

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

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:** CI-108

**MUNICIPAL
CODE SECTIONS:** 4-11-120 DEFINITIONS L, 4-7-170 RESIDENTIAL LOTS – GENERAL
REQUIREMENTS AND MINIMUM STANDARDS, 4-11-250 DEFINITIONS Y

REFERENCE: N/A

SUBJECT: Lot Types and Measurements

BACKGROUND: RMC defines and provides graphics of common types of lots and how they're measured; however, many of the definitions are inaccurate and conflict with their associated graphics.

JUSTIFICATION: Definitions and any associated graphics should be accurate.

DECISION: Amend RMC as detailed below.

**ADMINISTRATOR
APPROVAL:** _____
C. E. "Chip" Vincent

EFFECTIVE DATE: March 24, 2017

**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.

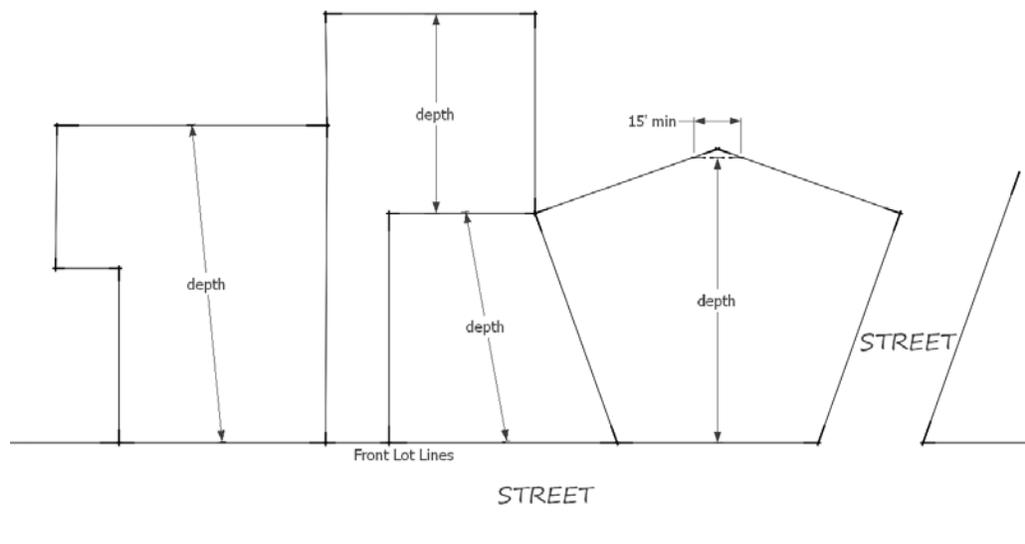
**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

4-11-120 DEFINITIONS L:

LOT LINES: The property lines bounding the a lot; the designation of lot lines (front, rear, and side) shall be based on the yard designations (See YARD REQUIREMENT).

