

CITY OF RENTON, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, AMENDING SECTIONS 4-2-110, 4-2-115, 4-3-040, 4-3-100, 4-3-110, 4-4-030, 4-4-040, 4-4-060, 4-4-070, 4-4-080, 4-4-090, 4-4-110, 4-6-030, 4-6-060, 4-7-150, 4-7-200, 4-7-220, 4-9-150, 4-9-200, 4-11-060, 4-11-090, 4-11-120, 4-11-160, 4-11-190, 9-10-2, 9-10-11, 9-15-1 OF THE RENTON MUNICIPAL CODE, ADOPTING LOW IMPACT DEVELOPMENT PRINCIPLES AND PRACTICES IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PHASE II MUNICIPAL STORMWATER PERMIT, INCLUDING ADDING AND AMENDING REGULATIONS AND THE DEFINITIONS OF "IMPERVIOUS SURFACE;" "FEASIBLE (WITH REGARD TO APPLICATION OF THE SURFACE WATER DESIGN MANUAL IN RMC 4-6-030);" "INFILTRATION FACILITY;" "LID BEST MANAGEMENT PRACTICES;" "LOW IMPACT DEVELOPMENT (LID);" "PERVIOUS SURFACE;" "STORMWATER FACILITY" AND "SURFACE WATER DESIGN MANUAL," AND ADOPTING THE 2016 KING COUNTY SURFACE WATER MANUAL WITH THE CITY OF RENTON'S AMENDMENTS THERETO, AND THE APRIL 2016 KING COUNTY STORMWATER POLLUTION PREVENTION MANUAL.

WHEREAS, the City of Renton holds a Western Washington National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater permit; and

WHEREAS, this permit requires that Low Impact Development (LID) principles and practices be used as the primary means of site development, where it is feasible; and

WHEREAS, this permit further required the City to review codes, rules, and standards to integrate and require LID principles and practices; and

WHEREAS, the City engaged a consultant to complete the review and make recommendations for potential code amendments; and

WHEREAS, those recommendations were considered by City staff and forwarded to the Planning Commission for them to study and consider the recommendations; and

WHEREAS, the Planning Commission held a public hearing on the matter of the proposed regulations for LID integration into City Code on August 17, 2016.

WHEREAS, the Planning Commission deliberated and made a recommendation regarding LID integration on September 7, 2016;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DOES ORDAIN AS FOLLOWS:

SECTION I. The Private Street Improvements section of 4-2-110.C, Development Standards for Residential Manufactured Home Park Zoning Designation, of Chapter 2, Zoning Districts – Uses and Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as shown below. The rest of the table shall remain as it is currently codified.

	NEW PARK Development or Redevelopment	INDIVIDUAL MANUFACTURED HOME SPACES Primary and Attached Accessory Structures	DETACHED ACCESSORY STRUCTURES⁵
PRIVATE STREET IMPROVEMENTS			
On-Site Private Streets, Curbs and Sidewalks	Asphaltic or concrete streets and concrete curbing shall be provided to each lot. The minimum width of streets shall be 30 ft. Concrete sidewalks of at least 5 ft. in width shall be placed along at least 1 side of each street or located in the back or side of each lot so that there is sidewalk access to all lots. <u>Sidewalks shall be made of permeable material to the extent required by the Surface Water Design Manual.</u> Illumination: A street lighting plan shall be approved if it provides sufficient illumination between sunset and sunrise to illuminate adequately the roadways and walkways within a mobile home park.	NA	NA

SECTION II. The Lot Configuration subsection of 4-2-115.E.1, Site Design, of Chapter 2, Zoning Districts – Uses and Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as shown below. The rest of the table shall remain as it is currently codified.

<p>LOT CONFIGURATION: Variety in the configuration of lots enhances the image of variety of housing stock and helps minimize perceptions of monotony.</p>		
<p>Guidelines: Developments shall create pedestrian oriented environments and amplify the mutual relationship between housing units, roads, open space, and pedestrian amenities, while also protecting the privacy of individuals. Lots shall be configured to encourage variety within the development. <u>To the maximum extent practicable as defined by the Surface Water Design Manual, retain soils with potential for infiltration.</u></p>		
<p>Standards:</p>		
	RC, R-1, and R-4	n/a
	R-6 and R-8	<p>One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.
	<u>All zones</u>	<p><u>Lots shall be configured to achieve both of the following:</u></p> <ol style="list-style-type: none"> 1. <u>The location of stormwater infiltrating LID facilities is optimized, consistent with the Surface Water Design Manual. Building and property line setbacks are specified in the Surface Water Design Manual for infiltration facilities.</u> 2. <u>Soils with good infiltration potential for stormwater management are preserved to the maximum extent practicable as defined by the Surface Water Design Manual.</u>

SECTION III. Subsection 4-2-115.E.2, Open Space, of Chapter 2, Zoning Districts – Uses and Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

2. Open Space:

<p>OPEN SPACE: Open space is a significant element in the development of livable communities and creates opportunities for good health.</p>	
<p>Guidelines: All open space shall be designed to preserve existing trees <u>particularly native conifers, native deciduous trees, and other native vegetation consistent with RMC 4-4-070, Landscaping.</u> Except for Native Growth Protection Areas, all common open space areas shall be designed to accommodate both active and passive recreational opportunities and be visible and open to the street. Pocket parks shall be designed to serve four (4) to ten (10) homes. Private yards are located at the rear or side of homes and can include trees, planting beds, and privacy fences. Reciprocal use easements can provide greater usability of private yards.</p>	
<p>Landscaping:</p>	
<p>R-10 and R-14</p>	<p>See RMC 4-4-070, Landscaping.</p>
<p>Standards for Parks:</p>	
<p>R-10 and R-14</p>	<p>For developments that are less than ten (10) net acres: No park is required, but is allowed.</p> <p>For developments that are greater than ten (10) net acres: A minimum of one one-half (.5) acre park, in addition to the common open space requirement, is required.</p>
<p>Standards for Common Open Space:</p>	
<p>R-10 and R-14</p>	<p>Developments of three (3) or fewer dwelling units: No requirement to provide common open space.</p> <p>Developments of four (4) or more units: Required to provide common open space as follows:</p> <ol style="list-style-type: none"> 1. For each unit in the development, three hundred fifty (350) square feet of common open space shall be provided. 2. Open space shall be designed as a park, common green, pea-patch, pocket park, or pedestrian entry easement in the development and shall include picnic areas, space for small recreational activities, and other activities as appropriate. 3. Open space shall be located in a highly visible area and be easily accessible to the neighborhood.

	<ol style="list-style-type: none"> 4. Open space(s) shall be contiguous to the majority of the dwellings in the development and accessible to all dwellings, and shall be at least twenty feet (20') wide. 5. A pedestrian entry easement can be used to meet the access requirements if it has a minimum width of twenty feet (20') with a minimum five feet (5') of sidewalk. 6. Pea-patches shall be at least one thousand (1,000) square feet in size with individual plots that measure at least ten feet by ten feet (10' x 10'). Additionally, the pea-patch shall include a tool shed and a common area with space for compost bins. Water shall be provided to the pea-patch. Fencing that meets the standards for front yard fencing shall surround the pea-patch with a one foot (1') landscape area on the outside of the fence. This area is to be landscaped with flowers, plants, and/or shrubs. 7. Grass-crete or other pervious surfaces may be used in the common open space for the purpose of meeting the one hundred fifty feet (150') distance requirement for emergency vehicle access but shall not be used for personal vehicle access or to meet off-street parking requirements. 8. Storm ponds may be used to meet the common open space requirement if designed to accommodate a fifty (50) year storm and to be dry ninety percent (90%) of the year.
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Standards for Private Yards:

R-10 and R-14	<p>Developments of three (3) or fewer dwelling units: Each individual dwelling shall have a private yard that is at minimum six hundred (600) square feet in size. Backyard patios and reciprocal use easements may be included in the calculation of private yard.</p> <p>Developments of four (4) or more dwelling units: Each ground-related dwelling shall have a private yard that is at least two hundred fifty (250) square feet in size with no dimension less than eight feet (8') in width.</p> <p>An additional two hundred fifty (250) square feet of open space per unit shall be added to the required amount of common open space for each unit that is not ground related.</p>
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Common Open Space or Park Substitutions:

R-10 and R-14	See RMC 4-1-240.
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Sidewalks, Pathways, and Pedestrian Easements:

R-10 and R-14	All of the following are required:
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1. Sidewalks shall be provided throughout the neighborhood. The sidewalk may disconnect from the road, provided it continues in a logical route throughout the development. Permeable pavement sidewalks shall be used where feasible, consistent with the Surface Water Design Manual.
2. Front yards shall have entry walks that are a minimum width of three feet (3') and a maximum width of four feet (4').
3. Pathways shall be used to connect common parks, green areas, and pocket parks to residential access streets, limited residential access streets, or other pedestrian connections. They may be used to provide access to homes and common open space. They shall be a minimum three feet (3') in width and made of paved asphalt, concrete, or porous material such as: porous paving stones, crushed gravel with soil stabilizers, or paving blocks with planted joints. Sidewalks or pathways for parks and green spaces shall be located at the edge of the common space to allow a larger usable green and easy access to homes.
4. Pedestrian Easement Plantings: Shall be planted with plants and trees. Trees are required along all pedestrian easements to provide shade and spaced twenty feet (20') on center. Shrubs shall be planted in at least fifteen percent (15%) of the easement and shall be spaced no further than thirty-six inches (36") on center.
5. For all homes that do not front on a residential access street, limited residential access street, a park, or a common green: Pedestrian entry easements that are at least fifteen feet (15') wide plus a five-foot (5') sidewalk shall be provided.

