

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

**ADMINISTRATIVE
POLICY/CODE
INTERPRETATION #:** CI-111

**MUNICIPAL
CODE SECTIONS:** RMC 4-2-110A Residential Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures) and RMC 4-2-110D Conditions Associated with Development Standards Table for Residential Zoning Designations

REFERENCE: Ordinance No. 5798 (Att. A), 4-25-2016

SUBJECT: Residential Front Yard Setback Averaging

BACKGROUND: In accordance with Condition 6 in Conditions Associated with Development Standards Table for Residential Zoning Designations, RMC 4-2-110D, a front yard setback may be reduced to be equal to or greater than the averaged front yard setbacks of existing structures on abutting lots along the same street. In certain single-family residential neighborhoods, a large number of existing structures are legally non-conforming and do not meet the front yard setback requirement. This is generally due to existing properties being developed under King County regulations prior to annexation by the City. In addition, front yard setback requirements have been increased in the past few years for some zoning designations. Condition 6 enables new structures or additions to circumvent the current front yard setback requirements by averaging the setbacks of adjacent non-conforming structures built when different development standards were in place.

JUSTIFICATION: RMC 4-2-110D should be amended to remove Condition 6 in order to ensure that new structures or additions meet the current front yard setback requirements of the zoning designation.

DECISION: Amend RMC 4-2-110D as specified 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:**

**RMC 4-2-110A DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DESIGNATIONS
(PRIMARILY AND ATTACHED ACCESSORY STRUCTURES)**

	RC	R-1	R-4	R-6	R-8	R-10	R-14	RMF
Minimum Front Yard ^{4, 5, 6, 22, 31}	30 ft.	30 ft.	30 ft. ^{10, 32, 33}	25 ft.	20 ft. except when all vehicle access is taken from an alley, then 15 ft. ³⁹		15 ft. ¹¹ , except when all vehicle access is taken from an alley, then 10 ft. ³⁹	Townhouse Development: 10 ft. ¹¹ Other Attached Dwellings: 20 ft.

**4-2-110D CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS TABLE FOR
RESIDENTIAL ZONING:**

~~6. A front yard setback may be reduced to be equal to or greater than the averaged front yard setbacks of existing primary structures on abutting lots along the same street; however, this setback reduction does not apply to attached or detached garages. Reserved.~~

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