sq. ft.</u>   | 4,500 sq. ft. (1+ acre parcels)<br>5,000 sq. ft. (less than 1 acre parcels)<br><u>5,000 sq. ft.</u>   | None<br><u>Detached: 4,000 sq. ft.</u><br><u>Attached: no minimum</u>  | None<br><u>Detached: 3,000 sq. ft.</u><br><u>Attached: no minimum</u>   |
| <b>Minimum Lot Width</b>                  | 150 ft                    | 75 ft.<br><u>100 ft.</u> | 70 ft.  | <u>60 ft.</u>  | 50 ft.  | None<br><u>40 ft.</u>  | None<br><u>30 ft.</u>   |
| <b>Minimum Lot Width</b><br>(corner lots) | 175 ft.                   | 85 ft.                   | 80 ft.  | <u>70 ft.</u>  | 60 ft.  | n/a<br><u>50 ft.</u>   | n/a<br><u>40 ft.</u>  |
| <b>Minimum Lot Depth</b>                  | 200 ft.<br><u>300 ft.</u> | 85 ft.<br><u>200 ft.</u> | 80 ft.<br><u>100 ft.</u>  | <u>90 ft.</u>  | 65 ft.<br><u>80 ft.</u>   | None<br><u>70 ft.</u>  | None<br><u>60 ft.</u>   |
| <b>Front Setback</b>                      | 30 ft.                    | 30 ft.                   | 30 ft.  | <u>25 ft.</u>  | <b>Alley Loaded Garages:</b> 10 ft.<br><b>Front Loaded Garages:</b> 15 ft., except garage is 20 ft.<br><u>Alley Loaded Garages: 15 ft.</u><br><u>Front Loaded Garages: 20 ft.</u> | 10 ft., except garages/carport is 20 ft.<br><u>Alley Loaded Garages: 15 ft.</u><br><u>Front Loaded Garages: 20 ft.</u> | 10 ft., except garages/carport is 20<br><u>Alley Loaded Garages: 15 ft.</u><br><u>Front Loaded Garages: 15, except garage is 20 ft.</u> |
| <b>Rear Setback</b>                       | 35 ft.                    | 25 ft.<br><u>30 ft.</u>  | 25 ft.  | <u>25 ft.</u>  | 20 ft.  | 12 ft.<br><u>15 ft.</u>  | 12 ft.<br><u>10 ft.</u>   |
| <b>Side Setback</b>                       | 25 ft.                    | 15 ft.                   | 5 ft.<br><u>Combined 20 ft with not less than 7.5 feet on either side</u> | <u>Combined 15 ft, with not less than 5 feet on either side.</u> | 5 ft.   | <b>Detached Units:</b> 4 ft.<br><b>Attached Units:</b> 4 ft. for unattached side(s), 0 ft. for the attached side(s)    | <b>Detached Units:</b> 4 ft.<br><b>Attached Units:</b> 4 ft. for unattached side(s), 0 ft. for the attached                             |

