



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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-88

MUNICIPAL

CODE SECTIONS: 4-7-150.E

REFERENCE: N/A

SUBJECT: Required Alley Access

BACKGROUND: RMC 4-7-150.E states the preference for alley access to all new residential development except development within the Low Density Residential land use designation zones (RC, R-1, and R-4). The subsection was last amended by Ord. 5702 on 12-9-2013. Interim zoning was enacted in 2015 to establish a temporary R-6 zone, which was subsequently adopted, in conjunction with the Comprehensive Plan update, as an official new zone with the Medium-Density Residential land use designation.

JUSTIFICATION: Because the standards of the R-6 Zone were not assessed for suitability of alley access, development in the R-6 Zone should be exempted from being required to provide alley access.

DECISION: New development in the R-6 Zone shall be an exception to the preferred alley-access street pattern.

**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:**

4-7-150.E.5

Alley Access: Alley access is the preferred street pattern for all new residential development except in the Residential Low Density land use designation (RC, R-1, and R-4 zones) and the R-6 zone. All new residential development in an area that has existing alleys shall utilize alley access. New residential development in areas without existing alleys shall utilize alley access for interior lots. If the developer or property owner demonstrates that alley access is not practical, the use of alleys may not be required. The City will consider the following factors in determining whether the use of alleys is not practical:

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