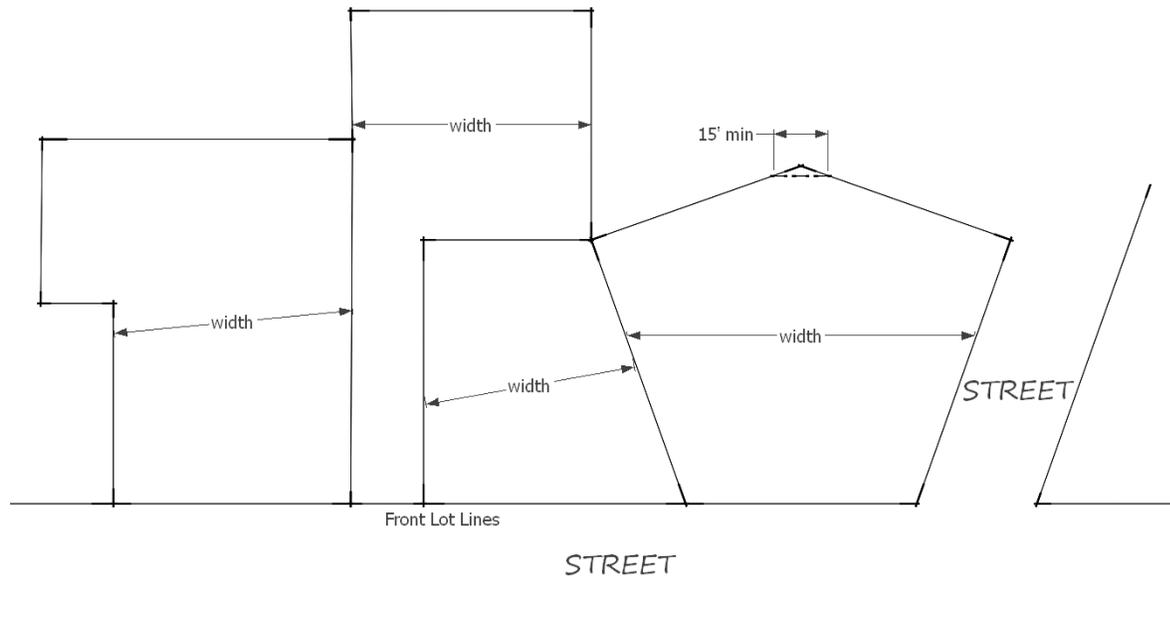
LOT MEASUREMENTS:

A. Lot Depth: ~~Depth of a lot shall be considered to be~~ The horizontal average distance between the foremost points of the side lot lines in front (i.e., the points where the side lot lines intersect with the street right-of-way line) front and rear lot lines, measured from midpoint to midpoint; except in the case of flag lots and irregularly shaped lots. For flag lots, the “flagpole” and the rearmost points of the side lot lines in the rear. In the case of pipestem lots, the pipestem portion of the lot shall be ignored for the purposes of the calculating on of average lot depth. For irregularly shaped lots and lots without an obvious rear lot line, the lot depth shall be measured to the midpoint of an imaginary line at least fifteen feet (15') in length located entirely within the lot and farthest removed and parallel to the front lot line or its tangent.

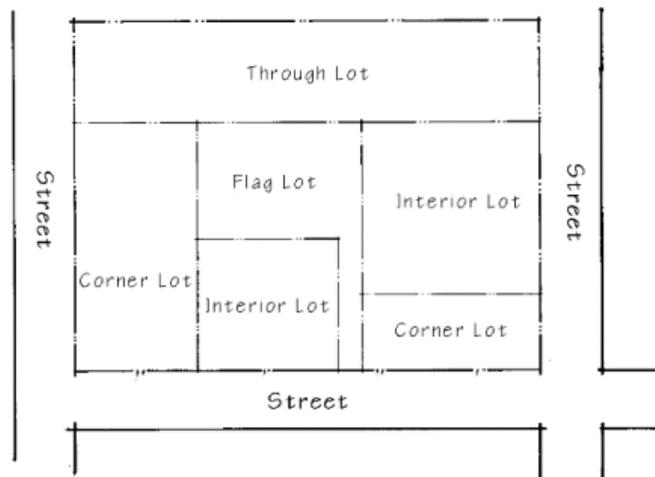


B. Lot Width: Width of a lot shall be measured perpendicular to and at the midpoint of the line used to determine lot depth. considered to be the average distance between the side lines connecting front and

rear lot lines, except for pipestem lots, where the pipestem portion of a lot shall be ignored for the purposes of calculating the average width.



LOT TYPES:



A. Lot, Corner: A lot abutting upon any combination of two (2) or more streets, including private streets (e.g., unit lot drives), access easements, or shared driveways, but excluding alleys, at their intersection, or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty five degrees (135°) within the lot lines.

