

RELEVANT COMPREHENSIVE PLAN LAND USE AND HOUSING ELEMENT POLICIES

I. REGIONAL GROWTH POLICIES

Goal: Plan for future growth of the Urban Area based on regionally developed growth forecasts, adopted growth targets, and land capacity as determined through implementation of the Growth Management Act.

Discussion: “Capacity” is the room for growth provided by the plan. Targets are the politically determined share of growth assigned to each community in the region through the Countywide Planning Policies. Forecasts are the expected growth in the City based on regional employment and population modeling. The objective of this plan is to appropriately analyze regionally generated estimates of both forecast growth and targets and align those estimates with Renton’s desire for economic growth and development. Renton has the local land use authority to provide sufficient capacity to meet and exceed both targets and forecast growth. Excess capacity can result in sprawl and discourage redevelopment of inefficient or out-dated land uses, while insufficient capacity can make development difficult due to high land cost. The Land Use Element of the Comprehensive Plan should provide sufficient direction to achieve a balance between excessive and insufficient capacity, in order to avoid difficulty in implementing the Plan.

Responsibility for implementing the objectives and policies of the Regional Growth section of this plan lies primarily with the City of Renton.

Objective LU-A: Plan for future urban development in the Renton Urban Growth Area (UGA) including the existing City and the unincorporated areas identified in Renton’s Potential Annexation Areas (PAA).

Policy LU-1. Continue to refine the boundary of the Urban Growth Area (UGA) in cooperation with King County, based on the following criteria:

- 1) The UGA provides adequate land capacity for forecast growth;
- 2) Lands within the UGA are appropriate for urban development; and
- 3) Urban levels of service are required for existing and proposed land uses.

Policy LU-2. Designate Potential Annexation Areas (PAAs) as those portions of unincorporated King County outside the existing City limits, but within the Urban Growth Area, where:

- 1) Renton can logically provide urban services over the planning period;
- 2) Land use patterns support implementation of Renton’s Urban Center objectives; and
- 3) Development meets overall standards for quality identified for city neighborhoods.

Policy LU-3. Provide for land use planning and an overall growth strategy for both the City and land in the designated PAA as part of Renton’s regional growth policies.

Discussion: The Growth Management Act and the Countywide Planning Policies establish urban growth areas where urban levels of growth will occur within the subsequent 21-year period. These areas include existing cities and unincorporated areas. Within the Urban Growth Area, the Potential Annexation Area (PAA) is designated for future municipal expansion and governance. Policies guiding annexation and provision of services within the PAA are also located in the annexation portion of the Land Use Element; Utilities Element; Parks, Recreation, Open Space and Trails Element and Transportation Element.

Objective LU-B: Evaluate and implement growth targets consistent with the Growth Management Act and Countywide Planning Policies.

Policy LU-4. Adopt the following growth targets for the period from 2001 to 2022, consistent with the targets adopted for the region by the Growth Management Planning Council for the 2002 Renton City limits and Potential Annexation Areas:

- 1) City of Renton Housing:
6,198 units
- 2) City of Renton Jobs:
27,597 jobs
- 3) Potential Annexation Area Housing
1,976 units
- 4) Potential Annexation Area Jobs:
458 jobs

Policy LU-5. Amend growth targets as annexation occurs to transfer a proportionate share of Potential Annexation Area targets into Renton's targets.

Objective LU-C: Ensure sufficient land capacity to accommodate forecast housing and job growth and targets mandated by the Growth Management Act for the next twenty-one years (2001-2022).

Policy LU-7. Plan for residential and employment growth based on growth targets established in the Countywide Planning Policies, as a minimum. (See Housing Element Goals and Capacity section and Capital Facilities Element, Policy CFP-1 and Growth Projection section.

Policy LU-8. Provide sufficient land, appropriately zoned, so capacity exceeds targets by at least twenty percent (20%).

Policy LU-9. Encourage infill development as a means to increase capacity for single-family units within the existing city limits.

Policy LU-10. Use buildable lands data and market analysis to establish adopted capacity for either jobs or housing within each adopted zoning classification.

Policy LU-11. Minimum density requirements shall be established to ensure that land development practices result in an average development density in each land use designation sufficient to meet adopted growth targets and create greater efficiency in the provision of urban services.

Policy LU-12. Minimum density requirements should:

- 1) Be based on net land area;
- 2) Be required in residential zones, with the exception of the Resource Conservation, Residential 1, and Residential 4 zones,
- 3) Not be required of individual portions or lots within a project;
- 4) May be reduced due to lot configuration, lack of access, or physical constraints; and
- 5) Not be applied to construction of a single dwelling unit on a pre-existing legal lot or renovation of existing structures.

