

D#71 MISCELLANEOUS RESIDENTIAL STANDARDS

General Description

Three small items related to residential standards are being combined into this one docket item. These items are establishing a threshold for when additions to homes will be required to comply with Residential Design Standards, specifying which portions of the code the Design District requirements supersede, and establishing a parking requirement for Accessory Dwelling Units (ADU's).

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Not applicable. There are no anticipated effects on the rate of growth, development, and the conversion of land created by the proposed changes.

Effect on the City's capacity to provide adequate public facilities

Not applicable. There are no anticipated effects on the City's capacity to provide adequate public facilities created by the proposed changes.

Effect on the rate of population and employment growth

Not applicable. There are no anticipated effects on the rate of population and employment growth created by the proposed changes.

Whether Plan objectives are being met as specified or remain valid and desirable

The Comprehensive Plan seeks to promote new residential development and neighborhoods that are "visually attractive, safe, and healthy environments in which to live". These docket items help to ensure that neighborhoods are visually attractive.

Effect on general land values or housing costs

Not applicable. There are no anticipated effects on general land values or housing costs created by the proposed changes.

Whether capital improvements or expenditures are being made or completed as expected

Not applicable.

Consistency with GMA, the Plan, and Countywide Planning Policies

The proposed changes have no bearing on growth management. They are consistent with the Comprehensive Plan and Countywide Planning Policies.

Effect on critical areas and natural resource lands

The effects of this proposal are anticipated to have no impact on critical areas and natural resource lands.

Effect on other considerations

Establishing a clear standards will make the code easier to administer and to understand for staff and residents.

Background

Residential Design Standards for Additions

There is currently no statement in the code regarding when additions/expansions of a single family home are required to comply with the residential design standards (4-2-115). It is appropriate to require substantive changes in the appearance of a home to comply with the standards. The Code has established in other sections that improvements that are valued at 50% or greater than the assessed value of the home as the threshold of substantive changes. Staff recommends using this same threshold for when residential design standards will be required to be met. Section 4-2-115B Applicability should be amended to indicate that additions/expansions of single family homes will be required to comply with residential design standards.

Design District Conflicts.

The Conflicts subsection of the Design Districts subsection states that “where there are conflicts between the design regulations of this Section and other sections of the Renton Municipal Code, the regulations of this Section shall prevail.” This statement is too broad and needs to be clarified. There are seven areas covered in the Design District code subsection they are:

- Site design and building location;
- Parking and vehicular access;
- Pedestrian environment;
- Recreation Areas and Common Open Space;
- Building Architectural Design;
- Signage;
- Lighting.

Staff recommends amending subsection 4-3-100B.2 Conflicts to specify that where conflicts in the code occur, the regulations of the Design Districts shall prevail, as related only to the seven areas that are covered in the subsection.

Parking Requirement for ADU's.

Staff recommends amending 4-4-080F.10 Number of Parking Spaces Required to require one parking space per Accessory Dwelling Unit at minimum. The 800 square feet maximum size of an ADU is a limiting factor on the number of likely residents. They are relatively small homes that are most likely to be occupied by one or two people. Two parking spaces are required for the primary dwelling, so there would be at minimum three parking spaces for any site that has both a primary dwelling unit and an accessory dwelling unit. The code currently allows for a maximum of four vehicles to be parked on a lot, so if an applicant wished to add two parking spaces for their ADU, they would be allowed to do so.