

RMT Zone

Example structures



Single Family on Morris Ave S



Single Family on Burnett Ave S



4-Plex on Shattuck Ave S



Single Family on Whitworth Ave S



Duplex on Smithers Ave S



Tri-Plex on Shattuck Ave S

Example Property

531 Morris Avenue South (.11 acres)



Min Density	Max Density	Max Height	Lot Size Avg	Lot Size Most Common
14	35	35 feet	0.13	0.11 (27 of 61)
Density Calculations				
	Lot Size	Units	Density	
	0.11	1	9	<i>doesn't meet min density</i>
	0.11	2	18	<i>meets density</i>
	0.11	3	27	<i>meets density</i>
	0.11	4	36	<i>exceeds max density</i>

- Typical .11 acre lot size most likely to be subdivided into 2 or 3 separate lots. If triplex on single lot, orientation to street with unique front entries would be very challenging and parking (required to be off alley) would prove difficult.
- Issues with current zoning include:
 - Detached dwellings and ADU's are not permitted, making the existing structures non-conforming and infill with ADU's impossible.
 - With existing zoning, a typical lot can subdivide into 2 lots and meet minimum density and, subdivision into 3 lots is the greatest number possible on typical lot. The existing density is not facilitating changes initially intended without larger lot sizes.

South Renton RMT Rezone to R-14

- Re-zone to R-14
 - Minimum density is 10 dwelling units, but renovations or conversions are allowed without meeting minimum density requirements.
 - Could achieve 18 dwelling units per acre with bonus incentives.
 - Would make detached dwellings conforming and would allow ADU's.
 - Would eliminate possible conflicting land use of retail sales (allowed as Administrative Conditional Use).
 - Would effectively discontinue RMT zone entirely and zone could be deleted from use table and zoning designations (RMT zone is only located in South Renton).
 - Using Buildable Lands assumptions would result in net loss of 112 units.
 - Larger lots could still redevelop with townhomes or simply subdivide.
 - Example density estimates are show in the tables below.

R-14 zone

Min Density	Max Density	Max Height	
10	18 (w/bonus)	30 feet	
Density Calculations			
Lot Size	Units	Density	
0.11	1	9	<i>doesn't meet min density</i>
0.11	2	18	<i>meets density</i>
0.11	3	27	<i>exceeds max density</i>
0.11	4	36	<i>exceeds max density</i>

RMU Zone

Example structures



10 unit apartment building on S 7th St



Masonic Lodge on Williams Ave S



4-plex on Burnett Ave S.



Liberty Square Apts – 92 units on Williams Ave S



Single Family on Smithers Ave S.



Whitworth Lane Apts – 25 units on S 7th St

Example Property

514 Burnett Avenue South (.14 acres)



Min Density	Max Density	Max Height	Lot Size Avg	Lot Size Most Common
25	75	50 feet	0.15	0.14 (19 of 62)
Density Calculations				
Lot Size	Units	Density		
0.14	1	7	<i>doesn't meet min density</i>	
0.14	2	14	<i>doesn't meet min density</i>	
0.14	3	21	<i>doesn't meet min density</i>	
0.14	4	29	<i>meets density</i>	
0.14	7	50	<i>meets density</i>	
0.14	10	71	<i>meets density</i>	
0.14	12	86	<i>exceeds max density</i>	

- Typical .14 acre lot size most likely to be subdivided into 4 separate lots. If fourplex on single lot, orientation to street with unique front entries would be very challenging and parking (required to be off alley) would prove difficult.
- Issue with current zoning includes:
 - Detached dwellings and ADU's are not permitted, making the existing structures non-conforming and infill with ADU's impossible.
 - Maximum allowable height of 50 feet incompatible with existing single family dwellings.

South Renton RMU Zone Possible Changes

- Re-zone to R-14.
 - Minimum density is 10 dwelling units, but renovations or conversions are allowed without meeting minimum density requirements.
 - Could achieve 18 dwelling units per acre with bonus incentives.
 - Would make detached dwellings conforming and would allow ADU's.
 - Would eliminate possible conflicting land use of retail sales (allowed as Administrative Conditional Use).
 - Would leave a small area north of Downtown abutting the Cedar River to the south as the only location of the RMU zone.
 - Liberty Square would conform as attached dwelling.
 - May not incentivize redevelopment.
 - Using Buildable Lands assumptions and assuming slightly more than half the redevelopable properties in the RMU zone are in South Renton, would result in net loss of 564 units.

CD Zone

Example structures



St. Anthony's School on Shattuck Ave S



Single Family on Whitworth Ave S



Iris Window Coverings on S 4th St



Duplex on Smithers (north of S 4th St)



