

**COMPARISON OF DENSITY AND LOT STANDARDS OF RENTON AND KING COUNTY  
R-4 ZONING DESIGNATIONS**

Both City and County regulations include more detailed rules or further conditions/limitations to these provisions. This document is a general summary.

	<b>Renton R-4 Net</b>	<b>County R-4 Gross</b>
<b>PERMITTED USES</b>		
<b>Single Family Detached</b>	Permitted	Permitted
<b>Townhouse and Apartment</b>	Not allowed	Permitted
<b>Cottage Housing</b>	Not allowed	Conditional use Max 1 acre site
<b>Accessory Dwelling Unit</b>	Not allowed	1 per site
<b>DENSITY (Density in Dwelling Units per Acre)</b>		
<b>Maximum Housing Density</b>	4 dwelling units per 1 net acre.  Small lot clusters allowed within 600 ft. of land zoned R-8. Density for property is R-4 but clustered lots may use R-8 lot sizes (e.g. 5,000 sq. ft. minimum) creating more open space	Base density 4 dwelling units per gross acre.  Bonus density 6 dwelling units per gross acre achieved by 1) transfer of density rights 2) residential incentives (affordability, energy efficient, transit lines)
<b>LOT DIMENSIONS</b>		
<b>Minimum Lot Size</b>	8,000 sq. ft. 7,200 sq ft. if needed to meet density	None
<b>Minimum Lot Width</b>	70 ft. 60 ft. if needed to meet density	30 ft.
<b>Minimum Lot Depth</b>	80 ft.	None
<b>SETBACKS</b>		
<b>Minimum Front Yard</b>	30 ft. 20 ft. if needed to meet density	10 ft.
<b>Minimum Side Yard</b>	15 combined ft. are allowed with a minimum of 5 ft. for any side yard.	5 ft.*May be modified for zero lot and townhouse developments
<b>Minimum Rear Yard</b>	25 ft.	5 ft.
<p>Renton calculates density based upon net acres (total acreage minus the roads and critical areas). King County calculates density based on gross acres (total acreage). As a result, in the Renton system the percentage of land counted toward density is usually smaller. R-4 is mapped on both City and County zoning maps but the unit count allowed by the County system will usually be larger. In addition, County zoning allows a bonus up to 6 dwelling units per gross acre. In sum it is possible to get 6 dwelling units per gross (total) acre in the County system, but with the Renton zoning that can not occur.</p> <p>The lower lot width requirement and smaller building setbacks in the County make it easier for subdivisions to reach maximum density. Since many parcels of land are an irregular shape or include unbuildable wetlands or other critical areas, smaller lot standards make it easier to fit more lots on the land. The newly adopted Renton zoning requires larger lot sizes, and larger building setbacks and provides overall for a lower density than the County zoning.</p>		