

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-125

MUNICIPAL

CODE SECTIONS: 4-7-090, Unit Lot Subdivisions

REFERENCE: Ord No 5818

SUBJECT: Unit Lot Subdivisions in the CV Zone

BACKGROUND:

Ordinance #5818 established a process and standards for Unit Lot Subdivisions. A Unit Lot Subdivision (ULS) allows the development of townhouse dwellings and the subdivision of land into unit lots that are not required to meet the standards of lots created via the normal subdivision process (e.g., lot area, lot width, lot depth, etc.). Instead, the boundaries of unit lots typically form a perimeter around individual townhouse units in order to allow the fee-simple sale of townhouses as an alternative to creating condominiums.

Because Unit Lot Subdivisions are applicable exclusively for townhouse development, the process and associated development standards were enabled in the three residential zones that allow multi-family development (R-10, R-14, and the RMF).

DECISION: Unit Lot Subdivisions will be allowed in the Center Village (CV) zone.

JUSTIFICATION:

The ULS code was developed as an alternative to creating condominiums in order to encourage the creation of a more diverse housing stock with greater opportunities for homeownership. Because standalone townhouse development is allowed in the CV zone, except for parcels abutting NE Sunset Boulevard east of Harrington Avenue NE, the ULS code should be applicable in the CV zone.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE: September 11, 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.

DISCLAIMER: Excerpts from the Renton Municipal Code shown below may not contain the most recently codified text. In such instances, code amendments implemented through this Administrative Code Interpretation shall be construed to affect the current code and past/future Administrative Code Interpretations not yet codified in the same manner as shown below. Should any conflicts result the Administrator shall determine the effective code.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:**

4-7-090 UNIT LOT SUBDIVISIONS:

A. PURPOSE:

This Section is intended to allow the creation of unit lots for townhouse development through established subdivision procedures while generally only applying development standards to the parent site as a whole rather than to individual unit lots, as discussed in subsection E of this Section, Exceptions.

B. APPLICABILITY:

The provisions of this Section shall only apply to the subdivision of land underlying existing or proposed townhouse dwelling units in the R-10, R-14, ~~and~~ RMF, and CV zones.

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