SECTION IV. Subsection 4-3-040.D, Development Standards for Uses Located Within the Renton Automall – Areas A and B, of Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

D. DEVELOPMENT STANDARDS FOR USES LOCATED WITHIN THE RENTON

AUTOMALL – AREAS A AND B:

All permitted uses in Area A and all auto sales and related uses in Area B of the Renton Automall shall comply with the following development standards:

	ALL USES IN AREA A, DEALERSHIPS AND RELATED USES IN AREA B	NON-DEALERSHIPS AND RELATED USES IN AREA B
SERVICE AREA ORIENTATION	Service areas shall not face public street frontage.	Service areas shall not face public street frontage.
LANDSCAPING – STREET FRONTAGE LANDSCAPING REQUIREMENTS for lots which abut Lind Avenue S.W., S.W. Grady Way, Talbot Road S. (SR-515) and Rainier Avenue S.	A 15-foot-wide landscape strip along these street frontages. This frontage requirement is in lieu of the frontage requirement listed for the zone in chapter 4-2 RMC. Unimproved portions of the right-of-way may be used in combination with abutting private property to meet the required 15-foot landscape strip width. The landscaping shall include a minimum 30-inch-high berm and red maples (<i>Acer rubrum</i>), <u>or other equivalent tree species required or approved by the Administrator on the City’s Approved Tree List per RMC 4-4-070.L</u> , planted 25 feet on center.	Pursuant to landscaping requirements listed in chapter 4-2 RMC (requirements for the underlying zone) and RMC 4-4-070.
LANDSCAPING – MINIMUM AMOUNT AND LOCATION	Minimum 2.5% of the gross site area shall be provided as on-site landscaping. Landscaping shall be consolidated and located at site entries, building fronts, or other visually prominent locations as approved through the site plan development review process. Minimum landscaping may be reduced to 2% of the gross site area where bioretention, permeable paving, <u>or other low impact development techniques consistent with the Surface Water Design Manual are integrated.</u>	Pursuant to landscaping requirements listed in chapter 4-2 RMC (requirements for the underlying zone) and RMC 4-4-070.
<u>LANDSCAPE MAINTENANCE AND TREE</u>	<u>All landscaping is subject to maintenance pursuant to RMC 4-4-070.P.</u>	

	ALL USES IN AREA A, DEALERSHIPS AND RELATED USES IN AREA B	NON-DEALERSHIPS AND RELATED USES IN AREA B
<u>REMOVAL</u>		
WHEEL STOPS	If frontage landscaping is relocated, then permanent wheel stops or continuous curbs must be installed a minimum of 2.5 feet from sidewalks to prevent bumper overhang of sidewalks. Where these requirements differ from the requirements of the parking, loading and driveway regulations of chapter 4-4 RMC, these requirements shall govern.	If frontage landscaping is relocated, then permanent wheel stops or continuous curbs must be installed a minimum of 2.5 feet from sidewalks to prevent bumper overhang of sidewalks. Where these requirements differ from the requirements of the parking, loading and driveway regulations of chapter 4-4 RMC, these requirements shall govern.
CUSTOMER PARKING	Customer parking shall be designated and striped near entry drives and visible from public streets. Where possible, customer parking shall be combined with abutting dealership customer parking and shared access. Where these requirements differ from the requirements of the parking, loading and driveway regulations of chapter 4-4 RMC, these requirements shall govern.	Customer parking shall be designated and striped near entry drives and visible from public streets. Where possible, customer parking shall be combined with abutting dealership customer parking and shared access. Where these requirements differ from the requirements of the parking, loading and driveway regulations of chapter 4-4 RMC, these requirements shall govern.
AUTOMALL RIGHT-OF-WAY IMPROVEMENT PLAN COORDINATION	Development shall be coordinated with the adopted right-of-way improvement plan which addresses gateways, signage, landscaping, and shared access.	Development shall be coordinated with the adopted right-of-way improvement plan which addresses gateways, signage, landscaping, and shared access.
AUTOMALL IMPROVEMENT PLAN COMPLIANCE	All development shall coordinate with the Automall Improvement Plan adopted by Resolution No. 3457. The plan	All development shall coordinate with the Automall Improvement Plan adopted by Resolution No. 3457. The plan addresses potential street

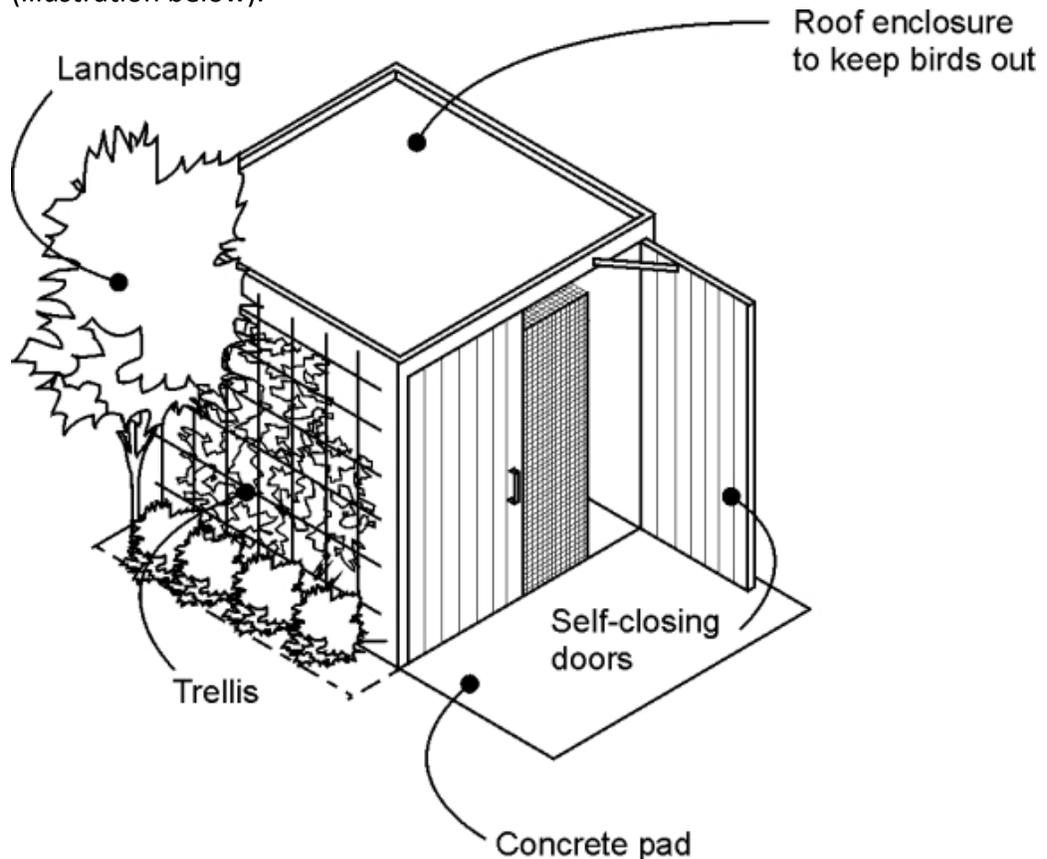
	ALL USES IN AREA A, DEALERSHIPS AND RELATED USES IN AREA B	NON-DEALERSHIPS AND RELATED USES IN AREA B
	addresses potential street vacations, right-of-way improvements, area gateways, signage, landscaping, circulation, and shared access.	vacations, right-of-way improvements, area gateways, signage, landscaping, circulation, and shared access.
MODIFICATIONS		Where full compliance with these provisions would create a hardship for existing uses undergoing major modifications, the Zoning Administrator may modify them. Hardship for existing uses may result from existing lot coverage, existing siting of buildings, etc., which preclude full compliance.

SECTION V. The Service Element Location and Design subsection of 4-3-100.E.1, Site Design and Building Location, of Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as shown below. The rest of the table shall remain as currently codified.

SERVICE ELEMENT LOCATION AND DESIGN	
Intent: To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from pedestrian areas, and screening them from view in high visibility areas.	
Guidelines: Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials. <u>Service areas not adjacent to streets, pathways, or pedestrian-oriented spaces are encouraged to implement vegetative screening in addition to or as part of service enclosures.</u>	
Standards:	
All Districts	All of the following are required: 1. Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent and/or abutting uses. Service elements

shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.

2. In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, include a roof and be screened around their perimeter by a wall or fence and have self-closing doors (illustration below).



3. Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3).
4. If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum three feet (3') wide, shall be located on three (3) sides of such facility.

SECTION VI. The Vehicular Access subsection of 4-3-100.E.2, Parking and Vehicular Access, of Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as shown below. The rest of the table shall remain as currently codified.

VEHICULAR ACCESS

Intent: To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets.

Guidelines: Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.

Standards:

<p>Districts A, B, and D</p>	<p>The following is required:</p> <ol style="list-style-type: none"> 1. Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets. 2. The number of driveways and curb cuts shall be minimized <u>for vehicular access purposes</u>, so that pedestrian circulation along the sidewalk is minimally impeded.
<p>District C</p>	<p>Both of the following are required:</p> <ol style="list-style-type: none"> 1. Parking garages shall be accessed at the rear of buildings. 2. Parking lot entrances, driveways, and other vehicular access points shall be restricted to one entrance and exit lane per five hundred (500) linear feet as measured horizontally along the street.

SECTION VII. The Pedestrian Circulation subsection of 4-3-100.E.3, Pedestrian Environment, of Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as shown below. The rest of the table shall remain as currently codified.

PEDESTRIAN CIRCULATION

Intent: To create a network of linkages for pedestrians, that is safe and convenient, enhances the pedestrian environment, and provides a way for pedestrians to walk from one location to another without having to drive their vehicle.

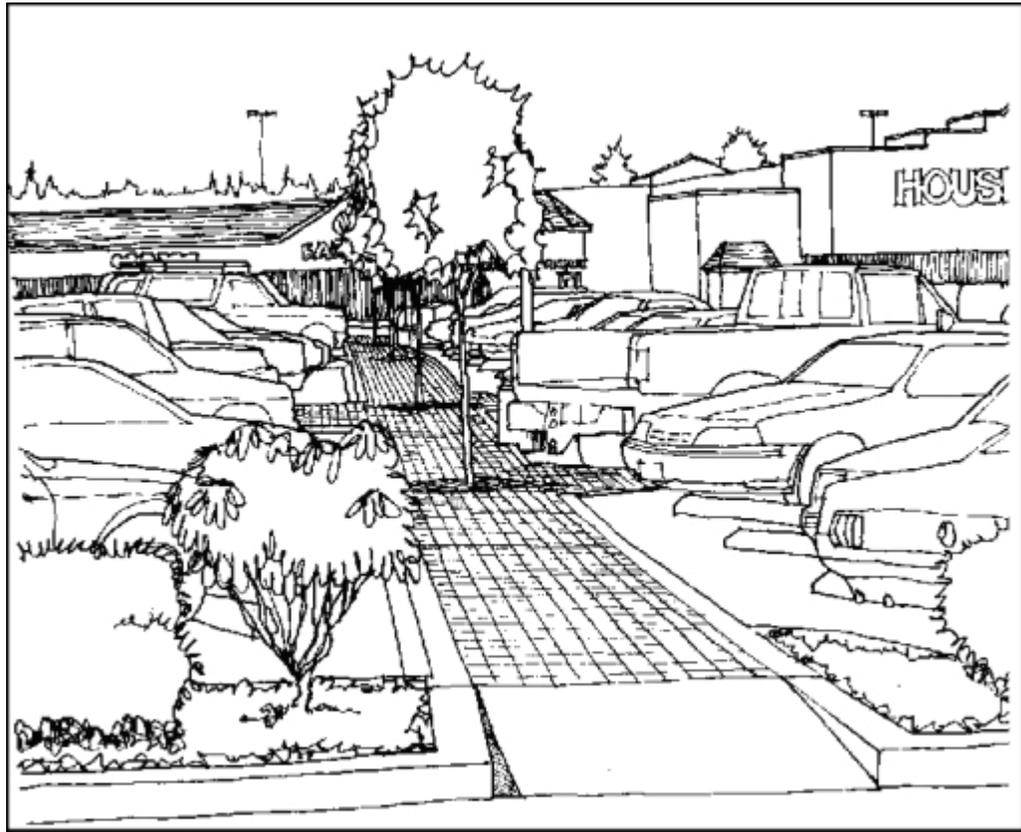
Guidelines: The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.

Standards:

Districts
A, C, and
D

All of the following are required:

1. A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided.
 - a. Pathways shall be located so that there are clear sight lines, to increase safety
 - b. Pathways shall be an all-weather or appropriate permeable walking surface material, unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development.
2. Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials (illustration below). Permeable materials are encouraged. The pathways shall be perpendicular to the applicable building facade and no greater than one hundred fifty feet (150') apart.