Policy LU-13. Phasing, shadow-platting, or land reserves should be used to ensure that minimum density can eventually be achieved within proposed developments. Adequate access to potential future development on the site must be ensured. Proposed development should not preclude future additional development.

Policy LU-14. Parking should not be considered as a land reserve for future development, except within the Urban Center.

Policy LU-15. Amend capacity estimates as annexation and re-zonings occur.

Objective LU-D: Maintain a high ratio of jobs to housing in Renton.

Policy LU-16. Future residential and employment growth within Renton's planning area should meet the goal of two jobs for each housing unit.

Policy LU-17. Sufficient quantities of land should be designated to accommodate the desired single family/multi-family mix outside the Urban Center, and provide for commercial and industrial uses necessary to provide for expected job growth.

Policy LU-18. Small-scale home occupations that provide opportunities for people to work in their homes should be allowed in residential areas. Standards should govern the design, size, intensity, and operation of such uses to ensure their compatibility with residential uses.

Discussion: The ratio of new jobs to new housing units will affect the future character of the City. Renton currently is an employment center with a high jobs/housing ratio characterized by a high level of daytime activity, a high demand for infrastructure, a high tax base, and a high volume of commuter traffic.

Renton's current ratio of jobs to housing units is roughly 2.1 jobs per 1 housing unit. Within King County, the overall ratio is about 1.5 jobs per 1 housing unit.

Forecasts from the Puget Sound Regional Council indicate that there will be an even greater number of new jobs within Renton than new housing over the next 20 years. This will increase the discrepancy between jobs and housing units within the City. However, the number of housing units in the unincorporated areas within Renton's Potential Annexation Area is expected to grow faster than jobs so that the balance of jobs to housing will be maintained within the City limits and the Potential Annexation Areas.

IX. CENTERS

Objective NN: Implement Renton's Urban Center consistent with the "Urban Centers criteria" of the Countywide Planning Policies (CPP) to create an area of concentrated employment and housing with direct service by high capacity transit and a wide range of land uses such as commercial/office/retail, recreation, public facilities, parks and open space.

Policy LU-211. Renton's Urban Center should be maintained and redeveloped with supporting land use decisions and projects that accomplish the following objectives:

- 1) Enhance existing neighborhoods by creating investment opportunities in quality urban scale development;
- 2) Promote housing opportunities close to employment and commercial areas;
- 3) Support development of an extensive transportation system to reduce dependency on automobiles;
- 4) Strive for urban densities that use land more efficiently;
- 5) Maximize the benefit of public investment in infrastructure and services;
- 6) Reduce costs of and time required for permitting; and
- 7) Evaluate and mitigate environmental impacts.

Policy LU-212. Establish two sub-areas within Renton's Urban Center.

- 1) **Urban Center-Downtown (UC-D)** is Renton's historic commercial district, surrounded by established residential neighborhoods. The UC-D is located from the Cedar River south to South 7th Street and between I-405 on the east and Shattuck Avenue South on the west.
- 2) **Urban Center-North (UC-N)** is the area that includes Southport, the Puget Sound Energy sub-station, and the South Lake Washington redevelopment area. The UC-N is located generally from Lake Washington on the north, the Cedar River and Renton Municipal Airport to the west, Sixth Street and Renton Stadium to the south, and Houser Way to the east.

Policy LU-213. Maintain zoning that creates capacity for employment levels of 50 employees per gross acre and residential levels of 15 households per gross acre within the Urban Center.

Policy LU-214: Support developments that utilize Urban Center levels of capacity. Where market conditions do not support Urban Center employment and residential levels, support site planning and/or phasing alternatives that demonstrate how, over time, infill or redevelopment can meet Urban Center objectives.

Policy LU-215. Site and building design should be pedestrian/people oriented with provisions for transit and automobiles where appropriate.

Relevant Commercial Corridor Land Use Policies:

Objective LU-DDD: The Commercial Corridor land use designation should include:

- 1) Established commercial and office areas;
- 2) Developments located on large parcels of land;
- 3) Projects that may be highly visible from principal arterials;
- 4) Uses dependent upon or benefiting from high-volume traffic;
- 5) Uses that provide significant employment; and
- 6) Businesses that provide necessary or desirable goods and services the larger community

Policy LU-333. The Commercial Corridor land use designation should be mapped in areas with the following characteristics:

- 1) Located on, and having access to, streets classified as principle arterials;
- 2) High traffic volumes; or
- 3) Land use pattern characterized by strip commercial development, shopping centers, or office parks

Policy LU-335. Increased demand for commercial uses should be accommodated primarily through redevelopment and intensification of existing business area designations rather than expansion of those areas.

