

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-134

MUNICIPAL

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

REFERENCE: Ord No 5818 / CI-125

SUBJECT: Unit Lot Subdivisions in the CV Zone #2

BACKGROUND:

Ordinance #5818 established process and standards for unit lot subdivisions that would accommodate fee simple townhome development projects. The ordinance identified the R-10, R-14, and RMF zones for their use, but CI-125 clarified that a unit lot subdivision is also permitted in areas of the CV zone that allow standalone townhome development. This follow up interpretation is intended to clarify unit lot subdivisions are reviewed consistently within all four zoning districts they are permitted.

The RMF zone contains an Urban Design District B overlay that requires proposals to comply with RMC 4-3-100, Urban Design Regulations. However, for unit lot subdivision projects, the proposals are exempt from the Urban Design Regulations and instead are subject to RMC 4-2-115, Residential Design and Open Space Standards, as applied to R-10 and R-14 zones. Unit lot subdivisions in the CV zone were also intended to be exempt from the Urban Design Regulations.

Additionally, the Residential Design and Open Space Standards conflict with the CV zone's Building Orientation Standards (RMC 4-2-120A) that require the front entry of residential only uses be oriented to a public or private street, whereas the Residential Design and Open Space Standards allow additional entry options such as from a park, common green, pocket park, pedestrian easement, or open space.

Lastly, the unit lot subdivision parking regulations refer to the R-10, R-14, and RMF zones and exclude any mention of the CV zone.

One housekeeping item is added to the interpretation that removes reference to nonexistent private street standards and redundant language regarding public street standards

DECISION: Clarify that unit lot subdivision regulations apply consistently to the R-10, R-14, RMF, and CV zones.

JUSTIFICATION: Applying the same standards to all unit lot subdivisions, regardless of their respective zone, provides a clarified and consistent review process and continues the goals, objectives and purpose of Ordinance 5818.

ADMINISTRATOR APPROVAL:

C. E. "Chip" Vincent

EFFECTIVE DATE: March 1, 2018

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:

4-2-120A DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DESIGNATIONS (CN, CV, CA, & UC)

	CN	CV	CA	UC
BUILDING LIMITATIONS				
Building Orientation	All commercial uses shall have their primary entrance and shop display window oriented toward the street frontage.	See urban design regulations in RMC 4-3-100. Commercial and civic uses shall provide entry features on all sides of a building facing a public right-of-way or parking lot. <u>Except for unit lot subdivisions,</u> the front entry of residential	See urban design regulations in RMC 4-3-100.	

	CN	CV	CA	UC
		only uses shall be oriented to a public or private street developed to the required standards in RMC 4-6-060.		

4-7-090 UNIT LOT SUBDIVISIONS:

E. EXCEPTIONS:

3. Parking: The number of parking spaces required for attached dwellings ~~in the R-10, R-14, and RMF zones~~ pursuant to RMC 4-4-080F10d, Parking Spaces Required Based on Land Use, may be averaged and dispersed among unit lots or within the parent site; however, at least one parking space shall be provided within each unit lot.

F. UNIT LOT SUBDIVISION REQUIREMENTS:

5. Design and Open Space Standards: RMC 4-2-115, Residential Design and Open Space Standards, as applied to the R-10 and R-14 zones shall apply to unit lot subdivisions within the RMF and CV zones. Unit lot subdivisions within the RMF and CV zones shall be exempt from RMC 4-3-100, Urban Design Regulations.

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