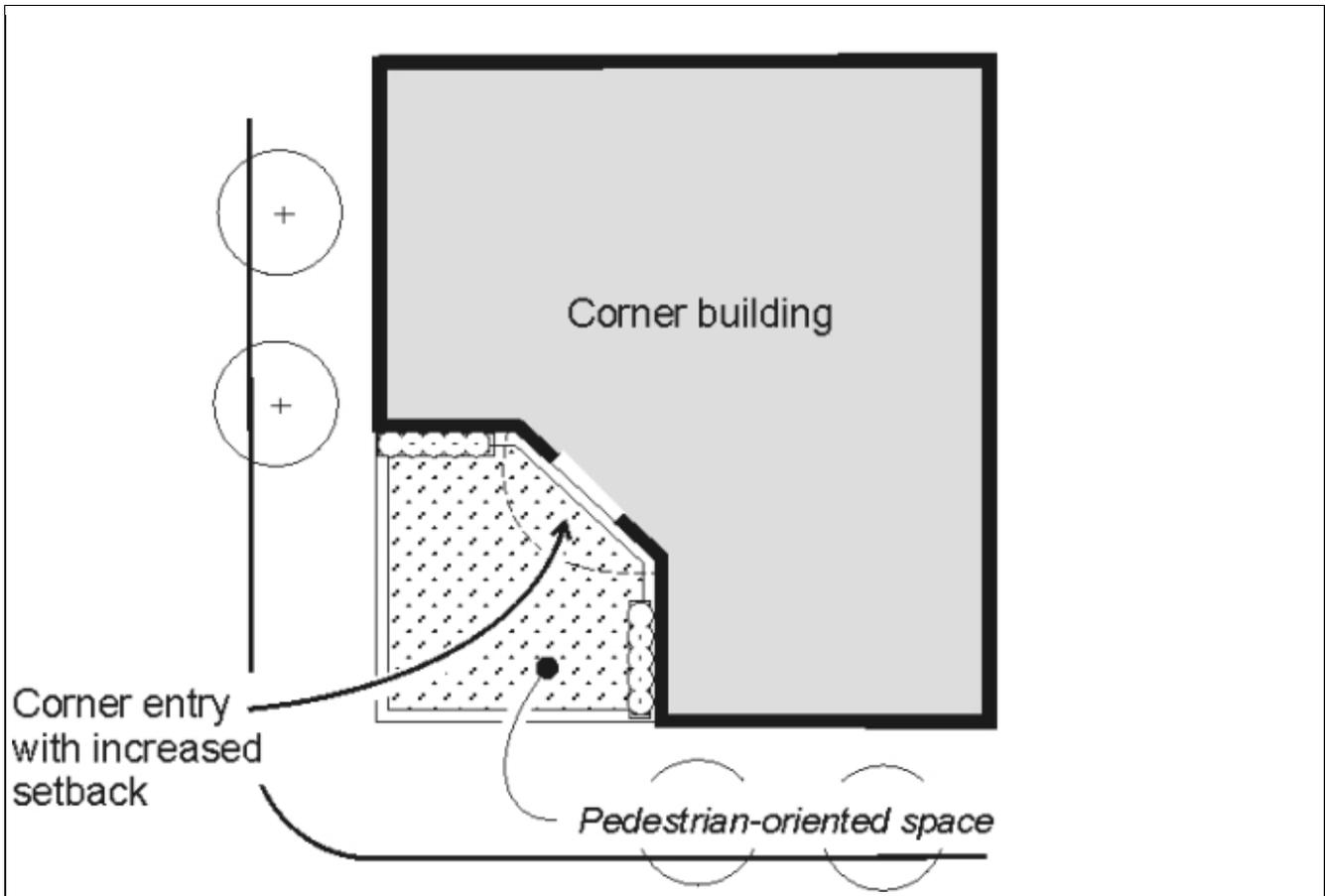
3. Sidewalks and pathways along the facades of buildings shall be of

	<p>sufficient width to accommodate anticipated numbers of users. Specifically:</p> <ul style="list-style-type: none"> a. Sidewalks and pathways along the facades of mixed use and retail buildings one hundred (100) or more feet in width (measured along the facade) shall provide sidewalks at least twelve feet (12') in width. The pathway shall include an eight-foot (8') minimum unobstructed walking surface. b. Interior pathways shall be provided and shall vary in width to establish a hierarchy. The widths shall be based on the intended number of users; to be no smaller than five feet (5') and no greater than twelve feet (12'). <p>4. Mid-block connections between buildings shall be provided.</p>
<p><u>All Districts</u></p>	<p><u>5. Permeable pavement pedestrian circulation features shall be used where feasible, consistent with the Surface Water Design Manual.</u></p>

SECTION VIII. Subsection 4-3-100.E.4, Recreation Areas and Common Open Space, of Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as shown below. The rest of the table shall remain as currently codified.

4. Recreation Areas and Common Open Space:

<p>RECREATION AREAS AND COMMON OPEN SPACE</p> <p>Intent: To ensure that areas for both passive and active recreation are available to residents, workers, and visitors and that these areas are of sufficient size for the intended activity and in convenient locations. To create usable and inviting open space that is accessible to the public; and to promote pedestrian activity on streets particularly at street corners.</p> <p>Guidelines: Developments located at street intersections should provide pedestrian-oriented space at the street corner to emphasize pedestrian activity (illustration below). Recreation and common open space areas are integral aspects of quality development that encourage pedestrians and users. These areas shall be provided in an amount that is adequate to be functional and usable; they shall also be landscaped and located so that they are appealing to users and pedestrians.</p>



Standards:

Districts
A, C,
and D

All of the following are required:

1. All mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide common open space and/or recreation areas.
 - a. At minimum, fifty (50) square feet per unit shall be provided.
 - b. The location, layout, and proposed type of common space or recreation area shall be subject to approval by the Administrator.
 - c. Open space or recreation areas shall be located to provide sun and light exposure to the area and located so that they are aggregated to provide usable area(s) for residents.
 - d. For projects with more than one hundred (100) dwelling units, vegetated low impact development facilities may be used in required or provided open space where feasible and designed consistent with the Surface Water Design Manual. Such facilities shall be counted towards no more than fifty percent (50%) of the required open space.
 - d.e. At least one of the following shall be provided in each open space and/or recreation area (the Administrator may require more than one of the following

	<p>elements for developments having more than one hundred (100) units):</p> <ul style="list-style-type: none"> i. Courtyards, plazas, pea patches, or multi-purpose open spaces; ii. Upper level common decks, patios, terraces, or roof gardens. Such spaces above the street level must feature views or amenities that are unique to the site and are provided as an asset to the development; iii. Pedestrian corridors dedicated to passive recreation and separate from the public street system; iv. Recreation facilities including, but not limited to, tennis/sports courts, swimming pools, exercise areas, game rooms, or other similar facilities; or v. Children’s play spaces that are centrally located near a majority of dwelling units and visible from surrounding units. They shall also be located away from hazardous areas such as garbage dumpsters, drainage facilities, and parking areas. <p><u>e.f.</u> The following shall not be counted toward the common open space or recreation area requirement:</p> <ul style="list-style-type: none"> i. Required landscaping, driveways, parking, or other vehicular use areas.
	<ul style="list-style-type: none"> ii. Required yard setback areas. Except for areas that are developed as private or semi-private (from abutting or adjacent properties) courtyards, plazas or passive use areas containing landscaping and fencing sufficient to create a fully usable area accessible to all residents of the development (illustration below).



- iii. Private decks, balconies, and private ground floor open space.
 - iv. Other required landscaping and sensitive area buffers without common access links, such as pedestrian trails.
2. All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space.
- a. The pedestrian-oriented space shall be provided according to the following formula: 1% of the site area + 1% of the gross building area, at minimum.
 - b. The pedestrian-oriented space shall include all of the following:
 - i. Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard; and
 - ii. Paved walking surfaces of either concrete or approved unit paving; and
 - iii. On-site or building-mounted lighting providing at least four (4) foot-candles (average) on the ground; and
 - iv. At least three (3) lineal feet of seating area (bench, ledge, etc.) or one individual seat per sixty (60) square feet of plaza area or open space.
 - c. The following areas shall not count as pedestrian-oriented space:
 - i. The minimum required walkway. However, where walkways are widened or enhanced beyond minimum requirements, the area may count as

	<p>pedestrian-oriented space if the Administrator determines such space meets the definition of pedestrian-oriented space.</p>
	<ul style="list-style-type: none"> ii. Areas that abut landscaped parking lots, chain link fences, blank walls, and/or dumpsters or service areas. d. Outdoor storage (shopping carts, potting soil bags, firewood, etc.) is prohibited within pedestrian-oriented space. <p>3. Open space substitution: see RMC 4-1-240.</p>
<p>District B</p>	<p>The following is required:</p> <p>All attached housing developments shall provide at least one hundred fifty (150) square feet of private usable space per unit.</p> <ul style="list-style-type: none"> 1. At least one hundred (100) square feet of the private space shall abut each unit. 2. Private space may include porches, balconies, yards, and decks.
<p>All Districts</p>	<p>All of the following are required:</p> <ul style="list-style-type: none"> 1. Public plazas shall be provided at intersections identified in the Commercial Arterial Zone Public Plaza Locations Map and as listed below. 2. The plaza shall measure no less than one thousand (1,000) square feet with a minimum dimension of twenty feet (20') on one side abutting the sidewalk. 3. The public plaza must be landscaped consistent with RMC 4-4-070, including at minimum street trees, decorative paving, pedestrian-scaled lighting, and seating. <u>Vegetated low impact development facilities may be used in the plaza where feasible and designed consistent with the Surface Water Design Manual. Such facilities shall count towards no more than fifty percent (50%) of the plaza requirement.</u> 4. Public plazas are to be provided at the following intersections: <ul style="list-style-type: none"> a. Benson Area: Benson Drive S./108th Avenue S.E. and S.E. 176th. b. Bronson Area: Intersections with Bronson Way North at: <ul style="list-style-type: none"> i. Factory Avenue N./Houser Way S.; ii. Garden Avenue N.; and iii. Park Avenue N. and N. First Street. c. Cascade Area: Intersection of 116th Avenue S.E. and S.E. 168th Street. d. Northeast Fourth Area: Intersections with N.E. Fourth at: <ul style="list-style-type: none"> i. Duvall Avenue N.E.; ii. Monroe Avenue N.E.; and iii. Union Avenue N.E. e. Grady Area: Intersections with Grady Way at:

	<ul style="list-style-type: none"> i. Lind Avenue S.W.; ii. Rainier Avenue S.; iii. Shattuck Avenue S.; and iv. Talbot Road S. <p>f. Puget Area: Intersection of S. Puget Drive and Benson Road S.</p> <p>g. Rainier Avenue Area: Intersections with Rainier Avenue S. at:</p> <ul style="list-style-type: none"> i. Airport Way/Renton Avenue S.; ii. S. Second Street; iii. S. Third Street/S.W. Sunset Boulevard; iv. S. Fourth Street; and v. S. Seventh Street.
	<ul style="list-style-type: none"> h. North Renton Area: Intersections with Park Avenue N. at: <ul style="list-style-type: none"> i. N. Fourth Street; and ii. N. Fifth Street. i. Northeast Sunset Area: Intersections with N.E. Sunset Boulevard at: <ul style="list-style-type: none"> i. Duvall Avenue N.E.; and ii. Union Avenue N.E.