Policy LU-348. Encourage consolidation of individual parcels to maximize flexibility of site design and reduce access points.

Relevant Commercial Neighborhood Land Use Policies:

Objective LU-WWW: Commercial Neighborhood designated areas are intended to reduce traffic volumes, permit small-scale business uses, such as commercial/retail, professional office, and services that serve the personal needs of the immediate population in surrounding neighborhoods.

Policy LU-422. The Commercial Neighborhood designation should be implemented by Commercial Neighborhood zoning.

Policy LU-423. Commercial Neighborhood designated areas should be located:

- 1) Within one-quarter mile of existing and planned residential areas;
- 2) To the extent possible, outside of the trade areas of other small-scale commercial uses offering comparable goods and services; and
- 3) Contiguous to a street no smaller than those classified at the collector level.

Policy LU-424. Commercial Neighborhood designated areas should not increase in scale or size to the point of changing the character of the nearby residential neighborhood.

Policy LU-426. A mix of uses (e.g. convenience retail, consumer services, office, residential) should be encouraged in small-scale commercial developments within Commercial Neighborhood designated areas.

Policy LU-430. Commercial structures in Commercial Neighborhood designated areas should be compatible with nearby residential areas in height, front yard setbacks, lot coverage, building design, and use.

VIII. RESIDENTIAL POLICIES

Goal: Promote new development and neighborhoods in the City that:

- a) **Contribute to a strong sense of community and neighborhood identity;**
- b) **Are walkable places where people can shop, play, and get to work without always having to drive;**
- c) **Are developed at densities sufficient to support public transportation and make efficient use of urban services and infrastructure;**
- d) **Offer a variety of housing types for a population diverse in age, income, and lifestyle;**
- e) **Are varied or unique in character;**
- f) **Support “grid” and “flexible grid” street and pathway patterns where appropriate;**
- g) **Are visually attractive, safe, and healthy environments in which to live;**
- h) **Offer connection to the community instead of isolation; and**
- i) **Provide a sense of home.**

Discussion: The purpose of the Residential policies is to provide a citywide residential growth strategy. The Residential policies address the location of housing development, housing densities, non-residential uses allowed in residential areas, site design, and housing types in neighborhoods. (See Public Facilities Section for policies on schools, churches, and other facilities in residential areas. See Housing Element for policies relating to housing types and neighborhoods and the Community Design Element for policies guiding quality design.)

Responsibility for residential objectives and policies lies with the City of Renton for implementation and the development community, which should propose projects that meet the residential goals, objectives, and policies of the City.

Objective LU-BB: Manage and plan for high quality residential growth in Renton and the Potential Annexation Area that:

- 1) Supports transit by providing urban densities,
- 2) Promotes efficient land utilization, and
- 3) Creates stable neighborhoods incorporating built amenities and natural features.

Policy LU-123. Pursue multiple strategies for residential growth including:

- 1) Development of new neighborhoods on larger land tracts on the hills and plateaus surrounding downtown;
- 2) Infill development on vacant and underutilized parcels in Renton’s established neighborhoods;
- 3) Multi-family development located in Renton’s Urban Center;
- 4) Infill in existing multi-family areas; and
- 5) Mixed-use projects and multi-family development in Commercial/Office/Residential and Commercial Corridors Land Use designations.

Policy LU-124. Promote the timely and logical progression of residential development. Priority for higher density development should be given to development of land with infrastructure capacity and land located closer to the City's Urban Center.

Policy LU-125. Encourage a citywide mix of housing types including:

- 1) Large-lot single family;
- 2) Small-lot single family;
- 3) Small-scale and large-scale rental and condominium multi-family housing; and
- 4) Residential/commercial mixed-use development.

Objective LU-CC: Maintain the goal of a fifty-fifty ratio of single family to multi-family housing outside of the Urban Center.

Policy LU-126. A maximum of fifty percent (50%) of future residential land capacity should occur in multi-family housing in parts of the City and PAA located outside of the Urban Center.

Policy LU-127. Infrastructure impacts of the goal of 50/50 ratio of single-family to multi-family outside the Urban Center should be evaluated as part of the City's Capital Improvements program.

