

#D-110 LOT LINE ADJUSTMENTS

General Description

A lot line adjustment is the alteration of common lot line(s) between abutting legal lots, tracts, or parcels for the purpose of accommodating a transfer of land, rectifying a disputed property line location, or freeing such a boundary from any difference or discrepancies. Lot line adjustments have been used as a means to circumvent some development standards (e.g., frontage improvements) by reducing the amount of linear street frontage of adjacent development, which is not the purpose for allowing the adjustment. The proposed amendments are intended to prevent the reconfiguration of lot lines for the purpose of avoiding the installation of improvements that would otherwise be required if the lot line adjustment had not occurred. Eliminating the "loophole" ensures that developers will be responsible for installing elements such as curb, landscaping, and sidewalk that directly serves their project, the surrounding neighborhood, and also contributes to the transportation system. In addition to adding language to RMC that allows the Department of Community and Economic Development to require the installation of infrastructure when a lot line adjustment would otherwise serve to circumvent the improvements, a maximum lot depth to width ratio is proposed; there have been some lot line adjustments that created excessively narrow or wide lots to decrease the amount of street frontage of adjacent development. The addition of this provision would not only prevent such lot manipulation for the purpose of reducing frontage improvements, but it will also ensure that lot line adjustments and future land divisions create lots that have proportionate dimensions.

Impact Analysis

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

The proposed amendment will likely have no affect on the rate of growth, development, or the conversion of land.

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

The proposed amendments are intended to ensure that developers install public infrastructure that serves their project as well as the general public. The installation of public infrastructure in conjunction with new development often extends or connects elements such as sidewalk and bolsters the City's network of complete streets; by utilizing lot line adjustments to limit their responsibility for such infrastructure, developers are passing the expense onto the general public. Closing this "loophole" will increase the City's capacity to provide adequate public facilities by reserving funds for public projects that are not created out of necessity due to developers utilizing lot line adjustments to not make improvements that serve their developments.

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 two objectives of the Comprehensive Plan:

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

Objective CD-P: Develop a system of residential streets, sidewalks, and alleys that serve both vehicles and pedestrians.

Effect on general land values or housing costs

Not applicable

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 12 (Public Facilities and Services): [to] ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

It is also consistent with the Countywide Planning Policies for Urban Areas, specifically:

T-12 Address the needs of non-driving populations in the development and management of local and regional transportation systems.

DP-44 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-4. Adequate transportation facilities and services should be in place at the time of occupancy or an adopted strategy must be in place to provide those facilities within six years of the approval of new development.

Policy T-9. Streets and pedestrian paths in residential neighborhoods should be arranged as an interconnecting network that serves local traffic and facilitates pedestrian circulation.

Policy T-47. Pedestrian and bicycle traffic should be accommodated within all areas of the City.

Policy CD-12. Sidewalks or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width should be ample to safely and comfortably accommodate pedestrian traffic and, where practical, match existing sidewalks.

Effect on critical areas and natural resource lands

Not applicable

Effect on other considerations

None

Staff Recommendation

Amend the "Detailed Procedures for Lot Line Adjustments" in RMC 4-7-060 to allow the Department of Community and Economic Development to require frontage improvements for Lot Line Adjustments. Amend the definition of "Lot Line Adjustment" in RMC 4-11-120L to be more accurate. Also, amend "Residential Lots - General Requirements and Minimum Standards" in RMC 4-7-170E to establish a maximum lot dimension ratio that will ensure lots have proportionate dimensions.

Implementation Requirements

Adopt an ordinance amending the "Detailed Procedures for Lot Line Adjustments" in RMC 4-7-060, the definition of "Lot Line Adjustment" in RMC 4-11-120L, and "Residential Lots - General Requirements and Minimum Standards" in RMC 4-7-170E.

4-11-120 DEFINITIONS L:

LOT LINE ADJUSTMENT: ~~A lot line adjustment is t~~ The adjusting alteration of common ~~property lot~~ line(s) ~~or boundaries~~ between adjacent abutting legal lots, tracts, or parcels for the purpose of accommodating a transfer of land, rectifying a disputed property line location, combining lots, or freeing such a boundary from any difference or discrepancies without creating. ~~The resulting adjustment shall not create any additional lots, tracts or parcels, and all reconfigured lots, tracts or parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes.~~

4-7-060 DETAILED PROCEDURES FOR LOT LINE ADJUSTMENTS:

A. PURPOSE:

The ~~purpose of a~~ lot line adjustment is to accommodate a transfer of land between abutting legally created lots for the purpose of rectifying a disputed property line location, or freeing such a boundary from any difference or discrepancies, provided no additional lot, parcel or tracts are created. (Ord. 5676, 12-3-2012)

B. PRINCIPLES OF ACCEPTABILITY:

A lot line adjustment shall be consistent with the following principles of acceptability:

