

M E M O R A N D U M

DATE: June 18, 2014

TO: Michael Drollinger, Planning Commission Chair
Members of the Renton Planning Commission

FROM: Angie Mathias, Senior Planner

SUBJECT: **Comprehensive Plan Land Use Element**

ISSUE

As part of the Comprehensive Plan update to the Land Use element, the City is evaluating how to better ensure that: in generally built out areas that the scale and intensity of new development reasonably matches existing development, the potential scale and intensity of new development is appropriate given environmental constraints, and the existing zoning works to fulfill a vision established by the City and community. This issue paper examines two particular aspects of the review of the Land Use element update. First, what the development standards for a new zone that would allow six dwelling units may be. Second, potential amendments to the existing development regulations for residential zones that could better ensure new development meets the vision of the City.

RECOMMENDATION

Recommend making revisions to the development standards for residential zones.

DISCUSSION

Below is a table which presents both potential development standards for a new R-6 zone, as well as, proposed amendments to existing code. The current standards are indicated in italicized black font and proposed standards are indicated immediately below the current standard in red font. The proposed amendments work to establish a scaled approach where lot sizes, lot widths, setbacks, etc. decrease as the density increases. Also, the proposed standards for a new R-6 zone fit into this scaled approach.

	RC	R-1	R-4	R-6	R-8	R-10	R-14
Minimum Lot Area	10 acres 10 acres	1 acre 1 acre	8,000 sq. ft. 9,000 sq. ft.	7,000 sq. ft.	4,500 sq. ft. (1+ acre parcels) 5,000 sq. ft. (less than 1 acre parcels) 5,000 sq. ft.	None 4,000 sq. ft.	None 3,000 sq. ft.
Minimum Lot Width	150 ft. 150 ft.	75 ft. 100 ft.	70 ft. 70 ft.	60 ft.	50 ft. 50 ft.	None 40 ft.	None 30 ft.
Minimum Lot Width (corner lots)	175 ft. 175 ft.	85 ft. 85 ft.	80 ft. 80 ft.	70 ft.	60 ft. 60 ft.	n/a 50 ft.	n/a 40 ft.
Minimum Lot Depth	200 ft. 300 ft.	85 ft. 200 ft.	80 ft. 100 ft.	90 ft.	65 ft. 80 ft.	None 70 ft.	None 60 ft.
Front Setback	30 ft. 30 ft.	30 ft. 30 ft.	30 ft. 30 ft.	25 ft.	Alley Loaded Garages: 10 ft. Front Loaded Garages: 15 ft. Alley Loaded Garages: 15 ft. Front Loaded Garages: 20 ft.	10 ft., except garage/carpport is 15 ft. Alley Loaded Garages: 15 ft. Front Loaded Garages: 20 ft.	10 ft., except garage/carpport is 15 ft. Alley Loaded Garages: 10 ft. Front Loaded Garages: 20 ft.
Rear Setback	35 ft. 35 ft.	25 ft. 30 ft.	25 ft. 25 ft.	25 ft.	20 ft. 20 ft.	12 ft. 15 ft.	12 ft. 10 ft.
Side Setback	25 ft. 25 ft.	15 ft. 10 ft.	5 ft. 10 ft.	10 ft.	5 ft. 5 ft.	Detached Units: 4 ft. Attached Units: 4 ft. for unattached side(s), 0 ft. for the attached side(s) No change	Detached Units: 4 ft. Attached Units: 4 ft. for unattached side(s), 0 ft. for the attached side(s) No change
Side Setback (along a Street)	30 ft. 30 ft.	20 ft. 30 ft.	20 ft. 30 ft.	25 ft.	15 ft. 15 ft.	10 ft., except garage/carpport shall be 15 ft. 15 ft.	10 ft., except garage/carpport shall be 15 ft. 15 ft.
Maximum Height	30 ft. 30 ft.	30 ft. 30 ft.	30 ft. 30 ft.	30 ft. 30 ft.	30 ft. 30 ft.	30 ft. 30 ft.	Residential: 30 ft. Commercial: 20 ft.

							Residential: 30 ft. Commercial: 20 ft.
Maximum Building Coverage (including Primary and Accessory)	Lots 5 acres or more: 2%. An additional 5% may be used for agri. buildings Lots 10,000 sq ft to 5 acres: 15%. On lots greater than 1 acre, an additional 5% may be used for agri. building. Lots 10,000 sq ft or less: 35% 10%	20% 20%	5,000+ sq. ft. lots: 35% or 2,500 sq. ft., whichever is greater Less than 5,000 sq. ft.: 50% 35%	40%	5,000+ sq. ft. lots: 35% or 2,500 sq. ft., whichever is greater Less than 5,000 sq. ft.: 50% 45%	None 55%	None 60%
Maximum Impervious Surface Area	Lots 5 acres or more: 20%. Lots 10,000 sq ft to 5 acres: 55%. For ea. add. 10,000 sq ft increase in lot size, the impervious coverage shall be decreased by 1.75% to a minimum 20% for a 5 acre lot. Lots 10,000 sq ft or less: 55%	30% 30%	55% 50%	55%	75% 60%	Detached Units: 75% Attached Units: 65% 70%	85% 75%

	15%						
--	-----	--	--	--	--	--	--

One of the most significant changes is with lot sizes in the R-8 zone. Currently, the minimum lot size in the R-8 zone depends on the size of the parcel being subdivided. If the parcel is larger than 1 acre, the minimum lot size is 4,500 square feet. If the parcel being subdivided is smaller than 1 acre, the minimum lot size is 5,000 square feet. It is proposed that the minimum lot size be 5,000 square feet regardless of the size of the parcel being subdivided.

Other recommendations are intended to improve the appearance of the bulk of buildings from the front or street view. For example, it is recommended that in the R-4 zone the side setback be increased from 5 to 10 feet. This would help to create more of a visual break between buildings. In the R-8 zone, it is recommended that the front setback be increased from 15 to 20 feet, unless the garage is accessed from an alley. It is also recommended that the front setback be increased if the garage is alley accessed from 10 to 15 feet. This also would help to improve the perception of bulk because the building is further away from the street and sidewalk.

CONCLUSION

Planning Commission requested that these potential amendments be submitted for consideration as part of the process in reviewing potential amendments to the Land Use element for the mandatory update. Any code changes will be subject to a public hearing and comment process that will come before the Planning Commission as part of the Comprehensive Plan update process for consideration prior to the Commission's recommendation. At this time, this draft code is submitted for Planning Commission consideration and discussion. A public hearing in this matter has not been scheduled yet.