B. Lot, Flag: A lot with property lines that generally form the outline of a flag and flagpole with access to a public road typically provided only by through the relatively narrow portion of the lot (i.e., the “flagpole”). ~~private accessway less than thirty feet (30') in width. See Lot, Pipestem.~~

C. Lot, Interior: A lot that generally abuts or has frontage on only one street (or other means of access that may be permitted), ~~although on through lots that run from one block face to another, such lots could abut two (2) streets.~~

~~D. Lot, Pipestem: A lot not meeting minimum frontage requirements.~~

DE. Lot, Through: A lot that has ~~both~~ two (2) opposing ends each fronting on a street.

EF. Lot, Small Cluster: See CLUSTER DEVELOPMENT.

4-7-170 RESIDENTIAL LOTS – GENERAL REQUIREMENTS AND MINIMUM STANDARDS:

A. ARRANGEMENT:

Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines.

B. ACCESS REQUIREMENTS:

Each lot must have access to a public street or road, unless specifically authorized otherwise. ~~Access may be by private access consistent with RMC 4-6-060.~~ (Ord. 5727, 10-20-2014)

C. MINIMUM SIZE:

The size, shape, and orientation of lots shall meet the minimum area and width requirements of the applicable zoning classification and shall be appropriate for the type of development and use contemplated. Further subdivision of lots within a plat approved through the provisions of this Chapter must be consistent with the then-current applicable maximum density requirement as measured within the plat as a whole. (Ord. 5153, 9-26-2005)

D. MINIMUM WIDTH:

Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) ~~pipestem-flag~~ lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35'). (Ord. 4522, 6-5-1995)

E. MAXIMUM LOT DIMENSION RATIO:

No residentially zoned lot shall have a depth-to-width ratio greater than four-to-one (4:1). (Ord. 5728, 10-20-2014)

F. PROPERTY CORNERS AT INTERSECTIONS:

All lot corners at intersections of dedicated public rights-of-way, except alleys, shall have minimum radius of fifteen feet (15'). (Ord. 5728, 10-20-2014)

G. PIPESTEM-FLAG LOTS, WHEN ALLOWED:

~~Pipestem-Flag~~ lots may be permitted for new plats to achieve the minimum density within the Zoning Code when there is no other feasible alternative to achieving the minimum density.

Minimum Lot Size and ~~Pipestem-“Flagpole”~~ Width and Length: The ~~pipestem-“flagpole”~~ shall not exceed one hundred fifty feet (150') in length and not be less than twenty feet (20') in width. The portion of the lot narrower than eighty percent (80%) of the minimum permitted width shall not be used for lot area calculations or for the measurement of required ~~front~~ yard setbacks. Land area included in private access easements shall not be included in lot area calculations. ~~Pipestem-Flag~~ lots shall not abut one another. (Amd. Ord. 4751, 11-16-1998; Ord. 4999, 1-13-2003; Ord. 5100, 11-1-2004; Ord. 5286, 5-14-2007; Ord. 5727, 10-20-2014; Ord. 5728, 10-20-2014)

4-11-250 DEFINITIONS Y:

YARD REQUIREMENT: An open space on a lot unoccupied by structures, unless specifically authorized otherwise. The Planning Division shall determine the various yard requirements for uniquely shaped lots and ~~pipestem~~ flag lots. (See also SETBACK.)

A. Front Yard: The yard requirement which separates the structure(s) from public right-of-way, private access easement, or shared driveway. For through lots, corner lots, and lots without street frontage, the front yard will be determined by the Planning Division Director.

B. Side Yard along a Street: The yard requirement that is neither a front yard nor a rear yard, yet it abuts a street right-of-way or private street.

C. Rear Yard: The yard requirement opposite the front yard. Where a lot abuts an alley, the rear yard shall always be the yard abutting the alley. For irregularly shaped lots, the rear yard shall be measured from an imaginary line at least fifteen feet (15') in length located entirely within the lot and farthest removed and parallel to the front lot line or its tangent.

D. Side Yard: The yard requirement which is not a front yard, a side yard along a street, or a rear yard.

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