

D#71 MISCELLANEOUS DESIGN AND RESIDENTIAL STANDARDS

SUPPLEMENTAL STAFF REPORT #2

SUMMARY: This Supplemental Staff Report is to add two additional items to this docket item. The first folds the independent Docket #66 R-4 Setbacks item into this miscellaneous docket item, the second regards the unit mix in the R-10 and R-14 zones.

General Description

The initial proposed revisions regarding the setbacks in the R-4 zone was to amend the setbacks to be more consistent with the King County zoning. The intent of this amendment was to strike a balance for homeowners whose homes were built to comply with King County setback regulations but now must comply with Renton setback regulations. The Renton setbacks are greater and this has led to cases where residents have not been allowed to make additions or expansions to their homes because they already have a setback that is less than the setback for new Renton homes.

In response to feedback regarding the initial staff recommendation, staff has amended the recommendation. Staff recommends including new provisions to the setbacks section that specify when an exception would be made to the standard. Below is a draft:

“The Reviewing Official may reduce the setback to no greater than 50% of the standard setback, when all of the following conditions apply:

- a. The setback that was required at the time of initial construction was less than 30 ft.
- b. A modified setback is appropriate given the character of the immediate neighborhood.
- c. There are no other alternative locations that can reasonably accommodate the request without encroaching into a setback.”

In the past, the code established a maximum number of units that were allowed per building in the R-10 and R-14 zones. Those maximums were deleted from the code when they shouldn't have been. Staff recommends placing those standards back in the code, to be as follows:

- “R-10 - No more than four (4) dwelling units per building.”
- “R-14 - No more than six (6) dwellings units per building.”