SECTION IX. Subsection 4-3-110.E.3, Uses Allowed in Contiguous Open Space, of Chapter 3, Environmental Regulations and Overlay Districts, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

3. Uses Allowed in Contiguous Open Space.

a. Passive recreation with no development of active recreation facilities except within a municipal park.

b. ~~Natural~~ Soft surface pedestrian trails, provided the adjacent area is large enough to infiltrate runoff generated from the pathway consistent with the Surface Water Design Manual.

c. Animal husbandry (small, medium and large); provided, that fencing is subject to the conditions in ~~subsection~~ RMC 4-3-110.E.3.g ~~of this Section.~~

d. Existing residences and accessory uses and structures.

e. Small and medium utilities and large underground utilities.

SECTION X. Subsection 4-4-030.C.6, Hydroseeding Required, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

6. Hydroseeding Required:

a. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days.

b. Alternative measures to hydroseeding such as mulch, sodding, or plastic covering as specified in the Surface Water Design Manual may be proposed between the dates of October 1st and April 30th of each year. Plastic covering may be used for soil protection for soils that will be utilized as structural or fill materials only, provided that soils that are to be reused for other purposes shall be covered for no more than fourteen (14) days.

c. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

SECTION XI. Subsection 4-4-040.C.1.b, Hedges, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

b. Hedges: The height shall be measured from the topmost portion of vegetation to the ground. Hedges designed as part of stormwater low impact development best management practices shall be designed consistent with the Surface Water Design Manual, and the Clear Vision Area defined in RMC 4-11-030, and avoid blocking public views to public places.

SECTION XII. Subsection 4-4-040.C.2.e.i, Terrace Width, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

i. Terrace Width: No portion of a retaining wall shall be measured as part of the terrace width. The width of a terrace shall be equal to the height of the tallest abutting retaining wall; however, the minimum terrace width shall be two feet (2') ~~and the maximum required width shall be five feet (5')~~. Terrace width shall be measured from the back edge of a lower retaining wall to the foremost edge of the immediately succeeding and higher retaining wall.

SECTION XIII. Subsection 4-4-060.H, Engineering Grading Requirements, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

H. ENGINEERING GRADING REQUIREMENTS:

1. Reports Required: Soil engineering and ~~engineering geology~~ geotechnical reports shall be required as defined in RMC 4-11-190E and 4-11-190S. During grading all necessary reports, compaction data and soil engineering and engineering geology recommendations shall be submitted to the civil engineer and the Public Works Department by the soil engineer and the engineering geologist. The Public Works Department may waive reports for minor grading operations.

2. Civil Engineer Responsibilities: For purposes of preparing and/or approving engineered grading plans, the engineer shall be a professional engineer registered in the State to practice in the field of civil works. The civil engineer shall be responsible for the plans, any special soil engineering and testing reports, design of drainage facilities and structures, and be competent to recommend and obtain special tests, survey data, and geological or hydraulic reports should they be necessary. The civil engineer shall provide an acceptable plan and report based on good engineering practices and the requirements designated by the Public Works Department. He shall, upon return of his plans, provide any corrections necessary and corrected copies for use of the City in reviewing the grading work. The civil engineer shall be responsible for reporting monthly or more frequently on forms provided by the Public Works Department:

- a. Extent and location of grading.
- b. All tests made or taken in conjunction with the grading operation.

c. Extent of drainage, structure, and safety activity report on the project.

d. Any special testing, as-built plans or revised requests necessary.

In addition, he shall certify to the safety and stability of the slopes, safety earthwork operation, and special problems which might occur.

3. Soil Engineer Responsibilities: The soil engineer's area of responsibility shall include but need not be limited to the professional inspection and certification concerning the preparation of ground to receive fills, testing for required compaction, stability of all finish slopes and the design of buttress fills, where required, incorporating data supplied by the engineering geologist.

4. Engineering Geologist Responsibilities: The engineering geologist's area of responsibility shall include but need not be limited to professional inspection and certification of the adequacy of natural ground for receiving fills and the stability of cut slopes with respect to geological matters, and the need for subdrains or other groundwater drainage devices. He shall report his findings to the soil engineer and the civil engineer for engineering analysis.

5. Building Division Responsibilities: The Building Division shall inspect the project at frequent intervals to determine that adequate control is being exercised by the operator and the civil engineer. Should hazardous conditions occur, the Building Department inspector shall have the responsibility and authority to issue a partial or total stop work order.

6. Specifications: A fence six feet (6') in height with openings no larger than two inches (2") (other than gates) may be required for safety reasons completely around any area worked upon for which a permit is issued for engineered grading prior to commencing any other work. All gates shall be locked when not in use and shall bear a sign denoting danger.

7. Setbacks: Engineered grading sites may be required to have a peripheral area a maximum of seventy-five feet (75') in width which shall be retained in its natural topographic condition. The setback area shall be used for, but is not limited to, access roads, planting, fencing, landscaped berms for screening purposes, employee and visitor parking, offices, directional signs and business signs identifying the occupant.

8. Contractors: During construction, flow control best management practices shall be protected consistent with the Surface Water Design Manual.

SECTION XIV. Subsection 4-4-060.J.3, Clearing and Rounding Tops of Slopes, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

3. Clearing and Rounding Tops of Slopes: All trees, timber, stumps, brush or debris shall be cleared to a point at least ten feet (10') back from the top of any slope involving cuts greater than ten feet (10'); provided that exceptions may be granted in areas where trees and brush have a significant role in maintaining slope stability. After excavation, the top of all slopes shall be rounded to prevent a sheer breaking point.

SECTION XV. Subsection 4-4-060.J. Work in Progress, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

J. WORK IN PROGRESS:

1. Maximum Slopes – Work in Progress: No slopes greater than one horizontal to one vertical will be permitted for cuts, fills, or during excavations that exceed ten feet (10') in height without physical restraint by timbering or approval by the ~~Building~~ Community and Economic Development Department of an engineering or geologist report assuring slope will maintain its shape without undue risk of failing.

2. Safety: Workmen shall be allowed in the vicinity of the toe or top of slope only after close visual inspection of slope to assure safety against breakage or sliding.

3. Clearing and Rounding Tops of Slopes: All trees, timber, stumps, brush or debris shall be cleared to a point at least ten feet (10') back from the top of any slope involving cuts greater than ten feet (10'). After excavation, the top of all slopes shall be rounded to prevent a sheer breaking point.

4. Property and Setback Location: Property location and approved setbacks must be established and stakes set under the supervision of a registered land surveyor. These stakes must be maintained in place until final inspection of work so that the inspector can determine at any time if the excavation is properly located as related to the property lines.

5. Maximum Noise Levels: Noise levels at all operations shall be controlled to prevent undue nuisance to the public. Maximum allowable daytime sound pressure as measured in any residential zone shall not exceed the following at least ninety percent (90%) of the time between the hours of seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m.

SOUND PRESSURE LEVELS

FREQUENCY BAND IN <u>CYCLES/SECOND</u>	SOUND PRESSURE LEVEL IN DECIBELS re. 0.0002 <u>MICROBAR</u>
25 – 300	80
300 – 2,400	70
Above 2,400	60

6. Permitted Work Hours: All mining, excavation and grading work done in residential areas or within three hundred feet (300') of residential areas shall be between the hours of seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday, except repairs to machinery. Work may be permitted on Saturdays and Sundays only if approved in writing in advance by the ~~Development Services Division Director~~ Administrator. The ~~Director~~ Administrator is authorized to grant an extension of working time during an emergency. An emergency shall include but is not limited to natural and manmade disasters.

7. Compliance with Pollution Control Regulations: Discharge of materials into the air or water shall be subject to the requirements of the appropriate governing agency.

8. Control of Dust and Mud: Activities shall be operated so as to reduce dust and mud to a minimum. Unless otherwise specified by the Public Works and ~~Building~~ Community and Economic Development Departments, operations shall be conducted in accordance with the following standards:

a. Access Roads: Access roads shall be maintained in a condition that confines the mud and dust to the site. Such roads shall be improved to a width sufficient to permit the unhindered movement of emergency vehicles. One-way roads shall have by-pass routes to permit the movement of emergency vehicles.

b. Dozing and Digging: Dozing, digging, scraping and loading of excavated materials shall be done in a manner which reduces to the minimum level possible the producing of dust and mud.

9. Soil Erosion and Sedimentation: Soil erosion and sedimentation shall be confined to the site by such means as a temporary cover of vegetation, mulches, diversions, sedimentation ponds or other acceptable methods. No toxic materials shall be allowed to wash from the site or be discharged into receiving watercourses.

10. Appearance: All activities under the jurisdiction of this Section shall be operated and maintained in a neat and orderly manner, free from junk, trash, or unnecessary debris. Buildings shall be maintained in a sound conditions, in good repair and appearance. Salvageable equipment stored in a nonoperating condition shall be suitably screened or garaged. Landscaping adjacent to and

around the main entrance(s) and office shall be sufficiently watered and cared for to insure its health and well-being.

11. Soil Compaction: After grading, permeability of soils shall be reestablished in areas intended for stormwater management and infiltration or areas not required to have a structural capacity such as future lawn and open space areas. Techniques may include deep-tilling and loosening soils compacted during site grading in order to restore their natural infiltration capacity.

SECTION XVI. Subsection 4-4-060.N.3, Preparation of Ground, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

3. Preparation of Ground: The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials as determined by the soil engineer, and where the slopes are five to one (5:1) or steeper, by benching into sound bedrock or other competent material, provided native vegetation and significant trees are protected pursuant to RMC 4-4-130.

SECTION XVII. Subsection 4-4-060.N.5, Minimum Compaction, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

5. Minimum Compaction: All fills shall be compacted to a minimum of ninety-five percent (95%) of maximum density as determined by American Public Works Association (APWA) specifications. Field density shall be determined in

accordance with APWA standards. Exceptions to the compaction requirement include soils below areas set aside for low impact development best management practices designed consistent with RMC 4-6-030.

SECTION XVIII. Subsection 4-4-070.F.6.b, Minimum Amounts of Interior Parking Lot Landscaping, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

b. Minimum Amounts of Interior Parking Lot Landscaping: Surface parking lots with more than fourteen (14) stalls shall be landscaped with plantings and trees as identified in RMC 4-4-070. Planters shall be sized to dimensions of at least nine feet (9') by thirteen feet (13') to accommodate trees as they mature. Minimum landscape area shall be provided as follows:

Total Number of Parking Stalls	Minimum Landscape Area
15 to 50	15 sf/parking space
51 to 99	25 sf/parking space
100 or more	35 sf/parking space

SECTION XIX. Subsection 4-4-070.F.8, Storm Drainage Facilities, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

8. Storm Drainage Facilities:

a. Flow Control and/or Water Quality Treatment Facilities: The perimeter of all new flow control and/or water quality treatment stormwater facilities shall be landscaped in accordance with the provisions of this Section

and the Surface Water Design Manual, unless otherwise determined through the site plan review or subdivision review process.

b. Low Impact Development Facilities: Bioretention, infiltration, or other low impact development stormwater facilities shall be located to avoid onsite clearing and grading, to the extent feasible. Such facilities shall be designed to incorporate plant species consistent with the Surface Water Design Manual, with a preference for native trees and shrubs.

