

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

**MUNICIPAL
CODE SECTIONS:**

RMC 4-11-030 Definitions C and 4-11-120 Definitions L.

REFERENCE:

N/A

SUBJECT:

Lot Cluster Duplicate Definitions

BACKGROUND:

There are two definitions for cluster development found in Chapter 11 Definitions of the Renton Municipal Code (RMC). One is found under RMC 4-11-030 Definitions C and reads as follows: “**CLUSTER, RESIDENTIAL:** The placement of more than one building envelope on a single lot or parcel of land for the purpose of constructing single family residential dwelling units in either attached or detached construction arrangement, and where the property ownership outside the building envelopes is commonly held by all single family dwellings on that lot or parcel of land.” The other is found under RMC 4-11-120 Definitions L and reads as follows: “**LOT, SMALL CLUSTER:** A cluster of small lots in new plats that are designed to provide a transition and buffer between uses in the R-4 Zones. Small cluster lots are allowed in the R-4 Zone when located within six hundred feet (600') of abutting and contiguous properties in the Residential Single Family land use designation of the Comprehensive Plan and are part of a development that includes a significant open space area equal to at least twenty percent (20%) of a site.”

The definition of “Cluster, Residential” conflicts with the City’s adopted Permitted Use Table found under RMC 4-2-060 and the Residential Development Standards found under RMC 4-2-110A which do not permit the construction of *attached* single family residences nor the construction of *multiple* single family dwellings on an individual lot. The definition of “Lot, Small Cluster” implies that clustering is permitted only within the R-4 Zone, which conflicts with the Residential Development Standards where standards for cluster development are provided in the R-1 as well as R-4 Zones.

JUSTIFICATION:

To avoid confusion, the definitions on cluster development should be consolidated into one definition and the definition should be consistent with other adopted standards and regulations.

DECISION: Revise the definition of “Lot, Small Cluster” found under RMC 4-11-120 Definitions L to be consistent with other City adopted standards and regulations and move the definition to “Cluster Development” under RMC 4-11-030 Definitions C to be consistent with the terminology used in the Residential Development Standards tables (RMC 4-2-110A).

**ADMINISTRATOR/
PLANNING DIRECTOR
APPROVAL:**

C. E. “Chip” Vincent

DATE: August 5, 2014

**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:**

Modify:

4-11-030 DEFINITIONS C:

~~**CLUSTER RESIDENTIAL DEVELOPMENT:** The placement of more than one building envelope on a single lot or parcel of land for the purpose of constructing single family residential dwelling units in either attached or detached construction arrangement, and where the property ownership outside the building envelopes is commonly held by all single family dwellings on that lot or parcel of land. A residential subdivision comprised of a grouping of small lots designed to include significant open space or preserve significant natural features in exchange for modifications to certain development standards (e.g. lot dimensions, setbacks, and building standards).~~

**4-11-120 DEFINITIONS L:
LOT TYPES:**

~~**F. Lot, Small Cluster:** See CLUSTER DEVELOPMENT A cluster of small lots in new plats that are designed to provide a transition and buffer between uses in the R-4 Zones. Small cluster lots are allowed in the R-4 Zone when located within six hundred feet (600') of abutting and contiguous properties in the Residential Single Family land use designation of the Comprehensive Plan and are part of a development that includes a significant open space area equal to at least twenty percent (20%) of a site.~~