Policy LU-128. Multi-family unit types are encouraged as part of mixed-use developments in the Urban Center, Center Village, Commercial/Office/Residential, and the Commercial Corridor Land Use designations.

Policy LU-129. Small-lot, single-family infill developments and plats should be supported as alternatives to multi-family development to both increase the City's supply of single-family detached housing and provide homeownership opportunities.

Policy LU-130. Adopt urban density of at least four (4) dwelling units per net acre for residential uses except in areas with identified and documented sensitive areas and/or areas identified as urban separators.

Policy LU-131. Encourage larger lot single-family development in areas providing a transition to the Urban Growth Boundary and King County Rural Designation. The City should discourage more intensive platting patterns in these areas.

Policy LU-132. Discourage creation of socio-economic enclaves, especially where lower income units would be segregated within a development.

RESIDENTIAL LOW DENSITY LAND USE DESIGNATION

Purpose Statement: Policies in this section are intended to guide development on land appropriate for a range of low intensity residential and employment where land is either constrained by sensitive areas or where the City has the opportunity to add larger-lot housing stock, at urban densities of 4-du/net acre, to its inventory.

Lands that are not appropriate for urban levels of development are designated either Resource Conservation or Residential Low Density, with Resource Conservation or Residential 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.

Responsibility for residential objectives and policies lies with the City of Renton for implementation and the development community, which should propose projects that meet the residential goals, objectives, and policies of the City.

Objective LU-DD: Provide opportunities for a range of lifestyles and appropriate uses adjacent to and compatible with urban development in areas of the City and Potential Annexation Area constrained by extensive natural features, providing urban separators and/or providing a transition to Rural Designations within King County.

Policy LU-133. Identify and map areas of the City where environmentally sensitive areas such as 100-year floodplains, floodways, and landslide and erosion areas are extensive and the application of critical areas regulations alone is insufficient to guide future development.

Policy LU-134. Base development densities should range from 1 home per 10 acres (Resource Conservation) to 1 home per acre (Residential 1) on Residential Low Density (RLD) designated land with significant environmental constraints, including but not limited to: steep slopes, erosion hazard, floodplains, and wetlands or where the area is in a designated Urban Separator. Density should be a maximum of 4-du/net acre (Residential 4) on portions of the Residential Low Density land where these constraints are not extensive and urban densities are appropriate.

Policy LU-135. For the purpose of mapping four dwelling units per net acre (4-du/ac) zoned areas as contrasted with lower density Residential 1 (R-1) and Resource Conservation (RC) areas, the prevalence of significant environmental constraints should be interpreted to mean:

- 1) Critical areas encumber a significant percentage of the gross area;
- 2) Developable areas are separated from one another by pervasive critical areas or occur on isolated portions of the site and access limitations exist;
- 3) The location of the sensitive area results in a non-contiguous development pattern;
- 4) The area is a designated urban separator; or
- 5) Application of the Critical Areas Ordinance setbacks/buffers and/or net density definition would create a situation where the allowed density could not be accommodated on the remaining net developable area without modifications or variances to other standards.

Implementation of this policy should be phased in within three years of the adoption of the 2004 Update.

Policy LU-137. Warehousing, outdoor storage, equipment yards, and industrial uses should not be allowed. Where such uses exist as non-conforming uses, measures should be taken to negotiate the transition of these uses as residential redevelopment occurs.

Policy LU-138. To provide for more efficient development patterns and maximum preservation of open space, residential development may be clustered and/or lot sizes reduced within allowed density levels in Residential Low Density designations. Implementation of this policy should be phased in within three years of the adoption of the 2004 Update.

Policy LU-140. Control scale and density of accessory buildings and barns to maintain compatibility with other residential uses.

Policy LU-141. Residential Low Density areas may be incorporated into Urban Separators.

Policy LU-142. Undeveloped portions of Residential Low Density areas may be considered for designation of conservation easements, trail easements or other public benefits through agreements with private parties.

Objective LU-EE: Designate Residential 4 du/acre zoning in those portions of the RLD designation appropriate for urban levels of development by providing suitable environments for suburban and/or estate style, single-family residential dwellings.

Policy LU-143. Within the Residential 4 du/acre zoned area allow a maximum density of 4 units per net acre to encourage larger lot development and increase the supply of upper income housing consistent with the City's Housing Element.

Policy LU-144. Ensure quality development by supporting site plans and plats that incorporate quality building and landscaping standards.

