

LAND USE DESIGNATION DESCRIPTIONS

Residential Low Density (RLD) Land Use

The RLD designation is intended to apply to lands that are not appropriate for urban levels of development and/or land that is appropriate for low-intensity larger-lot residential development. Lands that are not appropriate for urban levels of development are designated either Resource Conservation (RC) or Residential Low Density (RLD), with Resource Conservation (RC) or Residential 1 (R-1) zoning. Lands that either do not have significant sensitive areas, or can be adequately protected by the Critical Areas Ordinance are zoned Residential 4 (R-4).

This RLD designation does not allow warehousing, outdoor storage, equipment yards, and/or industrial uses. Where these uses are pre-existing and are therefore non-conforming uses, measures should be taken to negotiate the transition of these uses as residential redevelopment occurs. Clustered development or reduced lot sizes are allowed in order to provide for more efficient development patterns and to preserve open space; in these instances allowable densities in the zone are to be adhered to.

The RLD land use designation is implemented with three zones: Resource Conservation (RC) that allows one dwelling unit per ten acres, Residential 1 (R-1) allowing one dwelling unit per acre, and Residential 4 (R-4) that allows four dwelling units per acre. The presence of significant environmental constraints should be used to distinguish between lands that are designated RC or R-1 and those lands with less environmental constraints that are designated R-4. Significant environmental constraints are interpreted to mean:

- the gross land area is encumbered by a significant percentage of critical areas,
- the developable portions of the land area are separated from one another by pervasive critical areas or are on isolated portions of the site with limited access,
- the location of the sensitive areas result in a non-contiguous development pattern,
- the area is a designated urban separator, or
- the application of the Critical Areas Ordinance setbacks/buffers and/or the net density definition yield an area that cannot accommodate development without modification or variances to other standards.

The purpose of the RLD designation is to provide opportunities for a range of lifestyles and appropriate uses adjacent to and compatible with urban development. These areas within the City and Potential Annexation Area are characterized as being constrained by extensive natural features, providing urban separators, and/or providing a transition to rural designations within King County.

Resource Conservation Zone: This zone is intended to accommodate very limited residential development on land that is significantly constrained by environmental factors. This land may contain, but is not

limited to, constraints such as steep slopes, erosion hazards, floodplains, and/or wetlands. It allows a density of one dwelling unit per ten acres.

R-1 Zone: This zone is intended to accommodate some residential development on land that is constrained by environmental factors and cannot be adequately protected by the Critical Areas Ordinance. This land may contain, but is not limited to, constraints such as steep slopes, erosion hazards, floodplains, and/or wetlands. It allows a density of one dwelling unit per acre.

R-4 Zone: This zone is intended to accommodate residential development on lands that do not have significant environmental constraints. The zone applies to land that is appropriate for urban levels of development that is suitable for suburban and/or estate style, single-family, residential dwellings. It is intended that this zone increase the supply of upper income housing in the City. The zone is to support high quality development with quality building, landscaping standards, and architectural features. It allows a density of four dwelling units per acre.

Residential Single Family (RS) Land Use

The purpose of the RS land use designation is to encourage quality detached residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single-family living environments.

The RS land use is implemented with Residential 8 (R-8), eight dwelling units per acre. Residential development in this zone should encourage reinvestment and rehabilitation of existing housing, and development of new residential plats resulting in quality neighborhoods. These resulting neighborhoods should have urban densities and implement growth management targets, promote expansion and use of public transit, and make more efficient use of urban services and infrastructure.

R-8 Zone: This zone develops with net densities in the range of four to eight per acre. Allowable lot sizes are 5,000 square feet for parcels that are one acre or more in size and 4,500 square feet on parcels that are less than one acre in size. Lot sizes, lot width, setbacks, and impervious surfaces should be sufficient to allow private open space, landscaping that provides buffers/privacy without extensive fencing, and a sufficient area for maintenance activities to occur. Residential structures are not to exceed a maximum height of two stories.

Residential Medium Density (RMD) Land Use

The purpose of the RMD designation is to create neighborhoods based on a mix of single family and small to mid-size multi-family development built around amenities such as shopping centers, recreation areas, and other community gathering places. This compact

form of urban living supports cost-effective housing, infill development, transit service use, and the efficient provision of services and infrastructure.

