



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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-85

MUNICIPAL

CODE SECTIONS: 4-4-130, Tree Retention and Land Clearing Regulations; 4-2-110.A, Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures)

REFERENCE: N/A

SUBJECT: Tree Density for the RMF

BACKGROUND: RMC 4-4-130, Tree Retention and Land Clearing Regulations, was amended in 2014 by Docket #109 to include a new standard, tree density, which requires a certain number of trees (measured in caliper inches) per lot area. According to RMC 4-4-130.C.9.d.i, Minimum Tree Density, this standard applies to "each residentially zoned lot." However, while the standard was reiterated in RMC 4-2-110.A, Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures), it was not restated in RMC 4-2-110.F, Development Standards for Residential Multi-Family Zoning Designations. In the summer of 2015 the City's Comprehensive Plan was adopted, which spurred many changes to Title IV including the consolidation of development standards for all residential zones (previously, development standards of the RM zones stood alone); when this consolidation occurred the omission of a tree density for the RM-T, RM-U, and RM-F zones was carried over by stating that the standard is not applicable ("n/a"). This created a conflict with the statement within RMC 4-4-130.C.9.d.i, Minimum Tree Density: "a minimum tree density shall be maintained on each residentially zoned lot..."

JUSTIFICATION: The tree density standard proposed by staff during the public hearing for Docket #109 was clearly intended to only apply to residential zones RC through R-14.

DECISION: The tree density standard does not apply to the RMF Zone.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE: June 23, 2016

**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:**

RMC 4-4-130.C.9.d.i, Minimum Tree Density
A minimum tree density shall be maintained on each residentially zoned lot, as specified in the table below. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination. If the number of trees required includes a fraction of a tree, any amount equal to or greater than one-half (1/2) shall be rounded up; and

| Type of Residential Development | Minimum Tree Density |
|--|---|
| Multi-family development (attached dwellings) ³ | Four (4) significant trees ¹ for every five thousand (5,000) sq. ft. |
| Single family development (detached dwellings) ² | Two (2) significant trees ¹ for every five thousand (5,000) sq. ft. |
| ¹ Or the gross equivalent of caliper inches provided by one or more trees. ² Lots developed with detached dwellings in the R-10 and R-14 zones are exempt. ³ Development in the RMF Zone is exempt. | |

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