Policy LU-145. Interpret development standards to support projects with higher quality housing by requiring:

- 1) A variety of compatible housing styles making up block fronts;
- 2) Additional architectural features such as pitched roofs, roof overhangs, and/or decorative cornices, fenestration and trim; and
- 3) Building modulation and use of durable exterior materials such as wood, masonry, stucco, or brick.

Policy LU-146. Interpret development standards to support provision of landscape features as well as innovative site planning. Criteria should include:

- 1) Attractive residential streetscapes with landscaped front yards that are visible from the street;

- 2) Landscaping, preferably with drought- resistant plant materials;
- 3) Large caliper street trees;
- 4) Irrigated landscape planting strips;
- 5) Low-impact development using landscaped buffers, open spaces, and other pervious surfaces for surface water runoff; and
- 6) Significant native tree and vegetation retention and/or replacement.

RESIDENTIAL SINGLE FAMILY LAND USE DESIGNATION

Purpose Statement: Land designated Residential Single Family is intended to be used for quality detached residential development organized into neighborhoods at urban densities. It is intended that larger subdivision, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single-family living environments.

Policies in this section are to be considered together with the policies in the Regional Growth, Residential Growth Strategy section of the Land Use Element, the Community Design Element, and the Housing Element. Policies are implemented with R-8 zoning.

Objective LU-FF: Encourage re-investment and rehabilitation of existing housing, and development of new residential plats resulting in quality neighborhoods that:

- 1) Are planned at urban densities and implement Growth Management targets,
- 2) Promote expansion and use of public transportation; and
- 3) Make more efficient use of urban services and infrastructure.

Policy LU-147. Net development densities should fall within a range of 4.0 to 8.0 dwelling units per net acre in Residential Single Family neighborhoods.

Policy LU-148. A minimum lot size of 5,000 square feet should be allowed on in-fill parcels of less than one acre (43,560 sq. ft.) in single-family designations. Allow a reduction in lot size to 4,500 square feet on parcels greater than one acre to create an incentive for aggregation of land. The minimum lot size is not intended to set the standard for density in the designation, but to provide flexibility in subdivision/plat design and facilitate development within the allowed density range.

Policy LU-149. Lot size should exclude private sidewalks, easements, private road, and driveway easements, except alley easements.

Policy LU-150. Required setbacks should exclude public or private legal access areas, established through or to a lot, and to parking areas.

Policy LU-151. Maximum height of structures should not exceed two (2) stories in single-family residential neighborhoods.

Policy LU-152. Single-family lot size, lot width, setbacks, and impervious surface should be sufficient to allow private open space, landscaping to provide buffers/privacy without extensive fencing, and sufficient area for maintenance activities.

Policy LU-152.1: Variances to standards in LU-152 should not be granted to facilitate additional density on an infill site.

Policy LU-153. Interpret development standards to support plats designed to incorporate vehicular and pedestrian connections between plats and neighborhoods. Small projects composed of single parcels and/or multiple parcels of insufficient size to provide such connections, should include future street stubs. Future street connections should be clearly identified to notify residents of future roadway connections.

Policy LU-154. Interpret development standards to support new plats and infill project designs incorporating street locations, lot configurations, and building envelopes that address privacy and quality of life for existing residents.

Policy LU-155. New plats proposed at higher densities than adjacent neighborhood developments may be modified within the allowed density range to reduce conflicts between old and new development patterns. However, strict adherence to older standards is not required.

Policy LU-156. Interpret development standards to support projects incorporating site features such as distinctive stands of trees and natural slopes that can be retained to enhance neighborhood character and preserve property values where possible. Replanting should occur where trees are not retained due to safety concerns. Retention of unique site features should be balanced with the objective of investing in neighborhoods within the overall context of the Vision Statement of this Comprehensive Plan.

RESIDENTIAL MEDIUM DENSITY LAND USE DESIGNATION

Purpose Statement: The Residential Medium Density designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options.

Residential Medium Density neighborhoods should include a variety of unit types designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service, and promote the efficient use of urban services and infrastructure.

Objective LU-GG: Designate land for Residential Medium Density (RMD) where access, topography and adjacent land uses create conditions appropriate for a variety of unit types designed to incorporate features from both single-family and multi-family developments, and to support cost-efficient housing, infill development, transit service, and the efficient use of urban services and infrastructure.

Policy LU-157. Residential Medium Density designated areas should be zoned for either Residential 10 dwelling units per net acre (R-10), Residential 14 dwelling units per net acre (R-14), or new zoning designations that allow housing in this density range.

