



R-4 Zone Clustering,
Design and Landscape
Standards in R-1, R-4 and R-8
Zones,
and Large Animals

Planning Commission
Presentation

April 4, 2007

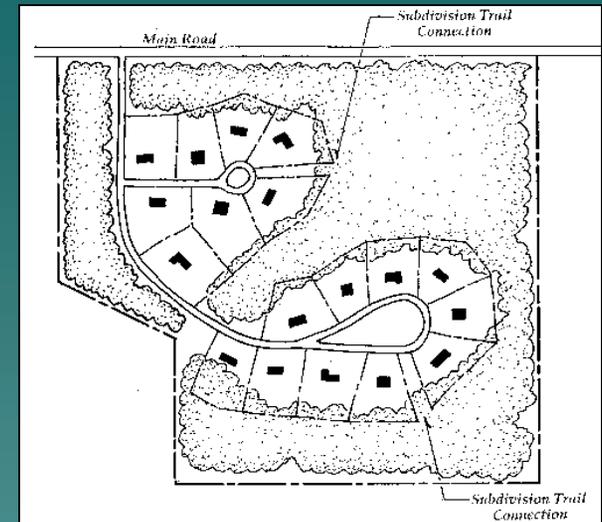
A stylized silhouette of a mountain range in shades of teal, located at the bottom right of the slide.

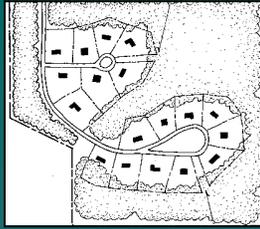
Background

- In March 2007, staff briefed the Planning Commission twice on current City policies and regulations regarding these sections
- Tonight, specific code changes for each proposal will be presented
- This is part of an on-going work program to improve visual appeal of single family residential projects and ensure owners of large animals can retain their animals
- Additional changes to design guidelines and animal regulations will be considered as part of the annual docket

Cluster Development in R-4

- RMC 4-2-110D - “Conditions Associated with Development Standards” - Table for single family residential zoning designations
 - Note 10, First Paragraph
 - Strike text, *“In order to serve as a transition between the lower density R-4 zone and higher density development”*
 - Strike text, *“six hundred feet (600’) of the Single Family Land Use Designation as shown on the Land Use Map of the Comprehensive Plan”*



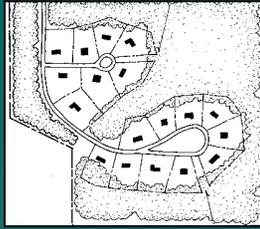


Cluster Development in R-4

- Note 10, first paragraph shall read:

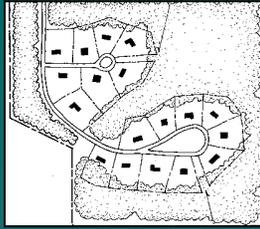
“Small lot clusters of up to a maximum of fifty (50) lots shall be allowed within the R-4 zone, when at least thirty (30%) of the site is permanently set aside as “significant open space”. Such open space shall be situated to act as a visual buffer between shall lot clusters and other development in the zone. The percentage of open space required may be reduced by the reviewing official to twenty percent (20%) of the site when:

- a. public access is provided to open space;
- b. soft surface trails are provided within wetland buffers; and
- c. storm water ponds are designed to eliminate engineered slopes requiring fencing and enhanced to allow passive and/or active recreation.”



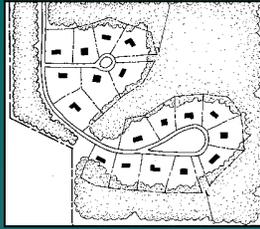
Cluster Development in R-4

- Note 10, paragraph two
 - Strike and move text to table 4-2-110A, “Architectural Features” for R-1, R-4, and R-8
 - *“Special architectural features shall be provided on all dwelling units in small lot clusters. These shall include decorative hip or gable roofs with a pitch equal to or greater than one to two (1:2), windows and doors with decorative trim at least four inches (4”) in width, and eaves projecting at least eighteen inches (18”) from the face of the building on at least seventy five percent (75%) of the buildings exterior perimeter with horizontal fascia at least ten inches (10”) deep on all sides of the structure.”*



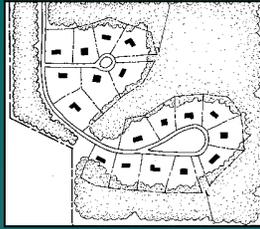
Cluster Development in R-4

- Note 10, paragraph three
 - Addition of underlined portions:
 - “All portions of a site that are not dedicated to platted single family lots or a dedicated right of way shall be set in a separate tract and/or tracts to preserve existing viable stands of trees or other native vegetation. The tract may also be used as a receiving area for tree replacement requirements in accordance with RMC 4-4-130H.”



