

## #D-114 TITLE IV UPDATES PER THE COMPREHENSIVE PLAN UPDATE

### General Description

Renton's Comprehensive Plan (referred to as "the Plan") is proposed to be updated, and as a result of some changes (elimination and/or renaming of some land use designations and/or zoning districts) Title IV will need to be amended to reflect changes to the Plan. Additionally, while preparing for changes required due to the consolidation of zones, and the application of land use designations and zones to other land areas than currently mapped, staff identified other portions of Title IV that could be improved while making amendments proposed to apply to a great number of Sections. Proposed changes to Title IV that are not needed as a result of Plan amendments are identified in this staff report.

Proposed changes to Title IV prompted by the Comprehensive Plan Update include, but are not limited to:

- Revised Land Use Designation names
- Revised Zone names
- Revised purpose statements of Zones
- Elimination of the RM-U and RM-T Zones
- Consolidation of UC-N1 and UC-N2 Uses and Footnotes
- Consolidation of Footnotes applied to other Zones
- Formatted all Residential Zone Development Standards into one table (previously excluded all RM suffixes)
- Formatted the consolidated UC Zone into Development Standards for Commercial Zones, and eliminate the need for a third table.
- Consolidation of common development standards among zones within the same table

Proposed changes to improve Title IV:

- New standards in the RMF Zone that will facilitate townhouse development:
  - ✓ Minimum density is not applicable
  - ✓ 25 ft. minimum wide lot width (30 ft. for corner lots)
  - ✓ 50 ft. minimum lot depth
  - ✓ Front yard: 20 ft.
  - ✓ Rear yard: 10 ft.
  - ✓ Side yard: unchanged at 5 ft.
  - ✓ Building coverage: 70%
- Allowing multi-family housing in the CO Zone under limited circumstances

### Impact Analysis

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

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effects of allowing multi-family housing in the CO Zone are analyzed in a separate staff report.

Enabling townhouse style development in the RMF Zone will have negligible effects on growth, development, and conversion of land as envisioned in the Plan.

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

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effects of allowing multi-family housing in the CO Zone are analyzed in a separate staff report.

Enabling townhouse style development in the RMF Zone will have negligible effects on the City's capacity to provide adequate public facilities.

Effect on the rate of population and employment growth

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effects of allowing multi-family housing in the CO Zone are analyzed in a separate staff report.

Enabling townhouse style development in the RMF Zone will have negligible effects on the City's rate of population growth, and no effect on employment growth.

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

The following Plan objective is being met:

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effect on general land values or housing costs

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

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

Neither capital improvements nor expenditures are occurring nor are anticipated as a direct result of the proposed code amendments.

Consistency with GMA, the Plan, and Countywide Planning Policies

Proposed changes to Title IV are generally in response to changes prompted by the Comprehensive Plan update and therefore analysis of the Comprehensive Plan update is cited in lieu of a separate analysis.

Effect on other considerations

None

**Staff Recommendation**

Amend Renton Municipal Code as described to codify changes necessary to implement the updated Comprehensive Plan.

**Implementation Requirements**

Adopt an ordinance to amend Title IV of Renton's Municipal Code in response to the update of Renton's Comprehensive Plan.