Policy LU-158. Residential Medium Density neighborhoods may be considered for Residential 10 (R-10) zoning if they meet three of the following criteria:

- 1) The area already has a mix of small-scale multi-family units or has had long standing zoning for flats or other low-density multi-family use;
- 2) Development patterns conducive to medium-density development are established;
- 3) Vacant lots exist or parcels have redevelopment potential for medium-density infill development;
- 4) The project site is adjacent to major arterial(s) and public transit service is located within ¼ mile;
- 5) The site can be buffered from existing single-family residential neighborhoods having densities of eight (8) dwelling units or less; or
- 6) The site can be buffered from adjacent or abutting incompatible uses.

Policy LU-159. Areas may be considered for Residential 14 (R-14) zoning where the site meets the following criteria:

- 1) Adjacent to major arterial(s);
- 2) Adjacent to the Urban Center, Highlands Center Village, or Commercial Corridor designations;
- 3) Part of a designation totaling over 20 acres (acreage may be in separate ownership);
- 4) Site is buffered from single-family areas or other existing, potentially incompatible uses; and
- 5) Development within the density range and of similar unit type is achievable given environmental constraints.

Policy LU-160. Support projects that create neighborhoods with diverse housing types that achieve continuity through the organization of roads, sidewalks, blocks, setbacks, community gathering places, and amenity features.

Policy LU-161. Support residential development incorporating a hierarchy of streets. Street networks should connect through the development to existing streets, avoid “cul-de-sac” or dead end streets, and be arranged in a grid street pattern (or a flexible grid street system if there are environmental constraints).

Policy LU-162. Development densities in the Residential Medium Density designation area should range from seven (7) to eighteen (18) dwelling units per net acre, as specified by implementing zoning.

Policy LU-163. For attached or semi-attached development in the R-14 zoned portions of the Residential Medium Density designation, a bonus density of four (4) additional dwelling units

per acre should be available, subject to Density Bonus Review and other applicable development conditions.

Policy LU-164. When a minimum density is applicable, the minimum development density in the Residential Medium Density designation should be four (4) dwelling units per net acre.

Objective LU-HH: Residential Medium Density designations should be areas where creative approaches to housing density can be implemented.

Policy LU-165. Provision of small lot, single-family detached unit types, townhouses, and multi-family structures compatible with a single-family character should be allowed and encouraged in the Residential Medium Density designation, provided that density standards can be met (see also the Housing Element for housing types).

Policy LU-166. Very small-lot, single-family housing, such as cottages, zero-lot line detached, semi-detached, townhouses, and small scale multi-family units should be allowed in the Residential Medium Density designation in order to provide a wide range of housing types. Implementing code will be put in place within three years of the adoption of the 2004 Update.

Policy LU-167. A range and variety of lot sizes and building densities should be encouraged.

Policy LU-168. Residential developments should include public amenities that function as a gathering place within the development and should include features such as a public square, open space, park, civic or commercial uses in the R-14 zone. The central place should include amenities for passive recreation such as benches and fountains and be unified by a design motif or common theme.

Policy LU-169. Residential Medium Density site development plans having attached or semi-attached housing types should reflect the following criteria for projects:

- 1) Parking should be encouraged in the rear or side yards or under the structure;
- 2) Structures should be located on lots or arranged in a manner to appear like a platted development to ensure adequate light and air, and views (if any) are preserved between lots or structures;
- 3) Buildings should be massed in a manner that promotes a pedestrian scale with a small neighborhood feeling;
- 4) Each dwelling unit should have an identifiable entrance and front on streets rather than courtyards and parking lots;
- 5) Fences may be constructed if they contribute to an open, spacious feeling between units and structures; and
- 6) Streetscapes should include green, open space for each unit.

Policy LU-170. Residential Medium Density development should provide condominium or fee simple homeownership opportunities, as well as rental or lease options.

Objective LU-II: Residential Medium Density development should be urban in form and fit into existing residential neighborhoods if developed as infill projects.

Policy LU-171. Buildings should front the street rather than be organized around interior courtyards or parking areas.

Policy LU-172. Non-residential structures, such as community recreation buildings, that are part of the development, may have dimensions larger than residential structures, but should be compatible in design and dimensions with surrounding residential development.

Policy LU-173. Non-residential structures should be clustered and connected within the overall development through the organization of roads, blocks, yards, focal points, and amenity features to create a neighborhood.

Policy LU-174. Single-family detached building types in the Residential Medium Density designation should have maximum lot coverage by the primary structure of fifty (50) percent.

Policy LU-175. In the Residential Medium Density designation common open space equal to 1,200-square feet per unit and maintained by a homeowners' association, should be provided for each semi-attached or attached unit.