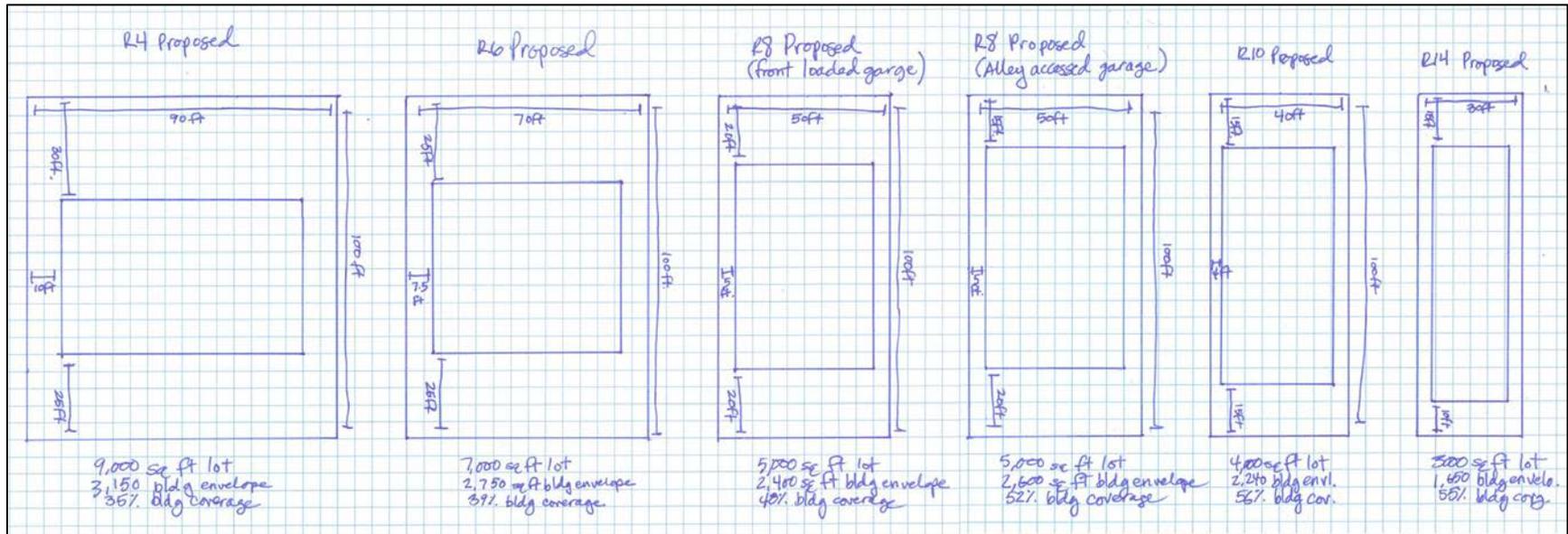
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|   |  |                         |  |               |   |  | side(s)  |
| <b>Side Setback</b><br>(along a Street)                               | 30 ft.   | 20 ft.<br><u>30 ft.</u> | 20 ft.   | <u>25 ft.</u> | 15 ft.  | 10 ft., except garage/carport shall be 15 ft.<br><u>15 ft.</u>               | 10 ft., except garage/carport shall be 15 ft.<br><u>15 ft.</u> |
| <b>Maximum Height</b>   | 30 ft.   | 30 ft.                  | 30 ft.   | <u>30 ft.</u> | 30 ft.  | 30 ft.   | <b>Residential:</b><br>30 ft.<br><b>Commercial:</b><br>20 ft.  |
| <b>Maximum Building Coverage</b><br>(including Primary and Accessory) | <b>Lots 5+ acres:</b> 2%.<br>Addtl 5% for agri. Buildings<br><b>Lots 10,000 sq ft to 5 acres:</b> 15%.<br>Lots 1 acre+, additional 5% for agri. building.<br><b>Lots 10,000 sq ft or less:</b> 35%<br><u>10%</u> | 20%                     | <b>5,000+ sq. ft. lots:</b><br>35% or 2,500 sq. ft., whichever is greater<br><b>Less than 5,000 sq. ft.:</b> 50%<br><u>35%</u> | <u>40%</u>    | <b>5,000+ sq. ft. lots:</b> 35% or 2,500 sq. ft., whichever is greater<br><b>Less than 5,000 sq. ft.:</b> 50%<br><u>50%</u> | None<br><u>55%</u>   | None<br><u>65%</u>   |
| <b>Maximum Impervious Surface Area</b>                                | <b>Lots 5 acres or more:</b> 20%.<br><b>Lots 10,000 sq ft to 5 acres:</b> 55%.<br>For ea. addi'tl 10,000 sq ft,, decrease 1.75% to min 20% for 5 acre  | 30%<br><u>25%</u>       | 55%<br><u>50%</u>  | <u>55%</u>    | 75%<br><u>65%</u>   | <b>Detached Units:</b><br>75%<br><b>Attached Units:</b><br>65%<br><u>70%</u> | 85%<br><u>80%</u>  |

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|  | lot.<br>Lots 10,000<br>sq ft or<br>less: 55%<br><u>15%</u> |  |  |  |  |  |  |
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Below are images of the development standards illustrating the current minimum lot size and setbacks for the R-4 and R-8 zone. R-10 and R-14 are not presented because there is currently no minimum lot size in these two zones.



Below are images of zones with proposed amendments and the R-6 zone. The images illustrate the improved scaling of the intensity of the zones as the density increases. They also illustrate an improved transition between R-4 and R-8 that an R-6 zone helps facilitate. As density increases the lot sizes and setbacks decrease; the houses move closer to the street and the neighboring property.



