

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

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:** CI-109

**MUNICIPAL
CODE SECTIONS:** RMC 4-2-110.A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES), and RMC 4-2-110.D, 4-2-110D CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS TABLE FOR RESIDENTIAL ZONING DESIGNATIONS

REFERENCE: N/A

SUBJECT: Assisted Living Footnote Cleanup

BACKGROUND: Ord. 5791 affected changes to RMC 4-9-065, Density Bonus Review as well as related footnotes. Footnote #7 was amended to enable Assisted Living Facilities in the R-1 zone to be developed with more than one dwelling unit per legal lot; however Footnote #7, which is specific to the R-1 zone, was erroneously applied to the R-10, R-14, and RMF zones. Footnote #29 was amended to provide a general reference to RMC 4-9-065, Density Bonus Review. Footnote #29 was correctly applied to the Maximum Net Density of the R-14 and RMF zones, but was omitted from the R-10 zone.

JUSTIFICATION: Footnotes should be accurately referenced based on the content and applicability of the footnote.

DECISION: Amend RMC 4-2-110.A as shown 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: See next page

STAFF CONTACT: Paul Hintz x7436

	RC	R-1	R-4	R-6	R-8	R-10	R-14	RMF
Minimum Net Density (per Net Acre) ^{1, 15}	None			3 dwelling units	4 dwelling units	5 dwelling units ³⁰	7 dwelling units ³⁰	Townhouse Development: n/a Other Attached Dwellings: 10 dwelling units ³⁰
Maximum Net Density (per Net Acre, Except per Net 10 Acres in RC) ^{2, 14, 15}	1 dwelling unit	1 dwelling unit ^{7, 36}	4 dwelling units	6 dwelling units	8 dwelling units ³⁸	10 dwelling units ^{29, 7}	14 dwelling units ^{7, 29}	20 dwelling units ^{7, 29}
Maximum Number of Dwellings (per Legal Lot) ²	1 dwelling with 1 accessory dwelling unit	1 dwelling with 1 accessory dwelling unit ⁷	1 dwelling with 1 accessory dwelling unit	1 dwelling with 1 accessory dwelling unit	1 dwelling with 1 accessory dwelling unit	Detached dwellings: 1 dwelling with 1 accessory dwelling unit Attached dwellings: n/a	Per Maximum Net Density	