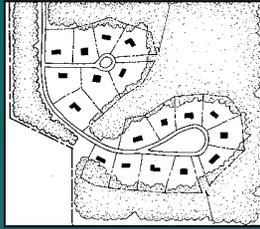
Cluster Development in R-4

- Note 10, paragraph three (cont.)
 - Text unchanged, “Such tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity”
 - Text unchanged, “Such tracts may be included in contiguous open space for the purposes of qualifying for small lot cluster development”



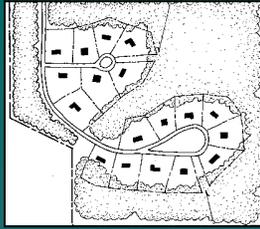
Cluster Development in R-4

- Note 10, paragraph three (cont.)
 - Final sentence:
 - Strike text "*landscaping designed to replace the functions of existing trees is required*"
 - Additions of underlined portion to sentence so that it reads, "Where trees are removed, they shall be replaced in accordance with RMC 4-4-130H."



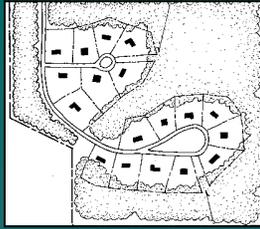
Cluster Development in R-4

- RMC 4-2-110A "Development Standards for Single Family Residential Zoning Designations" Table
 - Column for R-4 Standards – changes underlined
 - **Minimum Lot Size:** to read "8,000 sq. ft. except for small lot clusters, where R-8 standards shall apply" (note: R-8 standards are 4,500 sq. ft.)
 - **Minimum Lot Width:** to read "70 ft. for interior lots. 80 ft. for corner lots. Except for small lot clusters where R-8 standards shall apply" (note: R-8 standards are 50 ft. for interior lots and 60ft. for corner lots)



Cluster Development in R-4

- Column for R-4 Standards – (cont.)
 - **Minimum Lot Depth:** to read “80 ft. except for small lot clusters where R-8 standards shall apply” (note: R-8 standard is 65 ft.)
 - **Minimum Front Yard:** to read “30 ft. except for small lot clusters where R-8 standards shall apply” (note: R-8 standards are 15 ft. for primary structure and 20 ft. for attached garages accessed from front or side yard street.)
 - **Minimum Side Yard Along a Street:** to read “20 ft., 15 ft. is allowed in small lot clusters”



Cluster Development in R-4

- Column for R-4 Standards – (cont.)
 - **Minimum Side Yard:** to read “15 combined ft. is allowed with a minimum of 5 ft. for any side yard. 5 ft. is allowed in small lot clusters”
 - **Minimum Rear Yard:** to read “25 ft., 20 ft. is allowed in small lot clusters”

Design Standards for R-1, R-4, and R-8

- 4-2-110A
“Development Standards for Single Family Residential Zoning Designations” Table
- All changes apply to R-1, R-4, and R-8 zones





Design Standards for R-1, R-4, and R-8

- 4-2-110A (cont.)
- **Vertical Façade Modulation:** to read, “All dwelling units shall provide vertical façade modulation at least every twenty horizontal feet (20’), including front, side, and rear facades when visible from a street.”
- (above text was previously in R-4 column only)



Design Standards for R-1, R-4, and R-8

- 4-2-110A (cont.)
 - **Architectural Features:** to read, “Architectural features shall be provided on all dwelling units. These shall include decorative hip or gable roofs with a pitch equal to or greater than one to two (1:2), windows and doors with decorative trim at least four inches (4”) in width, and eaves projecting at least eighteen inches (18”) from the face of the building on at least seventy five percent (75%) of the buildings exterior perimeter with horizontal fascia at least ten inches (10”) deep on all sides of the structure.”
 - (above text was in 4-2-110D, note 10 regarding cluster development)



Design Standards for R-1, R-4, and R-8

- 4-2-110A (cont.), new
 - Minimum On or Off-Site Fencing Abutting Principal, Minor, and Collector Arterial Streets: “Fencing that meet the regulations of 4-4-040 and the criteria as stated in 4-4-040-G2 is required. A fencing design plan is to be submitted as part of the preliminary plat landscape plan for review by the reviewing official. A fence permit may be granted in conjunction with the plat approval”



Design Standards for R-1, R-4, and R-8

- 4-8-120 “Submittal Requirements – Specific to Application Type” (new text underlined)
 - **Landscaping Plan, Conceptual**, part g: to read, “Location, elevations, and statement of material to be used for any proposed or required landscape-related structures such as arbors, gazebos, fencing, etc.”
 - **Landscaping Plan, Detailed**, part h: to read, “Location, elevations, and statement of material to be used for any proposed or required landscape-related structures such as arbors, gazebos, fencing, etc.”