Policy LU-176. Support site plans that transition to and blend with existing development patterns using techniques such as lot size, depth and width, access points, building location setbacks, and landscaping. Sensitivity to unique features and differences among established neighborhoods should be reflected in site plan design. Interpret development standards to support ground-related orientation, coordinated structural design, and private yards or substantial common space areas.

Policy LU-177. A minimum of fifty (50) percent of a project in the Residential 14 zone should consist of the following primary residential types: traditional detached, zero lot line detached, or townhouses with individual yards that are scaled appropriately for each unit.

Policy LU-178. Longer townhouse buildings or other types of multi-family buildings, considered secondary residential types (see RMC 4-9-065), should be limited in size so that the mass and bulk of the building has a small scale multi-family character, rather than that of a large, garden-style apartment development.

Policy LU-179. In the Residential 14 zone, multi-unit townhouses that qualify as a primary residential type (see RMC 4-9-065) should be limited in size so that the mass and bulk is at a human scale.

Policy LU-180. Projects in a Residential 14 zone should have no more than fifty (50) percent of the units designed as secondary residential types, i.e. longer townhouse building clusters, or longer multi-family buildings of other types.

Policy LU-181. Mixed-use development in the form of civic, commercial development, or other non-residential structures, may be allowed in the central places of Residential Medium Density development projects within the Residential 14 zone, subject to compliance with criteria established through development regulations.

RESIDENTIAL MULTI-FAMILY LAND USE DESIGNATION

Purpose Statement: The multi-family residential land use designation is intended to encourage a range of multi-family living environments that provide shelter for a wide variety of people in differing living situations, from all income levels, and in all stages of life.

Although some people live in multi-family situations because they do not have an alternative, others prefer living in multi-family environments rather than in single-family, detached houses. Regardless of why they live there, they want and deserve the same high standards for their homes and neighborhoods.

Single-family and multi-family residential developments have different impacts on the community.

The City must identify a housing mix and implement policies that adequately address and balance the needs of both residents and the community as a whole.

The Multi-family Residential designation is implemented by Residential Multi-family (RMF) zoning.

Objective LU-JJ: Encourage the development of infill parcels with quality projects in existing multi-family districts.

Policy LU-182. Residential Multi-family designations should be in areas of the City where projects would be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses.

Policy LU-183. Land within the Residential Multi-family designation areas should be used to meet multi-family housing needs, without expanding the area boundaries, until land capacity in this designation is used. Residential Multi-family designations have the highest priority for development or redevelopment with multi-family uses.

Policy LU-184. Expansion of the Residential Multi-family designation is limited to properties meeting the following criteria:

- 1) Properties under consideration should take access from a principal arterial, minor arterial, or collector. Direct access should not be through a less intense land use designation area;
- 2) Properties under consideration must abut an existing Residential Multi-family land use designation on at least two (2) sides and be on the same side of the principal arterial, minor arterial, or collector serving it; and
- 3) Any such expansion of the Residential Multi-family land use designation should not bisect or truncate another contiguous land use district.

Policy LU-185. Development density in the Residential Multi-family designation should be within a range of ten (10) dwelling units per acre as a minimum to twenty (20) dwelling units per acre as a maximum.

Objective LU-KK: Due to increased impacts to privacy and personal living space inherent in higher density living environments, new development should be designed to create a high quality living environment.

Policy LU-186. New stacked flat and townhouse development in Residential Multi-family designations should be compatible in size, scale, bulk, use, and design with existing multi-family developments in the vicinity.

Policy LU-187. Detached cottage housing designed to include site amenities with common open space features should be supported in multi-family designations if density goals are met. Implementing code will be put in place within three years of the adoption of the 2004 Update.

Policy LU-188. Evaluate project proposals in Residential Multi-family designations to consider the transition to lower density uses where multi-family sites abut lower density zones. Setbacks may be increased, heights reduced, and additional landscape buffering required through site plan review. Implementing code will be put in place within three years of the adoption of the 2004 Update.

- 1) In order to increase the potential compatibility of multi-family projects, with other projects of similar use and density, minimum setbacks for side yards should be proportional to the total lot width, i.e. wider lots should require larger setback dimensions;
- 2) Taller buildings (greater than two stories) should have larger side yard setback dimensions; and
- 3) Heights of buildings should be limited to three stories and thirty-five (35) feet, unless greater heights can be demonstrated to be compatible with existing buildings on abutting and adjacent lots.

