

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-105

**MUNICIPAL
CODE SECTIONS:**

4-2-115

REFERENCE:

RMC 4-2-110A, 4-2-110D.18, and Ordinance No. 5790

SUBJECT:

Roof Pitch Design

BACKGROUND:

Currently, maximum residential building height is measured from the grade plane to the top of the highest wall plate. Roofs may only project over the maximum wall plate height if the slope is equal to or greater than 4:12 pitch. Building height regulations allow roof pitches less than 4:12, provided the entire structure is less than the maximum wall plate height permitted in the zone. However, residential design standards do not allow roof slopes less than 4:12 pitch. A design modification is required to allow roof slopes less than 4:12. As a result, if a design modification was approved for a proposed new single family home for a lower roof pitch, a variance from the height regulations would be required.

JUSTIFICATION:

In order to allow a roof pitch less the 4:12 pitch, a variance would be required from RMC 4-2-10A. However, RMC 4-2-115 would permit this change through a modification. To correct this, staff recommends eliminating all references to roof pitch within the residential design standard for Roofs in the R-4 through R-14 zones, and retaining the following: "a variety of roof forms appropriate to the style of the home shall be used." This amendment will require roof pitches and projections to be interpreted through RMC 4-2-110.D, causing less confusion and more clarity.

DECISION:

Amend RMC 4-2-115E.3 to no longer address roof pitch and style. Roof pitch and styles are currently already addressed in RMC 4-2-110.D

**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:**

4-2-115 RESIDENTIAL DESIGN AND OPEN SPACE STANDARDS:

E. REQUIREMENTS:

3. Residential Design:

ROOFS: Roof forms and profiles are an important component in the architectural character of homes and contribute to the massing, scale, and proportion of the home. Roofs also provide opportunity to create variety, especially for homes of the same model.

Standards:

R-4, R-6, and R-8

~~One of the following is required for all development:~~

- ~~1. Hip or gabled with at least a four to twelve (4:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or~~
- ~~2. Shed roof.~~

~~Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the homes shall be used.~~

R-10 and R-14

Both of the following are required:

- ~~1. Primary roof pitch shall be a minimum four to twelve (4:12). If a gable roof is used, exit access from a third floor must face a public right of way for emergency access, and~~
- ~~2. A variety of roofing colors shall be used within the development and all roof material shall be fire retardant.~~
2. Single family residential subdivisions shall use a variety of roof forms appropriate to the style of the home.

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