

Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-103

**MUNICIPAL
CODE SECTIONS:**

RMC 4-9-150

REFERENCE:

N/A

SUBJECT:

Open Space Requirements for Planned Urban Developments

BACKGROUND:

In accordance with RMC 4-9-150B.3.c there is no provision for modifying the Planned Urban Development (PUD) regulations. The PUD regulations have private open space requirements (RMC 4-9-150E.2), that require each ground floor residential unit to have private open space with a minimum dimension of 15 feet in either direction. This results in a minimum area of 225 square feet.

One of the main purposes of the PUD regulations is to encourage “innovation and creativity” in development (RMC 4-9-150A). There have been some PUDs that, while meeting the innovation and creativity test, have had difficulty complying with the 15-foot minimum dimensional private open space requirement for ground floor residential dwelling units.

JUSTIFICATION:

The minimum dimensional standards for the private open space requirement should be modifiable standards provided that the minimum square footage requirement is maintained.

DECISION:

Amend RMC 4-9-150 as specified below.

**ADMINISTRATOR
APPROVAL:**

C. E. “Chip” Vincent

EFFECTIVE DATE:

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

4-9-150 PLANNED URBAN DEVELOPMENT REGULATIONS:

B. APPLICABILITY:

3. Code Provisions Restricted from Modification:

c. Planned Urban Development Regulations: The City may not modify any of the provisions of this Section, Planned Urban Development Regulations, unless explicitly permitted as specified below;

E. DEVELOPMENT STANDARDS:

2. Private Open Space: Each residential unit in a planned urban development shall have usable private open space (in addition to parking, storage space, lobbies, and corridors) for the exclusive use of the occupants of that unit. Each ground floor unit, whether attached or detached, shall have private open space contiguous to the unit. The private open space shall be well demarcated and at least fifteen feet (15') in every dimension (decks on upper floors can substitute for the required private open space). For dwelling units that are exclusively upper story units, there shall be deck areas totaling at least sixty (60) square feet in size with no dimension less than five feet (5'). For dwelling units located above the sixth story, private open space may be provided by a shallow balcony accessed by a door with at least fifty percent (50%) glazing; any required private open space not provided by the balcony shall be added to the required common open space, pursuant to subsection E1 of this Section. This minimum dimensional standards of this section may be modified through the planned urban development review process, provided that the minimum area requirement is maintained.

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