SECTION XX. Subsection 4-4-070.G.3, Retention of Existing Landscaping and Existing Trees Encouraged, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

3. Retention of Existing Landscaping and Existing Trees

Encouraged: Where possible, existing native trees and shrubs, rock outcroppings, and mature ornamental landscaping shall be preserved and incorporated in the landscape layout and can be counted towards required landscaping. Development or redevelopment of properties shall retain existing trees when possible and minimize the impact of tree loss during development. Landscape plans are subject to RMC 4-4-130's requirements to protect significant trees, and vegetation with habitat value ~~per RMC 4-4-130, Tree Retention and Land Clearing Regulations.~~

SECTION XXI. Subsection 4-4-070.G, General Landscaping Requirements, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

G. GENERAL LANDSCAPE REQUIREMENTS:

1. Compliance Required: Landscaping and screening required by this Section must comply with all of the provisions of this Section. The landscaping standards are minimums; higher standards can be substituted as long as fencing and vegetation do not exceed height limits specified in RMC 4-4-040. Crime prevention and safety should be considered in landscape design.

2. Protection of Street Trees: It shall be unlawful for any person, without prior written approval of the City to remove, destroy, cut, break, or injure any street tree that is planted or growing in or upon any street right-of-way.

3. Retention of Existing Landscaping and Existing Trees Encouraged: Where possible, existing trees, rock outcroppings, and mature ornamental landscaping shall be preserved and incorporated in the landscape layout and can be counted towards required landscaping. Development or redevelopment of properties shall retain existing trees when possible and minimize the impact of tree loss during development per RMC 4-4-130, Tree Retention and Land Clearing Regulations.

4. Calculation of Required Plantings: Some required landscaping areas require a minimum amount of plantings per square feet of area. If the calculation of the number of plantings results in a fraction of 0.5 or greater, the applicant shall round up to the next whole number. If the calculation of the number of plantings results in a fraction of 0.4 or less, the applicant shall round down to the next whole number.

5. Avoidance of Hazards: All landscaping shall be planned in consideration of the public health, safety, and welfare.

a. Landscaping shall not intrude within the clear vision areas at driveways and street intersections;

b. Trees planted near overhead power lines shall be species that will comply with utility purveyor clearance requirements;

c. Landscaping shall not obscure fire hydrants or access for emergency response vehicles; and

d. Landscaping in a parking lot shall not conflict with the safety of those using a parking lot, abutting sidewalks, or with traffic safety.

6. Vegetation Preference: Vegetation within required setbacks or screening areas shall be retained or planted in this order of preference: a) native coniferous trees; b) native deciduous trees; c) other native vegetation. Vegetated low impact development stormwater facilities may be incorporated as part of landscaped setbacks or screening requirement.

SECTION XXII. Subsection 4-4-070.H.4.a of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

a. Trees shall be two inches (2") ~~in diameter at breast height (dbh)~~ caliper for multi-family, commercial, and industrial uses at an average minimum rate of one (1) tree per thirty (30) lineal feet of street frontage. Trees shall be

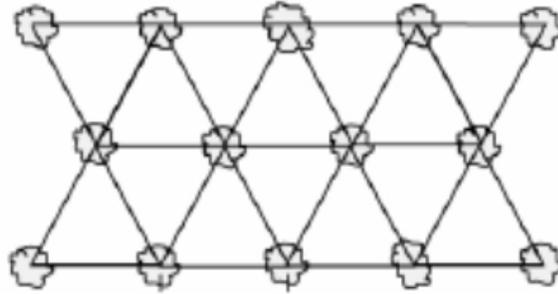
one and a half inch (1.5") caliper for low impact development stormwater management facilities associated with any land use.

SECTION XXIII. Subsections 4-4-070.L.2, Ground Cover is Required, 4-4-070.L.3, Shrubs, 4-4-070.L.4, Trees and 4-4-070.L.5, Prohibited Plant Materials, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, are amended as follows:

2. Ground Cover Is Required:

a. All of the landscaped area that is not planted with trees and shrubs or covered with a tree grate must be planted in ground cover plants, which may include grasses. Mulch must be confined to areas underneath plants and is not a substitute for ground cover plants.

b. Size and Spacing: Ground cover plants, other than grasses, must be at least the four-inch (4") pot size, provided such plants have well-developed roots and are not root bound or J-rooted; alternative standards may be applied pursuant to 4-4-070.C. Area planted in ground cover plants, other than grass seed or sod, must be planted in triangular spacing as depicted below. Ground cover plants must be planted at a density that will cover the entire area within three (3) years.



c. Plugs or Bareroot Plants: In lieu of four-inch (4") pots, the Administrator may allow or require incorporation of ten-inch (10") landscape plugs or bareroot plants provided the roots are well-developed, can be planted during the appropriate season, and can meet the coverage requirements in subsection b above.

d. Supplementary Seeding: Where feasible, the Administrator may require supplementary seeding to promote genetic diversity of groundcovers and plant material.

e. Turf-Limited: The Administrator may condition development permits to limit the extent of turf to promote species that are drought-tolerant and to maximize application of native vegetation or vegetation associated with low impact development best management practices.

3. Shrubs: All shrubs must be of sufficient size and number to meet the required standards within three (3) years of planting. Shrubs must be at least a two (2) gallon container size at planting. Shrubs shall be in beds that include a layer of mulch at least two inches (2") in depth. The Administrator may allow

smaller size shrubs provided the applicant demonstrates to the Administrator's satisfaction that the plants can meet the coverage requirements in time.

4. Trees:

a. Approved Tree Species: The Department of Community and Economic Development can provide an Approved Tree List. The list is available on the City website.

b. Planting Size: Broadleaf trees at the time of planting must be fully branched and no smaller than one and one-half inches (1.5") ~~in diameter at breast height (dbh)~~ caliper. Broadleaf trees planted in residential zones must be a minimum of one and one-half inches (1.5") ~~in diameter (dbh)~~ caliper. Broadleaf trees planted in all other zones must be a minimum of two inches (2") ~~in diameter (dbh)~~ caliper. Conifer trees at the time of planting must be fully branched and a minimum of six feet (6') in height.

c. Mulch: Except for trees with a tree grate, trees shall include a mulch ring that has a depth of at least ~~two~~ three inches (23") and is at least ~~two~~ three feet (23') in radius around the tree.

5. Prohibited Plant Materials: Plants listed as a nuisance or prohibited by Washington State Noxious Weed Control Board or listed by King County on the County's invasive species list are prohibited in required landscaped areas.

SECTION XXIV. Subsection 4-4-080.E.3.b, Agreement Required, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

b. Agreement Required: A parking agreement ensuring that joint use parking is available for the duration of the uses shall be approved by the Community and Economic Development Administrator, following review by the City Attorney. Notice of termination of the agreement shall be provided to the Administrator and additional parking must be provided if the agreement is terminated, consistent with RMC 4-4-080.F.10.

SECTION XXV. Subsection 4-4-080.F.4, Linkages, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

4. Linkages: The Department of Community and Economic Development shall have the authority to establish, or cause to be established, bicycle, high occupancy vehicle, and pedestrian linkages within public and private developments. Conditions may include but are not limited to:

a. Reserving parking spaces for rideshare or other high occupancy vehicles.

b. Ensuring adequate on-site non-motorized paths connecting to public non-motorized facilities.

c. Providing transit shelters, bus turnout lanes or other transit improvements.

Enforcement shall be administered through the normal site design review and/or permitting process.

SECTION XXVI. The General subsection of 4-4-080.F.10.d, Parking Spaces Based on Land Use, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended to add a new row labeled “Parking in Excess of Maximum Standards,” to read as shown below. The rest of the table shall remain as currently codified.

USE	NUMBER OF REQUIRED SPACES
GENERAL:	
Mixed occupancies: (2 or 3 different uses in the same building or sharing a lot. For 4 or more uses, see “shopping center” requirements)	The total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately, unless the building is classified as a “shopping center” as defined in RMC 4-11-190.
Uses not specifically identified in this Section:	Department of Community and Economic Development staff shall determine which of the below uses is most similar based upon staff experience with various uses and information provided by the applicant. The amount of required parking for uses not listed above shall be the same as for the most similar use listed below.
Bicycle parking:	See minimum requirements in subsection F.11 of this Section <u>RMC 4-4-080.F.11</u> .
<u>Parking in Excess of Maximum Standards:</u>	<u>Maximum ratios for off-street parking facilities may be exceeded by up to 10% if the applicant implements low impact development techniques that reduce stormwater runoff and manages stormwater on-site in a way that exceeds the requirements of surface water management in RMC 4-6-030.</u>

SECTION XXVII. Subsections 4-4-080.G.1, Surfacing Requirements for Parking Areas, and 4-4-080.G.5, Drainage, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, are amended as follows:

1. Surfacing Requirements for Parking Areas: All off-street parking areas shall be paved with asphaltic concrete, cement or equivalent alternative material of a permanent nature as approved by the Public Works Department. Surfacing treatments that provide increased infiltration opportunities, such as permeable pavements, shall be used where feasible and to the extent required by the Surface Water Design Manual.

5. Drainage: Drainage shall meet City requirements, including the location of the drains and the disposal of water and shall be in compliance with the Surface Water Design Manual.

SECTION XXVIII. Subsection 4-4-080.I, Driveway Design Standards, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

I. DRIVEWAY DESIGN STANDARDS:

1. Driveway Location – Hazard Prohibited: No driveway shall be constructed in such a manner as to be a hazard to any existing street lighting standard, utility pole, traffic regulating device, fire hydrant, abutting street traffic, or similar devices or conditions. The cost of relocating any such street structure when necessary to do so shall be borne by the abutting property owner. Said relocation of any street structure shall be performed only through the department and person holding authority for the particular structure involved.

2. Driveway Spacing Based Upon Land Use:

a. Industrial, Warehouse and Shopping Center Uses:

i. The location of ingress and egress driveways shall be subject to approval of the ~~Planning/Building/Public Works Department~~ the City under curb cut permit procedures.

ii. There shall be a minimum of forty feet (40') between driveway curb returns where there is more than one driveway on property under unified ownership or control and used as one premises.

iii. Driveways shall not be closer than five feet (5') to any property line (except as allowed under ~~subsection 17 of this Section~~ RMC 4-4-080.1.9, Joint Use Driveways).

b. All Other Uses:

i. The location of ingress and egress driveways shall be subject to approval of the Department of Community and Economic Development under curb cut permit procedures.

ii. Driveway width (aggregate width if more than one driveway exists) shall not exceed forty percent (40%) of the street frontage.

iii. Driveways shall not be closer than five feet (5') to any property line (except as allowed under ~~subsection 17 of this Section~~ RMC 4-6-080.1.9, Joint Use Driveways).

iv. There shall be a minimum of eighteen feet (18') between driveway curb returns where there is more than one driveway on property under single ownership or control and used as one premises.