- 1. Correcting:** Adjust lot lines including the elimination of a common lot line in order to correct property line or setback encroachments;
- 2. Improving:** Create better lot design, or improve access;
- 3. Conforming:** The subject lots shall be within the same zoning district and the proposed adjustments will not cause the lots to be more nonconforming with respect ~~Conform~~ to ~~A~~ applicable Zoning: See chapter 4-2 RMC, subdivision and other code requirements pertaining to lot design, building location, and development standards.
- 4. Non-Evasive:** Lot line adjustments shall not serve to eliminate or circumvent requirements such as frontage improvements, payment of latecomer fees or the installation of required infrastructure. Right-of-way dedication and frontage improvements, pursuant to RMC 4-6-060, for the entire length of the property line(s) bordering rights-of-way may be required as condition of Lot Line Adjustment approval.

C. SUBMITTAL REQUIREMENTS FOR LOT LINE ADJUSTMENTS:

Shall be as stipulated in RMC 4-8-120.

D. FEES:

Shall be as stipulated in RMC [4-1-170](#).

E. ADMINISTRATIVE REVIEW:

1. Review Time: The Administrator will review and take action on the proposed lot line adjustment within thirty (30) working days of receiving a completed application.

2. Action: The Administrator may approve, request corrections by the applicant, approve with modifications, or deny the application for a lot line adjustment.

3. Approval: If approved, the lot line adjustment mylar map shall be signed and dated by the Administrator. The applicant shall be notified in writing of the decision. The signed mylar map shall be filed with the King County Department of Records and Elections.

4. Approval with Modification(s): If modification(s) are deemed necessary by the Administrator, they may be added to the original lot line adjustment map or a revised map may be required. The applicant will be notified of any such modification action. If a modification of the original lot line adjustment map, legal description or other information is necessary, the projected approval date may be extended.

5. Denial: If denied, the lot line adjustment shall be marked "Denied" and the applicant shall be notified in writing of the decision, stating the reasons therefor.

F. FINAL RECORDING:

The lot line adjustment does not become effective until it is recorded with the King County Department of Records and Elections. After two (2) copies of the signed mylar [map](#) are made for City records, the mylar [map](#) shall be sent to the City Clerk's office for recording. It is the responsibility of the City Clerk to record the approved map and new legal descriptions. A copy of the recorded documents shall be provided to the applicant by the Department of Community and Economic Development. (Ord. 5450, 3-2-2009)

G. TRANSFER OF TITLE:

The recording of a lot line adjustment does not constitute a transfer of title. Separate deeds to this effect must be recorded with the King County Department of Records and Elections and are not subject to these provisions.

H. EXPIRATION PERIOD:

If the lot line adjustment is not filed within two (2) years of the date of approval, the lot line adjustment shall be null and void. Upon written request of the applicant, the Planning/Building/Public Works Department may grant one extension of not more than one year. Such request must be received by the Department prior to the two (2) year expiration date.

4-7-170 RESIDENTIAL LOTS – GENERAL REQUIREMENTS AND MINIMUM STANDARDS:

A. ARRANGEMENT:

Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines.

B. ACCESS REQUIREMENTS:

Each lot must have access to a public street or road. Access may be by private access easement street per the requirements of the street standards.

C. MINIMUM SIZE:

The size, shape, and orientation of lots shall meet the minimum area and width requirements of the applicable zoning classification and shall be appropriate for the type of development and use contemplated. Further subdivision of lots within a plat approved through the provisions of this Chapter must be consistent with the then-current applicable maximum density requirement as measured within the plat as a whole. (Ord. 5153, 9-26-2005)

D. MINIMUM WIDTH:

Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35'). (Ord. 4522, 6-5-1995)

E. MAXIMUM LOT DIMENSION RATIO:

No residentially-zoned lot shall have a depth-to-width ratio greater than four-to-one (4:1).

F. E. PROPERTY CORNERS AT INTERSECTIONS:

All lot corners at intersections of dedicated public rights-of-way, except alleys, shall have minimum radius of fifteen feet (15').

G.F. PIPESTEM LOTS-ALLOWED:

Pipestem lots may be permitted for new plats to achieve the minimum density within the Zoning Code when there is no other feasible alternative to achieving the minimum density.