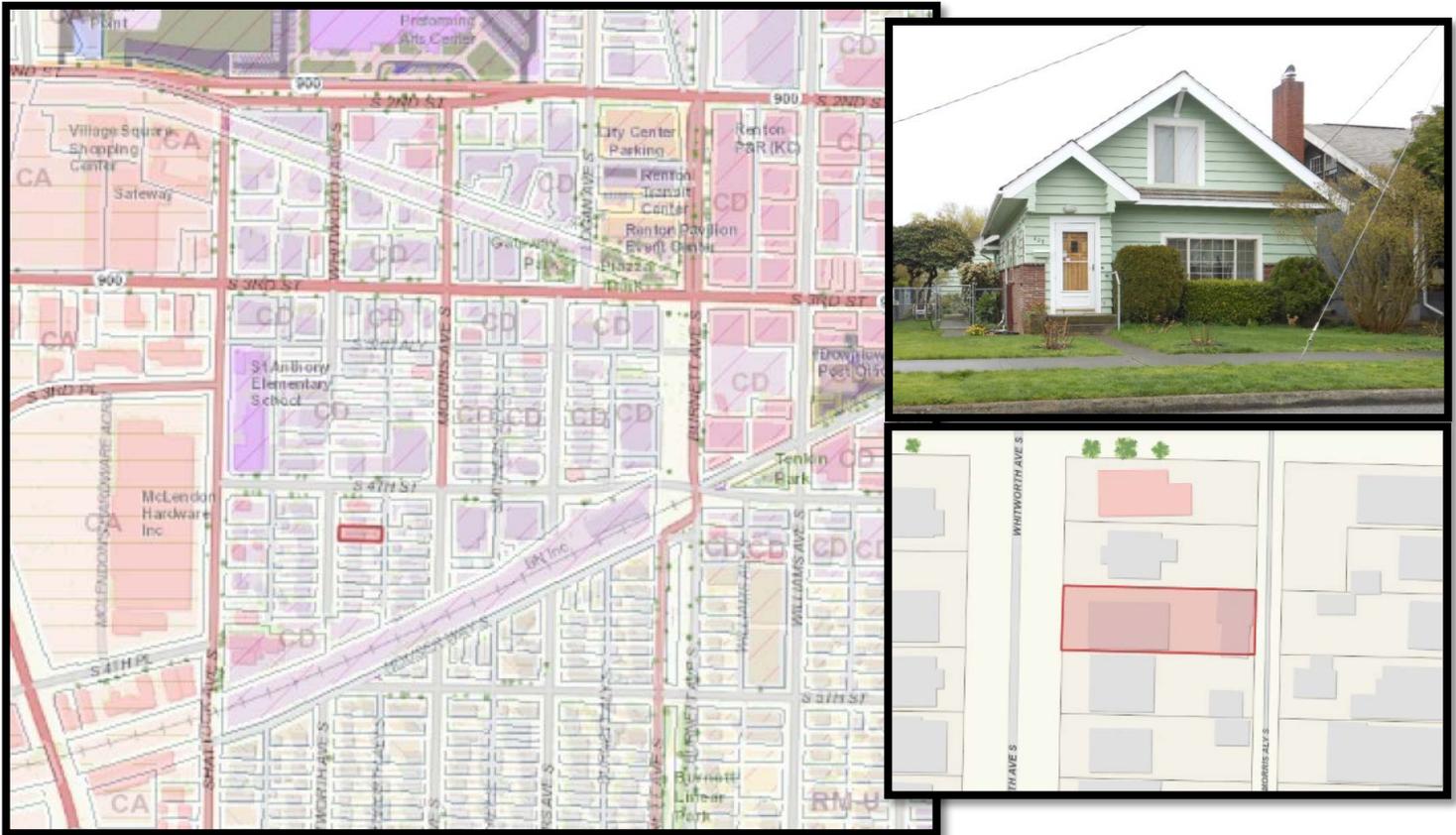
Cugini Florist on S 3rd St (north of S 4th St)



Single Family on Shattuck Ave S

Example Property

408 Whitworth Avenue South (.11 acres)



CD Zone

Min Density	Max Density	Max Height	Lot Size Avg	Lot Size Most Common
25	100	95	0.14	0.11 (49 of 91)
Density Calculations				
Lot Size	Units	Density		
0.11	1	9	<i>doesn't meet min density</i>	
0.11	2	18	<i>doesn't meet min density</i>	
0.11	3	27	<i>meets density</i>	
0.11	4	36	<i>meets density</i>	
0.11	7	64	<i>meets density</i>	
0.11	11	100	<i>meets density</i>	
0.11	12	109	<i>exceeds max density</i>	

- Typical .11 acre lot size most likely to be subdivided into 3 separate lots. If triplex on single lot, orientation to street with unique front entries would be very challenging and parking (required to be off alley) would prove difficult.
- Issue with current zoning includes:
 - Detached dwellings and ADU's are not permitted, making the existing structures non-conforming and infill with ADU's impossible.
 - Maximum allowable height of 95 feet incompatible with existing single family dwellings.

- Many allowable land uses incompatible with single family (conference centers, offices, fast food restaurants, hotels, taverns, dance halls, movie theaters, sports arenas, parking garages, etc.)
- Allowed height and intensity of number of dwelling units is more intense than the CA zone that abuts the area to the west (CA zone allows 60 feet with 60 du/acre)

South Renton CD Zone Possible Changes

- Re-zone portion south of South 4th Street to R-14.
 - Minimum density is 10 dwelling units, but renovations or conversions are allowed without meeting minimum density requirements.
 - Could achieve 18 dwelling units per acre with bonus incentives.
 - Would make detached dwellings conforming and would allow ADU's.
 - Would eliminate possible conflicting land uses of conference centers, sports arenas, dance halls, etc.
 - Land uses like retail sales, eating and drinking establishments are allowed but limited to 5,000 square feet.
 - Makes the existing medical dental office, law office, office, Chamber of Commerce, and Iris Window Coverings non-conforming,
 - Using Buildable Lands assumptions, this would result in a net loss of 53 housing units.