3. Driveway Width Maximums Based Upon Land Use:

a. Industrial, Warehouse and Shopping Center Uses:

i. Driveway width (aggregate width if more than one driveway exists) shall not exceed forty percent (40%) of the street frontage.

ii. The width of any driveway shall not exceed fifty feet (50') exclusive of the radii of the returns or taper section, the measurement being made parallel to the centerline of the street roadway.

iii. The Administrator may grant an exception upon proper application in writing and for good cause shown, which shall include, but not be limited to, the absence of any reasonable alternative.

b. Single Family and Duplex Uses: The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16'). If a garage is not present on the subject property the maximum width of a driveway shall be sixteen feet (16').

c. All Other Uses: The width of any driveway shall not exceed thirty feet (30') exclusive of the radii of the returns or the taper section, the measurement being made parallel to the centerline of the street roadway.

4. Maximum Number of Driveways Based Upon Land Use:

a. Industrial, Warehouse and Shopping Center Uses: There shall be no more than two (2) driveways for each three hundred thirty feet (330') of street frontage serving any one property or among abutting properties under

unified ownership or control. For each additional one hundred sixty five feet (165') of street frontage an additional driveway may be allowed.

b. All Other Uses: There shall be no more than one driveway for each one hundred sixty five feet (165') of street frontage serving any one property or among properties under unified ownership or control; for each one hundred sixty five feet (165') of additional street frontage another driveway may be permitted subject to the other requirements of this Section.

5. Driveway Angle – Minimum: The angle between any driveway and the street roadway or curb line shall not be less than forty five degrees (45°).

6. Driveway Grades – Maximum Based Upon Land Use:

a. Single Family and Two (2) Family Uses: Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk. To exceed fifteen percent (15%), a variance from the Administrator is required.

b. All Other Uses: Maximum driveway slope shall not exceed eight percent (8%). The Administrator may allow a driveway to exceed eight percent (8%) slope but not more than fifteen percent (15%) slope, upon proper application in writing and for good cause shown, which shall include, but not be limited to, the absence of any reasonable alternative. To exceed fifteen percent (15%), a variance from the Administrator is required.

7. Surfacing Requirements for Driveways and Driveway Encroachments:

Driveways and driveway approaches in the public right-of-way shall be paved with asphaltic concrete, cement or equivalent alternative materials of a permanent nature as approved by the Public Works Department. Surfacing treatments that provide increased infiltration opportunities, such as permeable pavements, shall be used where feasible and consistent with the Surface Water Design Manual.

8. Two-track Driveway Design: For single-family lots, driveways may provide a pervious strip in the center in order to reduce the impervious surface of driveways. A two-track driveway does not allow for an increase in allowed driveway width.

7.9. Joint Use Driveways:

a. Benefits-of: Joint use driveways reduce the number of curb cuts along individual streets and thereby improve safety and reduce congestion while providing for additional on-street parking opportunities. Joint use driveways should be encouraged when feasible and appropriate, particularly when there is existing underutilized parking proximate to a subject site.

b. Where Permitted: Adjoining commercial or industrial uses may utilize a joint use driveway where such joint use driveway reduces the total number of driveways entering the street network, subject to the approval of the Department of Community and Economic Development. Joint use driveways must be created upon the common property line of the properties served or

through the granting of a permanent access easement when said driveway does not exist upon a common property line. Joint use access to the driveway shall be assured by easement or other legal form acceptable to the City.

8.10. Driveways Providing Access or Connection To and From the State

Highway System: Any driveway providing access or connection to or from the state highway system shall be designed and installed pursuant to RMC 4-6-060F.10.

SECTION XXIX. Subsection 4-4-090.C, General Requirements Applicable to All Uses (Except Single Family and Two (2) Attached Dwelling Units), of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended to add a new subsection 4-4-090.C.7, Containment in Zone 1 Wellhead Protection Areas, to read as shown below. The current subsections 4-4-090.C.7 through 4-4-090.C.11 shall be renumbered as 4-4-090.C.8 through 4-4-090.C.12, respectively.

7. Containment in Zone 1 Wellhead Protection Areas: Containment shall be provided if the site infiltrates to a Zone 1 Wellhead Protection Area.

SECTION XXX. Subsection 4-4-110.D.3.b, Screening Required for Recognized Higher Risk Storage, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

b. Screening Required for Recognized Higher Risk Storage: Those bulk storage uses which are considered as having a recognized higher risk shall have a barrier as specified in ~~subsection D12 of this Section~~ RMC 4-4-110.D.12, Hazardous Materials, with a screen that is at least eighty percent (80%) opaque

on top of the barrier and set back at least twenty feet (20') from the property line.

i. Height of Screen: The barrier shall have a maximum height of four feet (4') when measured as in ~~subsection D12d of this Section~~ RMC 4-4-110.D.12.d. The combined height of the four foot (4') (maximum) barrier and screen shall be at least twenty-five percent (25%) of the height of the bulk storage provided such combination is at least eight feet (8') high. An optional security fence shall have at least a twenty foot (20') setback.

ii. Landscaping Required: All areas between the property lines and the screen shall be landscaped except for ingress and egress areas and except when a second bulk storage facility has a contiguous side or rear property line with an existing bulk storage facility constructed to the standards specified in this Section. The landscape plan shall be prepared by a licensed landscape architect and approved by the Administrator.

iii. Tree Retention and Land Clearing: Bulk Storage Facilities and accessory uses shall comply with Tree Retention and Land Clearing Regulations in RMC 4-4-130.

SECTION XXXI. Subsection 4-4-110.D.3.c, Screening Required for Other Bulk Storage, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

c. Screening Required for Other Bulk Storage: Those bulk storage uses not included in ~~subsection D3b of this Section~~ RMC 4-4-110.D.3.b shall have

a screen including gates and shall be at least eighty percent (80%) opaque surrounding the property area. Said screen shall be at least twenty-five percent (25%) as high as the bulk storage containers or stock piles provided said screen is at least eight feet (8') high. The screen and optional security fence shall be set back at least twenty feet (20') from all property lines except that for those bulk storage facilities whose total ownership is less than two and one-half (2-1/2) contiguous acres in area, the Hearing Examiner may reduce this setback up to fifty percent (50%) for good cause and upon proper written application. All areas between the property lines and the screen shall be landscaped except for ingress and egress areas and except when a second bulk storage facility has a contiguous side or rear property line that abuts an existing bulk storage facility constructed to the standards specified in this Section provided there is at least a twenty-foot (20') landscaped strip. The landscape plan is to be approved by the Administrator. A landscaped berm may be used by itself or in combination with a screen provided the required height is met. The slopes of said berm shall be ~~at least~~ a maximum of two feet (2') horizontal to one foot (1') vertical. There shall be a flat area on top of the berm with a minimum width of two feet (2'). A retaining wall may be substituted for the internal side of the berm provided the retaining wall is approved by a licensed engineer.

SECTION XXXII. Subsection 4-4-110.D.5, Surface Drainage, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

5. Surface Drainage:

a. Intent: The intent of this standard is to protect property from damage and loss due to flooding, erosion and deposition caused by the adverse alteration of natural drainage flow patterns and rates, and to promote development practices which enhance the quality, benefits and enjoyment of the natural watercourses.

b. Standards: Surface drainage shall be approved by the Development Services Division and shall comply with the design specifications set forth in the latest editions or revisions of Standard Specifications for Municipal Public Works Construction by the Washington State Chapter American Public Works Association, and Highway Hydraulics Manual by the Washington State Highway Commission, Department of Highways.

c. Design Criteria: The design of bulk storage facilities and accessory uses shall minimize the size of impervious areas, avoid soils with infiltration potential, and reduce soil compaction to the extent feasible, and be consistent with the Surface Water Design Manual.

SECTION XXXIII. Subsection 4-4-110.D.7.d, Traffic Flow, Setbacks from Access Routes and Curb Cuts, of Chapter 4, City-Wide Property Development Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

d. Traffic Flow, Setbacks from Access Routes and Curb Cuts: A definitive traffic flow pattern shall be provided on the property for all traffic, both truck and automobile, such that all traffic shall cross lot lines traveling in a

forward direction. Necessary transportation between different parts of the same building or complex of buildings when located on one continuous lot shall be by private access routes, confined to the property so as to not cause unnecessary congestion or hazards on public streets. Such on-site access routes shall be located at a distance of at least ten feet (10'), or on the property side of any required planting strip, from all pedestrian sidewalks or edge of public right-of-way. Curb cuts for purposes of vehicular access shall be kept to a minimum on both number and width consistent with the property traffic flow pattern. Curb cuts for purposes of stormwater management shall be designed to allow runoff to enter low impact development best management practices such as bioretention.

SECTION XXXIV. Subsections 4-6-030.C, Adoption of Surface Water Design Manual, 4-6-030.D, When Required, and 4-6-030.E, Drainage Review, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, are amended as follows:

C. ADOPTION OF SURFACE WATER DESIGN MANUAL:

The ~~2009–2016~~ 2016 King County, Washington Surface Water Design Manual (KCSWDM), ~~as now or as hereafter may be as~~ amended by King County or the City of Renton Amendments to the King County Surface Water Design Manual, dated December 12, 2016, and is hereby adopted by reference and referred to hereafter as the Surface Water Design Manual, ~~is adopted by reference. One~~

~~copy of t~~The Surface Water Design Manual shall be filed with the City Clerk and
available for viewing on the City's website.

~~D. WHEN REQUIRED:~~

~~All persons applying for any of the following permits and/or approvals shall
submit for approval a drainage plan with their application and/or request:~~

~~1. Mining, excavation or grading permit or license;~~

~~2. Shoreline permit;~~

~~3. Flood control zone permit;~~

~~4. Subdivision;~~

~~5. Short plat;~~

~~6. Special permit;~~

~~7. Temporary permit when involving land disturbance;~~

~~8. Building Permit;~~

~~9. Planned urban development;~~

~~10. Site plan approval;~~

~~11. Construction Permit;~~

~~12. Stormwater Permit;~~

~~13. Binding Site Plan;~~

~~14. Any other development or permit application which will affect the
drainage in any way. The plan submitted during one permit approval process
may be subsequently submitted with further required applications. The plan~~

~~shall be supplemented with additional information at the request of the Public Works Department.~~

~~**E. DRAINAGE D. REVIEW REQUIRED:**~~

~~**1. When Required:** A ~~d~~Drainage review is required when any proposed project is subject to a City of Renton development permit or approval ~~as determined under subsection D of this Section and:~~~~

~~a.1.~~ 1. Would result in two thousand (2,000) square feet or more of new impervious surface, replaced impervious surface or new plus replaced impervious surface; or

~~b.2.~~ 2. Would involve seven thousand (7,000) square feet of land disturbing activity; or

~~c.3.~~ 3. Would construct or modify a drainage pipe or ditch that is twelve inches (12") or more in size or depth or receives surface or stormwater runoff from a drainage pipe or ditch that is twelve inches (12") or more in size or depth; or

~~d.4.~~ 4. Contains or is abutting a critical area designation, defined and regulated in RMC 4-3-050; or

~~e.5.~~ 5. Is a single family residential development that would result in new impervious surface, replaced impervious surface or new plus replaced impervious surface.

