

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

**MUNICIPAL**

**CODE SECTIONS:** RMC 4-9-150.3.b Planned Urban Development Regulations

**REFERENCE:** Determination regarding calculation of residential density for projects with multiple zoning classifications when proposed as part of a Planned Urban Development.

**SUBJECT:** Wilson Park 2 Planned Urban Development and Preliminary Plat (LUA12-013, PP, PPUD)

**BACKGROUND:** The City is evaluating an application for the second phase of a proposed plat and Planned Urban Development on a site that is zoned both R-14 and R-1. The site includes a portion of the Talbot Urban Separator, an overlay intended to protect resources and environmentally sensitive areas, to create contiguous open space corridors within and between urban communities, which provide environmental, visual, recreational and wildlife benefits.

Individual properties within the Urban Separator often have multiple zoning classifications, where zoning boundaries do not necessarily coincide with property lines as is usually the case with zoning. Rather, the zoning district boundaries are based on the City's understanding of the location of environmentally critical areas on the site, at the time the zoning was assigned to the site. In the Talbot Urban Separator area, properties have multiple zoning classifications: R-1, R-8, and R-14. The R-1 zone allows for density to be determined density based on gross site area. All other residential zoning classifications require that density be determined based on net density where critical areas, access easements and dedicated roadways are deducted. Applying density based on zoning boundary lines for a property with multiple zones, could result in a project that does not recognize the developable area of the site, and concentrates density inappropriately, or restricts density inappropriately on the site.

Applicants have the ability to pursue a Planned Urban Development in order to depart from certain development standards such as lot size; however the PUD does not allow the number of dwelling units to exceed the density allowances of the base zone. The proposed determination would not result in density of the base or overlay zone to be exceeded.

Rather, it would clarify that the density can be averaged across the site, provided this is accomplished as part of a PUD.

**JUSTIFICATION:** Sites with multiple zoning designations should be allowed to average the density across the site, through the Planned Unit Development process. Maximum density could not be exceeded. This determination is to clarify process.

**DECISION:** **Properties with more than one zoning classification will be allowed to average residential density across the site provided this is accomplished through the Planned Urban Development process.**

**INTERIM ADMINISTRATOR/  
PLANNING DIRECTOR  
APPROVAL:**

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C. E. "Chip" Vincent

**DATE:** May 30, 2012

**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 4-9-150.3.b should be amended to read as shown on Attachment A.

## 4-9-150 PLANNED URBAN DEVELOPMENT REGULATIONS:

### 3. Code Provisions Restricted from Modification:

- a. Permitted Uses: A planned urban development may not authorize uses that are inconsistent with those uses allowed by the underlying zone, or overlay district, or other location restriction in RMC Title [4](#), including, but not limited to: RMC [4-2-010](#) to 4-2-080, 4-3-010 to 4-3-040, 4-3-090, 4-3-095, and 4-4-010.
- b. Density/Permitted Number of Dwelling Units: The number of dwellings units shall not exceed the density allowances of the applicable base or overlay zone or bonus criteria in chapter [4-2](#) or [4-9](#) RMC; however, averaging of density across a site with multiple zoning classifications may be proposed;
- c. Planned Urban Development Regulations: The City may not modify any of the provisions of this Section, Planned Urban Development Regulations;
- d. Procedures: The City may not modify any of the procedural provisions of RMC Title [4](#), including, but not limited to, fees, submittal requirements, and other similar provisions found in chapters [4-1](#), [4-7](#), [4-8](#) and [4-9](#) RMC; and
- e. Specific Limitations: The City may not modify any provision of RMC [4-3-050](#), Critical Areas Regulations, 4-3-090, Shoreline Master Program Regulations, 4-4-130, Tree Cutting and Land Clearing, 4-4-060, Grading, Excavation and Mining Regulations, chapter [4-5](#) RMC, or RMC [4-6-010](#) to 4-6-050 and 4-6-070 through 4-6-110 related to utilities and concurrency, except that provisions may be altered for these codes by alternates, modification, conditional use, or variance as specifically allowed in the referenced Chapter or Section. Such alternates, modification, conditional use, or variance applications may be merged with the consideration of a planned urban development per RMC [4-9-150](#)H. (Ord. 4351, 5-4-1992; Amd. Ord. 5153, 9-26-2005)