Objective LU-LL: New Residential Multi-family projects should demonstrate provision of an environment that contributes to a high quality of life for future residents, regardless of income level. Implementing code will be put in place within two years of the adoption of the 2004 Update.

Policy LU-189. Support project design that incorporates the following, or similar elements, in architectural design:

- 1) Variation of facades on all sides of structures visible from the street with vertical and horizontal modulation or articulation;
- 2) Angular roof lines on multiple planes and with roof edge articulation such as modulated cornices;
- 3) Private entries from the public sidewalk fronting the building for ground floor units;
- 4) Ground floor units elevated from sidewalk level;
- 5) Upper-level access interior to the building;
- 6) Balconies that serve as functional open space for individual units; and
- 7) Common entryways with canopy or similar feature.

Policy LU-190. Support project site planning that incorporates the following, or similar elements, in order to meet the intent of the objective:

- 1) Buildings oriented toward public streets,
- 2) Private open space for ground-related units,
- 3) Common open or green space in sufficient amount to be useful,
- 4) Preferably underground parking or structured parking located under the residential building,
- 5) Surface parking, if necessary, to be located to the side or rear of the residential building(s),
- 6) Landscaping of all pervious areas of the property, and
- 7) Landscaping, consisting of groundcover and street trees (at a minimum), of all setbacks and rights-of way abutting the property.

Implementation of this policy should be phased within three years of the adoption of the 2004 Update.

Policy LU-191. Residential Multi-family projects in the RMF zone should have a maximum site coverage by buildings of thirty-five (35) percent, or forty-five (45) percent if greater coverage can be demonstrated to be both mitigated on site with amenities and compatible with existing buildings on abutting and adjacent lots.

Policy LU-192. Residential Multi-family projects should have maximum site coverage by impervious materials of seventy-five (75) percent.

HOUSING ELEMENT POLICIES

V. Objectives and Policies

A. Single-Family/Multi-Family Balance of Unit Types

Objective H-A: Maintain a balance in the number of single-family and multi-family housing units outside of the urban center, through adequately zoned capacity.

Policy H-1. Count new unit types as follows when monitoring the single-family/multi-family balance:

1. Count cottages as single-family houses.
2. Count semi-attached houses as single-family houses.
3. Count accessory dwelling units as multi-family units, while continuing to count the primary unit in a house with an ADU as a single-family unit.

Policy H-2. Ensure that sufficient multi-family capacity is provided within the city boundaries in order to accommodate housing demand, provide adequate housing options, meet urban center criteria under the Growth Management Act and Countywide Planning Policies, and prevent unnecessary increases in housing costs.

C. Upper Income Housing

Objective H-C: Increase housing opportunities for upper income households.

Policy H-6. Achieve the target of thirty (30) percent of new housing units annually through 2022 to be affordable to upper income households that earn over 120 percent of county median income, as established by the City in response to the Countywide Planning Policies.

Policy H-7. Provide opportunities for large- and medium-lot single-family development.

Policy H-8. Utilize low-density, single-family areas and Resource Conservation designations to provide opportunities for upper income development.

Policy H-9. Encourage larger lots on parcels with physical amenity features of the land such as views, significant vegetation, or steep slopes.

Policy H-10. Encourage construction of upper income homes on larger existing parcels that are exempted from minimum density requirements.

Policy H-11. Encourage the construction of luxury condominium developments in mixed-use areas.

Policy H-12. Support site plans and subdivisions incorporating amenity features such as private recreation facilities, e.g. pools, tennis courts, and private parks to serve luxury developments.

Policy H-13. Increase public awareness of upper income housing opportunities in Renton.

H. Manufactured Housing Zone

Objective H-H: Continue to allow manufactured home parks and manufactured home subdivisions on land that is specifically zoned for these uses.

Policy H-45. Maintain existing manufactured housing developments that meet the following criteria:

1. The development provides market rate housing alternatives for moderate and low-income households.
2. The housing is maintained and certified as built to the International Building Code and Federal Department of Housing and Urban Development standards.
3. Site planning includes pedestrian amenities, landscaping, and a community facility.

I. Manufactured, Modular, and Factory Built Homes

Objective H-I: Allow the use of quality modular or factory-built homes on permanent foundations.

Policy H-46. Allow and encourage the use of "gold seal" modular homes built to the standards of the International Building Code, and "red seal" manufactured homes built to the standards of the Federal Department of Housing and Urban Development in any zone allowing residential uses, as long as the housing meets all applicable city codes, looks similar to site-built housing, and is placed on a permanent foundation.