E. DRAINAGE REVIEW:

2.1. Scope of Review: The drainage review for any proposed project shall be scaled to the scope of the project's size, type of development and potential for stormwater impacts to the ~~regional~~ surface water and groundwater system to facilitate the preparation and review of project applications. If drainage review for a proposed project is required ~~under subsection E1 of this Section~~, the ~~Renton Development Services Division~~ City shall determine which of the following drainage reviews apply as specified in the Surface Water Design Manual:

- a. ~~Small project~~ Simplified drainage review (also known as ~~residential building permit~~ small project drainage review);
- b. Targeted drainage review;
- c. Directed drainage review;
- ~~e.~~ d. Full drainage review;
- ~~d.~~ e. Large project drainage review.

3.2. Core Requirements: A proposed project required to have drainage review ~~by subsection E1 of this Section~~ must meet each of the following core requirements which are described in detail in the Surface Water Design Manual. Projects subject only to small project drainage review (also known as residential building permit drainage review) that meet the small project drainage requirements specified in the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures,

and drainage plan submittal requirements are deemed to comply with the following core requirements:

a. Core Requirement #1: ~~—Discharge at the Natural Location; \ddagger —All surface and stormwater runoff from a project shall be discharged at the natural location so as not to be diverted onto, or away from, downstream properties. The manner in which runoff is discharged from the project site shall not create a significant adverse impact to downhill properties or drainage systems as specified in the discharge requirements of the Surface Water Design Manual.~~

b. Core Requirement #2: ~~—Offsite Analysis; \ddagger —The initial application submittal for proposed projects shall include an offsite analysis report that assesses potential offsite drainage impacts associated with development of the proposed site and proposes appropriate mitigations to those impacts. This initial submittal shall include, at minimum, a Level One downstream analysis as described in the Surface Water Design Manual. If impacts are identified, the proposed projects shall meet any applicable problem-specific requirements as specified in the Surface Water Design Manual.~~

c. Core Requirement #3: ~~—Flow Control Facilities; \ddagger~~

i. ~~Proposed projects including redevelopment projects that would result in two thousand (2,000) square feet or more of new plus replaced impervious surface or thirty five thousand (35,000) square feet or more of new pervious surface, shall provide flow control facilities or flow control BMPs, or both, to control surface and stormwater runoff generated by new impervious~~

~~surface, new pervious surface, and replaced impervious surface, as specified in the Surface Water Design Manual.~~

~~ii. Projects subject to area specific flow control facility requirements as shown in Reference 11 A of the Surface Water Design Manual shall meet one of the following flow control facility performance criteria as directed in the Surface Water Design Manual:~~

~~**(a) Peak Rate Flow Control Standard:** Shall match the predeveloped site's peak discharge rates for the two (2) year, ten (10) year and one hundred (100) year return periods assuming existing site conditions as the predeveloped site condition;~~

~~**(b) Flow Control Duration Standard (for Existing Site Conditions):** Shall match the predeveloped site's discharge duration for the discharge rates between fifty percent (50%) of the two (2) year peak flow through the fifty (50) year peak flow and the two (2) and ten (10) year peak discharge assuming existing site conditions as the predeveloped site condition;~~

~~**(c) Flow Control Duration Standard (for Forested Site Conditions):** Shall match the predeveloped site's discharge duration for the discharge rates between fifty percent (50%) of the two (2) year peak flow through the fifty (50) year peak flow and the two (2) and ten (10) year peak discharge assuming forested site conditions as the predeveloped site condition.~~

~~**(d) Flood Problem Flow Control Standard:** Shall meet the flow control duration standard in subsection E3c(iii)(c) of this Section and also match~~

~~the predeveloped site's discharge rate for the one hundred (100) year return period.~~

d. Core Requirement #4: ~~—Conveyance System;~~

~~∴ All engineered conveyance system elements for proposed projects shall be analyzed, designed and constructed to provide the minimum level of protection against overtopping, flooding, erosion and structural failure as specified by the conveyance requirements for new and existing systems and conveyance implementation requirements described in the Surface Water Design Manual.~~

e. Core Requirement #5: ~~—Erosion and Sediment Control—Construction~~

~~Stormwater Pollution Prevention; ∴ All proposed projects that will clear, grade or otherwise disturb the site shall provide erosion and sediment control that prevents, to the maximum extent practicable, the transport of sediment from the site to drainage facilities, water resources and adjacent properties. Erosion and sediment controls shall be applied in accordance with RMC 4-4-060 and RMC 4-4-130 as specified by the temporary erosion and sediment control measures and performance criteria and implementation requirements in the Surface Water Design Manual.~~

f. Core Requirement #6: ~~—Maintenance and Operations;~~

~~∴ Maintenance of all drainage facilities in compliance with City of Renton Maintenance Standards is the responsibility of the applicant or property owner as described in the Surface Water Design Manual except those facilities for~~

~~which the City assumes maintenance and operations as described in subsection M of this Section and the Surface Water Design Manual.~~

~~g. Core Requirement #7: —Financial Guarantees and Liability; —All drainage facilities constructed or modified for projects, except downspout infiltration and dispersion systems for single family residential lots, must comply with the liability requirements of RMC 4-6-030L.~~

~~h. Core Requirement #8: —Water Quality Facilities; and —Proposed projects that would result in five thousand (5,000) square feet or more of new pollution generating impervious surface or thirty five thousand (35,000) square feet or more of new pollution generating pervious surface, or that are redevelopment projects that would result in a total of five thousand (5,000) square feet or more of new and replaced pollution generating impervious surface, shall provide water quality treatment facilities to treat polluted surface and stormwater runoff generated by new or replaced pollution-generating impervious surface, as specified in the Surface Water Design Manual. Water quality treatment facilities shall meet the land use water quality treatment requirements and the water quality implementation requirements applicable to the project site as specified in the Surface Water Design Manual. The facilities specified by these requirements are designed to reduce pollutant loads according to the applicable annual average performance goals listed in subsections E3h(i) and (ii) of this Section for ninety five percent (95%) of the annual average runoff volume:~~

~~i. For basic water quality: remove eighty percent (80%) of the total suspended solids;~~

~~ii. For enhanced basic water quality: remove fifty percent (50%) of the total zinc.~~

i. Core Requirement #9: Flow Control BMPs.

4.3. Special Requirements: A proposed project required ~~by subsection E of this Section~~ to have drainage review shall meet any of the following special requirements which apply to the site and which are described in detail in the Surface Water Design Manual. The City ~~of Renton Development Services Division~~ shall verify if a proposed project is subject to and must meet any of the following special requirements:

a. Special Requirement #1: ~~—Other Area Specific Requirements: The Surface Water Utility may apply a more restrictive requirement for controlling drainage on an area-specific basis. Other adopted area-specific regulations may include requirements that have a direct bearing on the drainage design of a proposed project.~~;

b. Special Requirement #2: ~~—Flood Hazard Delineation: If a proposed project contains or is adjacent to a stream, lake, wetland or closed depression, or if other City regulations require study of flood hazards relating to the proposed project, the one hundred (100) year floodplain boundaries and floodway shall be determined and delineated on the site improvement plans and profiles and any~~

~~final maps prepared for the proposed project. The flood hazard study shall be prepared for as specified in the Surface Water Design Manual;~~

~~c. Special Requirement #3: —Flood Protection Facilities: If a proposed project contains or is adjacent to a stream that has an existing flood protection facility, such as a levee, revetment or berm, or proposes to either construct a new or modify an existing flood protection facility, then the flood protection facilities shall be analyzed and designed as specified in the Surface Water Design Manual to conform with the Federal Emergency Management Agency regulations as found in 44 C.F.R.;~~

~~d. Special Requirement #4: —Source Control: All commercial, industrial and multi family projects (irrespective of size) undergoing drainage review are required to implement applicable source control in accordance with the King County Stormwater Pollution Prevention Manual and the Surface Water Design Manual;~~

~~e. Special Requirement #5: —Oil Control: If a proposed project is a high use site, then oil control shall be applied to all runoff from the high use portion of the site as specified in the Surface Water Design Manual; and~~

~~f. Special Requirement #6: —Aquifer Protection Area (APA): If a proposed project is located within the APA as identified in RMC 4-3-050, then the project must comply with drainage requirements in the Surface Water Design Manual and RMC 4-3-050.~~

SECTION XXXV. Subsection 4-6-030.F.1.a, Covenants, Conditions and Restrictions, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

a. Covenants, Conditions and Restrictions: Covenants, conditions and restrictions, which are approved by the Administrator, shall be recorded with the King County Recorder's Office prior to or concurrent with recording the plat. The applicant shall provide a copy of the recorded document. These covenants shall specify, at a minimum, the following:

i. Ownership, maintenance, and repair for the commonly owned tract, landscaping, and facilities (excluding maintenance of the drainage facilities); and

ii. No modification of the tract or landscaping within the tract shall be allowed without the City's prior written approval.

iii. These covenants shall be irrevocable and binding on all the property owners, including their assigns, heirs, and successors.

SECTION XXXVI. Subsection 4-6-030.G.2, Fencing Around New or Expanded Storm Drainage Ponds and Signage Required, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

2. Fencing Around New or Expanded Storm Drainage Ponds and Signage

Required: All flow control and water quality treatment ponds and similar facilities, as determined by City ~~Development Services~~, shall be fenced with a six-foot (6') tall chain link fence and access gate(s). Fencing is required immediately

outside each new stormwater flow control and/or water quality treatment pond and other similar facilities, as determined by City ~~Development Services~~. For stormwater ponds, the fence shall be placed at the top of the berm with the maintenance access road on the inside of the fence; or five feet (5') minimum from top of berm if there is no maintenance access road to allow access for proper maintenance of the facility.

The chain link fence shall be coated with black or green bonded vinyl and installed as determined by the City between the facility and the required landscaping. Unless otherwise determined by the City, the fence gate must be posted with a twelve inch (12") by eighteen inch (18") "No Trespassing" sign.

Cedar or other fencing materials may be installed only if the stormwater facility is a privately maintained facility that is owned and operated by the owner(s) of the tract.