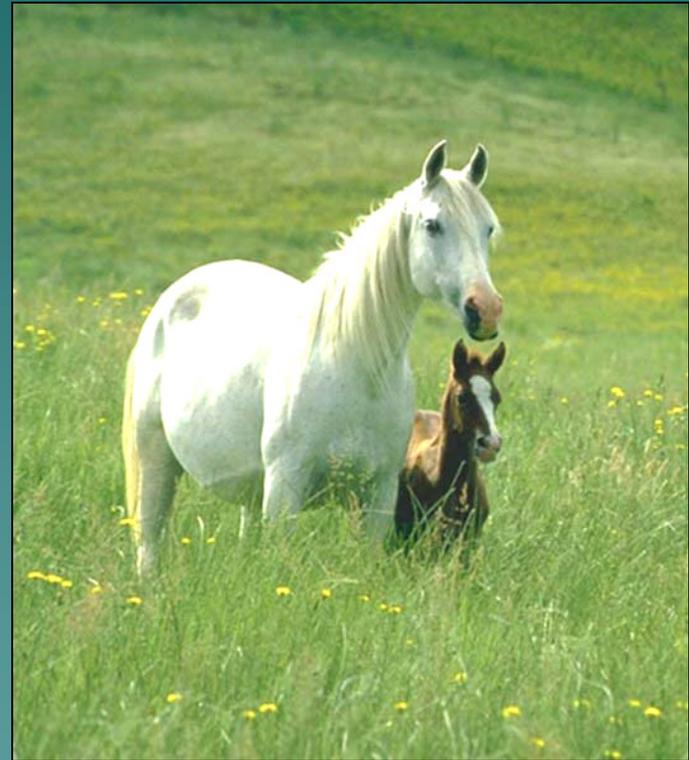


Design Standards for R-1, R-4, and R-8

- 4-4-040 “Fences and Hedges” (no changes)
 - Criteria include: permanent landscaping along the front of the fence, quality fence material, modulation of the fence, etc.

Animal Regulations

- 4-4-010 “Standards and Review Criteria for Keeping Animals”
- Subsection L, Nonconforming Uses, Strike following text,
 - *“The owner/tenant shall be allowed to keep the number of animals existing at the time the Section became effective 7-15-1985)*





Animal Regulations

- 4-4-010 - Subsection L (cont.)
 - Strike the following text:
 - *"1. Animal Replacement: Property owners/tenants who lose an animal after the effective date of this section shall not be allowed to replace the animal with a similar animal.*
 - *2. Transferability: Furthermore, for the purposes of this code, nonconforming use rights belong to a property owner and are not attached to the property and therefore are not transferable from one property owner to another with the sale of the property."*



Animal Regulations

- 4-4-010 Subsection L (cont.)
 - To read as follows:
 - “In cases where the keeping of animals does not comply with these regulations, the situation shall be classified as a nonconforming use.”



Animal Regulations

- 4-2-060B “Animals and Related Uses” Table – new text underlined
 - Animal Husbandry (maximum of 2 large animal per acre) - a permitted use
 - Greater number of animals than allowed above, for all animal sizes
 - Administrative Conditional Use, subject to note 36



Animal Regulations

- Note 36,
 - “A greater number of animals per acre than are otherwise allowed in this zone may be permitted as an administrative conditional use; provided:
 - a. The keeping of animals must meet the conditions of RMC 4-4-010F, General Requirements for Keeping Animals; and
 - b. a farm management plan has been adopted based on the King County Conservation District’s Farm Conservation and Practice Standards showing that adequate pasturage to support a larger number of animals is provided.



Next Steps

- The Planning Commission will make a recommendation on this group of text changes
- The package of text changes (with tree ordinance changes) will move to the Planning and Development Committee
- Planning and Development Committee will forward a final recommendation to the Council