Two different zones implement the RMD designation: Residential-10, ten units per net acre (R-10) and Residential 14, 14 units per net acre (R-14). New development and infill development in these zones should connect to the existing street grid, avoiding cul-de-sacs and other suburban style patterns. Pedestrian connection between individual developments and between residential and amenity areas should be incorporated into the design of the neighborhood and individual developments. Housing units should be oriented to the street, and parking behind or underneath the structures, preferably with alley access. Although the density in the RMD designation should be higher than a typical single-family neighborhood, most of the dwelling units should be ground related, limited in bulk and scale, and designed to accommodate open space.

R-10 Zone: This zone is intended to provide a variety of housing including small lot single-family, infill housing, and small scale attached housing choices. Density ranges from four to ten units per acre. Areas that should be given consideration for R-10 zoning should have a mix of housing types, a development pattern conducive to medium density development, a number of vacant or redevelopable lots, transit service within ¼ mile, and proximity to a major arterial. R-10 zones act as a buffer between single family and multi-family zones.

R-14 Zone: This zone is intended to provide a high quality mix of single-family and multi-family uses in a compact, urban environment. Multi-family uses are limited in bulk and scale to provide for a neighborhood feeling. Residential density ranges from 10-14 units per acre, with a possible density bonus up to 18 units per acre. Some civic and commercial uses are allowed to serve the neighborhood. Areas that should be given consideration for R-14 zoning should be buffered from adjacent single family uses, adjacent to a major arterial, adjacent to a designated Center or Commercial Corridor, and designated in blocks of at least 20 acres.

Residential Multi-Family (RMF) Land Use

The purpose of the RMF land use designation is to encourage a variety of high quality multi-family living environments for people in differing living situations, from all income levels, and in all stages of life. RMF designation should be limited to areas where there is existing multi-family development and where there is adequate infrastructure to accommodate higher densities with direct access to an arterial and adequate buffering from lower intensity land uses. Project site planning, site and building design, and development regulations should support the creation of high quality environments for residents of all income levels. Three zoning classifications implement the RMF land use designation at different levels of intensity.

RM-F Zone: This Residential Multi-Family zone allows a density of 10 - 20 units per acre and is intended to allow infill projects in existing multi-family zones.

RM-T Zone: This Residential Multi-Family-Traditional zone allows a density of 14-35 units per acre and is intended to be placed in areas where traditional, compact, neighborhoods are already developed, or in places where City policy wishes to encourage such neighborhoods. At the current time, the RM-T zone is only in effect for the South Renton neighborhood.

RM-U Zone: This Residential Multi-Family-Urban zone allows a density of 25 to 75 units per acre and is intended to provide high intensity multi-family development in the Urban Center. Pedestrian access to urban amenities and transit resources are important to this zone.

Commercial Corridor (CC) Land Use

The purpose of the CC land use designation is to allow for commercial districts that provide daily goods and services for nearby neighborhoods and on a sub-regional basis, as well as providing local employment opportunities. Many of the existing commercial districts that serve this purpose are oriented in a linear form along major arterials and accommodate large volumes of traffic. However, the CC land use policies call for the enhancement of these areas as redevelopment occurs, with coordinated site planning and design, pedestrian access and amenities, boulevard treatment, development of structured parking, and the efficient infill and intensification of commercial use. Access to transit services, arterial access, and pedestrian connections and amenities are all hallmarks of the CC designation. Uses in the CC designation include a variety of medium intensity uses: general business, services, restaurants, offices, retail, professional services, medical offices, light industrial, storage, and even some limited residential uses. Commercial Corridors may also include concentrations of a specialty use, like the auto mall.

CC land use should be designated areas already devoted to commercial and office use. Characteristics of land suitable for CC designation include developments on large parcels that are visible from, and dependent upon the traffic upon, the adjacent arterial. Three zones implement the CC designation: Commercial Office (CO), Commercial Arterial (CA), and Light Industrial (IL).

CO Zone: The CO zone provides space for high quality professional, administrative, and business uses. CO zones are located on transit routes and where there are large, highly visible office developments. Business office and medical office uses are typical in this zone, but retail, service, and restaurant uses are allowed if intended to serve the office development.

CA Zone: This zone is intended to encourage the redevelopment of strip commercial areas into vibrant business districts that are physically

connected to the surrounding community by pedestrian pathways as well as major arterials. CA zoning is placed on land that is dominated by linear commercial development along long blocks and characterized by primary uses located at the rear of the property with surface parking in front. Residential development is allowed in this zone either as part of a mixed commercial and residential use project, or as a stand alone use behind the commercial pad.

IL Zone: This zone is intended to provide employment opportunities through low intensity manufacturing, industrial services, distribution, and storage uses. Such uses are contained within a single building and do not produce external emissions such as smoke, noise, odor, or vibrations.