### Side Setback in R-4 and R-6

Staff recommends a revised standard for side yards in the R-4 and R-6 zones. As is indicated in the table above, staff recommends allowing for a combined 15 feet in the R-6 zone with no side smaller than 5 feet and a combined 20 feet in the R-4 with no side smaller than 7.5 feet. This improves flexibility of lot design and allows for variability in building location on lots. In the R-6 zone, it would allow for a 10 foot side yard on one side which is a more meaningful amount of open space for a yard. The minimum is proposed to be the side setback of the next zone up in density. So, the minimum setback in the R-8 zone is 5 feet, so that is the recommended minimum for the R-6 with the new combined 15 feet. It is not recommended to adopt such a standard for the R-8 because the minimum side yard of the next zone up in density is 4 feet, only a one foot difference.

### Minimum Lot Size in the R-4

A more true calculation of subdividing an acre (43,560 square feet) into 4 parcels would be accomplished with 10,000 square foot lots rather than the 9,000 square feet proposed in the first staff report. Therefore, staff proposes amending the minimum lot size to 10,000 square feet in the R-4 zone. However, staff also recognizes that with the current minimum lot size of 8,000 square feet, 10,000 square feet is an additional 2,000 square feet rather than an additional 1,000 square feet and that this represents a more significant increase than 9,000 square feet would be. Staff would like to hear the Planning Commissions perspective and opinions in this item in particular. If Planning Commission supports the 10,000 square foot lot size, other standards may need to be amended also such as the item immediately below and maximum building coverage.

### Subdivision of Lots Smaller than One Acre

In order to provide flexibility and to increase the opportunity to realize the density of the zone, staff recommends adopting a provision that allows smaller lot sizes to be used on a limited basis. It is proposed that a new provision allow short plats of parcels smaller than one acre to create one parcel that is smaller than the required minimum lot size, if all other lots meet the required minimum. So, for example one lot that only measured 8,000 square feet in size would be allowed if all other parcels that are being created measured 9,000 square feet. The single lot of smaller size would still be required to meet a specified lot size, just not the larger size required of all other lots. A table with the proposed minimum lot sizes and proposed allowable lot size for one parcel is below.

|   | <b>R-4</b>    | <b>R-6</b>    | <b>R-8</b>    |
|---|---------------|---------------|---------------|
| Proposed Minimum Lot Size   | 9,000 sq. ft. | 7,000 sq. ft. | 5,000 sq. ft. |
| Proposed Allowable Lot Size for One Parcel Within a Short Plat Less | 8,000 sq. ft. | 6,250 sq. ft. | 4,500 sq. ft. |

|               |  |  |  |
|---------------|--|--|--|
| than One Acre |  |  |  |
|---------------|--|--|--|

If adopted, this provision would increase the number of smaller parcels that could be subdivided. Under the previous proposal, the minimum lot size need to subdivide in the R-8 zone was 10,000 square feet. With this proposed provision, a lot would only need to be 9,500 square feet to be subdivided.

Minimum Lot Size in the R-10 and R-14 Zones

In order to not limit the construction of attached townhouse style development, it is recommended that for attached dwellings in the R-10 and R-14 the minimum lot size be revised to be no minimum.

Impervious Surface Area in the R-8 Zone

In most zones, the recommended maximum impervious surface area is 15% greater than the maximum building coverage area. The RC and R-1 are low density zones that also have critical area constraints and they therefore are appropriately recommended to only be allowed an additional 5% of impervious surface area. Additionally, in both of these zones the lot sizes are significantly larger than in higher density zones and 5% of those lot sizes is still a fairly significant area. So, for example in the R-1 zone, the minimum lot size is 1 acre and the allowable square footage for building area would be 8,712 square feet (20% of 43,560 sq ft). With 25% impervious surface area, that allows for an additional 2,178 square feet of area to be impervious. The previous recommendation for the R-8 zone was for a 60% maximum impervious surface area. It is proposed to be revised to 65%, this would be consistent with the recommendation for the R-4, R-6, R-10, and R-4 zones. The illustration below shows 60% impervious surface area in the R-8 zone. The 2,400 square foot area represents the building coverage area, the front 300 square feet a driveway, and the rear 300 square feet a deck. The revised recommendation of 65% would allow for an additional 250 square feet of impervious surface area in the R-8 zone and would allow adequately for walkways, a shed, etc.