1. Minimum Lot Size and Pipestem Width and Length: The pipestem shall not exceed one hundred fifty feet (150') in length and not be less than twenty feet (20') in width. The portion of the lot narrower than eighty percent (80%) of the minimum permitted width shall not be used for lot area calculations nor for measurement of required front yard setbacks. Land area included in private access easements shall not be included in lot area calculations. (Amd. Ord. 4751, 11-16-1998; Ord. 4999, 1-13-2003)

2. Shared Access Requirements: Abutting pipestem lots shall have a shared private access driveway. A restrictive covenant will be required on both parcels for maintenance of the pipestem driveway. Walkways shall be paved for their entire width and length with a permanent surface and shall be adequately lighted at the developer's cost. (Amd. Ord. 4999, 1-13-2003; Ord. 5100, 11-1-2004; Ord. 5286, 5-14-2007)

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	<p>For any subdivision, and/or development:³⁰</p> <p>“U” suffix: 25 dwelling units per net acre.</p> <p>“T” suffix: 14 dwelling units per net acre.</p> <p>“F” suffix: 10 dwelling units per net acre.</p>
Maximum Net Density^{2, 14, 15}	
RC	1 dwelling unit per 10 net acres.
R-1	<p>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.</p> <p>Assisted living bonus: A maximum density of 18 units/acre may be allowed subject to conditions of RMC</p>

	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/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 per

	<p>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/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 acre.²⁶</p>

		<p>“T” suffix: 35 dwelling units per net acre.</p> <p>“F” suffix: 20 dwelling units per net acre.³²</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>
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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
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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	4,500 sq. ft. for parcels greater than 1 acre. 5,000 sq. ft. for parcels 1 acre or less.
R-10 and R-14 ²⁹	No minimum lot size. However, developments of greater than 9 single family dwellings shall incorporate a variety of home sizes, lot sizes, and unit clusters.
RM	n/a
Minimum Lot Width – see 4-7-170(E)	
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 – see 4-7-170(E)		
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 landscape 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:

	<p>1. For small lot cluster development¹⁰, R-8 standards shall apply.</p> <p>2. When parking lot is provided in the rear yard of the lot with access from a public right-of-way or alley, 20 ft.</p> <p>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:</p> <p>a. The setback that was required at the time of initial construction was less than 30 ft.</p> <p>b. A reduced setback is appropriate given the character of the immediate neighborhood.</p> <p>c. There are no other alternative locations that can reasonably accommodate the request without encroaching into a setback.</p>
R-8	<p>15 ft.</p> <p>Unit with Alley Access 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.</p>
R-10 and R-14	<p>10 ft.²¹, except garage/carport setback which shall be 15 ft.</p>
RM	<p>“U” suffix: 5 ft.^{18,19}</p> <p>“T” suffix: 5 ft.</p> <p>“F” suffix: 20 ft.</p>
Minimum Side Yard	
RC	<p>25 ft.</p>
R-1	<p>15 ft.</p>
R-4	<p>5 ft.</p>
R-8	<p>5 ft.</p>
R-10	<p>Detached Units: 4 ft.</p>

and R-14	<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. 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	
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

	<p>than 20 ft.</p> <p>b. A reduced setback is appropriate given the character of the immediate neighborhood.</p> <p>c. There are no other alternative locations that can reasonably accommodate the request without encroaching into a setback.</p>
R-8	15 ft. for the primary structure
R-10 and R- 14	10 ft. except garage/carport setbacks which shall be 15 ft.
RM	<p>“U” and “T” suffixes and on all previously existing platted lots which are 50 ft. or less in width: 10 ft.</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
RM	<p>“U” suffix: 5 ft.^{18,19}, unless lot abuts an RC, R-1, R-4, R-8, or R-10 zone, then 25 ft.</p> <p>“T” suffix: 5 ft.</p> <p>“F” suffix: 15 ft.</p>

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	<p>In order to allow for opportunities that maximize space, reciprocal use easements are allowed. If used, all of the following are required:</p> <ol style="list-style-type: none"> 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

	<p>windows within 5 feet of ground level or doors entering into the yard space of the abutting home.</p> <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	Residential and Civic Uses: 30 ft. Commercial Uses: 20 ft.
RM	“U” suffix: 50 ft. “T” suffix: 35 ft. “F” suffix: 35 ft. ²⁰

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

Maximum Impervious Surface Area	
RC	<p>Lots 5 acres or more: 20%.</p> <p>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.</p> <p>Lots 10,000 sq. ft. or less: 55%.</p>
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.
R-14	No more than six (6) dwelling units per building.

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	See RMC 4-4-075 , Lighting, Exterior On-Site.
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R-14	
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.
Recyclables and Refuse	
RM	See RMC 4-4-090 , Refuse and Recyclable Standards.
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.
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,	See RMC 4-3-050 , Critical Areas Regulations, and 4-3-090, Shoreline Master

R-4, R-8, R-10, and R-14	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	<p>All of the following are required:</p> <ol style="list-style-type: none"> 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. 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
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	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.
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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	<p>All of the following are required:</p> <ol style="list-style-type: none"> 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.
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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.
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FENCES AND HEDGES

General

R-10 and R-14	See RMC 4-4-040
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EXCEPTIONS

Pre-Existing Legal Lots

RC, R-1, R-4, R-8,	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
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R-10 and R-14	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)