SECTION XXXVII. Subsection 4-6-030.I, Adoption of Stormwater Pollution Prevention Manual (SPPM), of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

I. ADOPTION OF STORMWATER POLLUTION PREVENTION MANUAL ~~(SPPM):~~

The ~~2009~~ April 2016 King County Stormwater Pollution Prevention Manual, ~~(SPPM), as now or as hereafter may be amended by King County or the City of Renton, and~~ hereby referred to as the Stormwater Pollution Prevention Manual, is hereby adopted by reference. One copy of the manual shall be filed with the City Clerk ~~including any amendments thereto.~~

SECTION XXXVIII. Subsection 4-6-030.J.1.a.xvi of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

xvi. Swimming pool ~~and~~ or spa cleaning wastewater and filter backwash containing water disinfectants (chlorine, bromine, or other chemicals);

SECTION XXXIX. Subsection 4-6-030.J.1.b of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

b. The following are examples of allowed discharges by this Section if the discharges do not contain pollutants and unless the Administrator evaluates and determines that they are causing an adverse impact:

- i. Diverted stream flows;
- ii. Spring water;
- iii. Rising groundwater;
- iv. Uncontaminated groundwater infiltration;
- v. Uncontaminated pumped groundwater;
- vi. Foundation or footing drains;
- vii. Water from crawl space pumps;
- viii. Air conditioning condensation;
- ix. Flows from riparian habitat and wetland;
- x. Discharges from emergency fire fighting activities;
- xi. Discharges specified in writing by the authorized enforcement agency as being necessary to protect public health and safety;

xii. Irrigation water from an agricultural source that is commingled with stormwater runoff;

xiii. Storm system dye testing is allowable by the City, and any dye testing by others requires verbal notification to the Public Works Department at least one day prior to the date of the test.

xiv. Nonstormwater discharges authorized by another NPDES or State Waste Discharge Permit.

SECTION XL. Subsection 4-6-030.J.6, Inspections, Investigation and Sampling, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is repealed in its entirety and the remaining subsection 4-6-030.J.6.7 shall be renumbered as 4-6-030.J.6.

SECTION XLI. Subsection 4-6-030.K.1, Process, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

1. Process: All engineering storm drainage plans and supportive calculations shall be prepared in accordance with the Surface Water Design Manual, and ~~in connection with any of the permits and/or approvals listed in subsection D of this Section shall be~~ submitted to the City for review and approval ~~to the Development Services Division~~ in connection with the associated development permits.

SECTION XLII. Section 4-6-030, Drainage (Surface Water) Standards, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal

Code, is amended to add a new subsection 4-6-030.O, entitled "Inspection, Investigation and Sampling," to read as shown below. The remaining subsections 4-6-030.O through 4-6-030.R, shall be re-lettered as subsections 4-6-030.P through 4-6-030.S, respectively.

O. INSPECTION, INVESTIGATION AND SAMPLING:

The Administrator may lawfully enter property to inspect drainage facilities.

1. The Administrator shall be permitted to lawfully enter and inspect sites subject to regulation under this Chapter as often as may be necessary to determine compliance with the requirements of the regulations, at all reasonable hours for the purpose of inspections, samplings or records examination. The Administrator shall have the right to set up on the property necessary devices to conduct sampling, inspection, compliance monitoring, and/or metering actions.

2. If the premises or portion thereof is occupied, the Administrator shall first make a reasonable effort to locate the owner or other person having charge or control of the premises or portion thereof and seek entry. Proper ingress and egress shall be provided to the Administrator.

3. The Administrator shall notify the responsible party in writing of failure to comply with this access requirement. The responsible party shall respond and comply with a lawful request for entry within seven (7) days from the receipt of notification. The Administrator may use all legal means to order the work required completed or otherwise address the cause of improper access

including, but not limited to, performing emergency work or obtaining a warrant of abatement. The obligation for the payment of all costs that may be incurred or expended by the City in causing the work to be done shall thereby be imposed on the person holding title to the subject property.

4. If the responsible party fails to maintain the facilities, the Administrator may take such actions as may be required to enforce the provisions of this section.

5. Within thirty (30) days of receiving an inspection report from the City, the property owner or operator shall file with the City a plan and time schedule to implement any required modifications to the site or to the monitoring plan needed to achieve compliance with the intent of this section. This plan and time schedule shall also implement all of the recommendations of the City.

SECTION XLIII. Subsection 4-6-030.Q, Variance, currently codified as 4-6-030.P, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

P. VARIANCE:

1. If complying with ~~subsection E2 of this Section~~ the Surface Water Design Manual will deny all reasonable use of a property, a variance to the requirements in the Surface Water Design Manual may be requested from the Community and Economic Development Administrator or designee in

accordance with the variance process defined in the Surface Water Design Manual and RMC 4-9-250.

2. A request for a variance shall be processed in accordance with RMC 4-9-250.

SECTION XLIV. Subsection 4-6-060.F.2, Minimum Design Standards for Public Streets and Alleys, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

2. Minimum Design Standards for Public Streets and Alleys: All such improvements shall be constructed to the City Standards for Municipal Public Works Construction. Standards for construction shall be as specified in the following table, and by the Administrator.

MINIMUM DESIGN STANDARDS TABLE FOR PUBLIC STREETS AND ALLEYS:

Minimum Design Standards ¹ (see notes)	Functional Classifications: Public Streets and Alleys						
	Principal Arterial	Minor Arterial	Commercial-Mixed Use, Industrial, & Neighborhood Collector Arterial	Commercial-Mixed Use & Industrial Access	Residential Access	Limited Residential Access	Alleys
Structural Design	See Standard Drawing or Pavement section and may be designed using procedures described in the <i>WSDOT Design Manual</i> , latest edition.						
Average Daily Vehicle Trips (ADT)	14,000 – 40,000	3,000 – 20,000	3,000 – 14,000	0 – 3,000	0 – 3,000	0 – 250	N/A
Right-of-Way	4 lanes – 91'	4 lanes – 91'	2 lanes – 83' 3 lanes – 94'	2 lanes – 69'	2 lanes – 53'	1 lane – 45'	Res. – 16'

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(R-O-W)	5 lanes – 103' 6 lanes – 113' 7 lanes – 125'	5 lanes – 103' 6 lanes – 113' 7 lanes – 125'		3 lanes – 80'			Com. – 16'
Sidewalks ²	8' both sides ³	8' both sides ³	8' both sides ³	6' both sides	5' both sides ¹²	5' both sides ¹²	None
Planting Strips ⁴	8' between curb & walk both sides	8' between curb & walk both sides	8' between curb & walk both sides	8' between curb & walk both sides	8' between curb & walk both sides	8' between curb & walk both sides	None
	Tree grates and hardscape may be substituted for planting strip area if approved by Administrator.				May be reduced if approved by Administrator ⁵		
Street Trees	Required, see Street Trees Standards RMC 4-4-070.						N/A
Curbs	Curb both sides	Curb both sides	Curb both sides	Curb both sides	Curb both sides	Curb both sides	None
Parking Lanes	Allowed at 8'	Allowed at 8'	8' both sides	8' both sides	6' one side ⁶	6' one side ⁶	
Bicycle Facilities ⁷	All classifications of Arterials will have Class I, or Class II, or Class III bicycle facility.			None	None	None	N/A
Paved Roadway Width, not including parking	4 lanes – 54'	4 lanes – 54'	2 lanes – 30' 3 lanes – 41'	2 lanes – 20'	2 lanes – 20'	1 lane – 12' ⁸	Res. – 12' Com. – 16'
	5 lanes – 66'	5 lanes – 66'		3 lanes – 31'			
	6 lanes – 76'	6 lanes – 76'					
	7 lanes – 88'	7 lanes – 88'					
Lane Widths ⁹	11' travel lanes, 5' bike lanes, and 12' center left turn lanes.		10' travel lanes, 5' bike lanes, and 11' center left turn lanes.	10' travel lanes		1 travel lane – 12' ⁸	Res. – 12' Com. – 16'
Center	Center median allowed for boulevard						N/A

Median	treatment and center left turn lane. Width will be width of center left turn lane minus 1' feet from through traffic travel lanes on both sides. Pull-outs with a minimum 25' feet length required for maintenance and emergency vehicles within the median at intervals of 300 – 350'						
Pedestrian Bulb-outs	Curb bulb-outs required where on-street parking is located.						N/A
Intersection Radii ¹⁰	35' turning radius	35' turning radius	35' turning radius ¹¹	25' turning radius ¹¹	25' turning radius	25' turning radius	N/A
	At the intersection of two classes of streets, the radius for the higher class street is to be used. Where larger trucks, transit and school buses are anticipated, further design will be required to determine an adequate radius. The minimum curb radius is 15' feet .						
Cul-de-sacs	Limited application per RMC 4-6-060_H.				Limited application. See RMC 4-6-060_H for pavement and R-O-W widths when permitted.		N/A
Maximum Grades ¹³	0.5 – 8%	0.5 – 8%	0.5 – 10%	0.5 – 15%, greater than 15% only allowed within approved hillside subdivisions. ¹⁴			0.5 – 15%
Site Access	Determined on a case-by-case basis.	125' from intersection	125' from intersection	N/A	N/A	N/A	N/A
Street & Pedestrian Lighting	Street lighting required per RMC 4-6-060_I, as it exists or may be amended.						N/A
<p>NOTES AND CONDITIONS: MINIMUM DESIGN STANDARDS TABLE FOR PUBLIC STREETS AND ALLEYS:</p> <p>1 Minimum design standards may be altered to allow alternative stormwater management and low impact development techniques within the R-O-W by the Department.</p> <p>2 Sidewalk width will be 12 feet <u>on</u> both sides in the City Center Community Planning Area. This sidewalk width includes street tree grates for locating</p>							

	<p>street trees. <u>To accomplish low impact development best management practices permeable pavement may be allowed by the Administrator.</u></p> <p>3 Sidewalk areas may be required at a wider width to accommodate required multi-use path facilities when a Class I multi-use path is required within a street R-O-W by the Department. The width of a required 5 foot bicycle lane will be transferred to the sidewalk area to create a Class I multi-use path. <u>To accomplish low impact development best management practices permeable pavement may be allowed by the Administrator</u></p> <p>4 Maintenance Responsibilities. Unless otherwise agreed upon by the City of Renton, maintenance of landscaping within the planting strip area, including but not limited to elements such as groundcover, turf, softscape, and hardscape, is the responsibility of the adjacent property owner. Maintenance for street trees within the public right-of-way shall be the responsibility of the City of Renton.</p> <p>5 Planting strips may be reduced if one of the following conditions is met: (a) when R-O-W acquisition is problematic; or (b) when critical areas would be impacted. If approved, a permanent alternative landscaped area should be provided equal or greater than the allowed planting strip area reduction that is in addition to any minimum existing code requirements.</p> <p>6 A second parking lane may be required by the Administrator.</p> <p>7 Class II bicycle facilities (bike lanes) included in roadway width for both sides. Bicycle facilities that are shared travel lanes, Class III bicycle facilities, require less roadway width. Class III travel lanes are a minimum of 14 feet.</p> <p>8 Requirement: Either fire sprinklers shall be provided as approved by the Fire Department or a clear roadway area shall be provided for emergency vehicles midblock. All of the clear area must be 20 feet in width for vehicular movement with a minimum length of 50 feet and maximum length of 100 feet, so as to provide emergency access to homes within 150 feet. Along the clear area only, the planting strip would not be required and the clear area will be in place of the landscaping area.</p> <p>9 The City may require different lane width dimensions to address safety concerns or to meet state and federal requirements for state routes or grant funding.</p> <p>10 Turning radius dimensions represent the vehicle turning path. The smallest curb radius should be used while maintaining the specified turning radius. Lane width and the presence of a bike lane and parking lane affect a vehicle's turning path. On streets with more than one lane in that direction of travel, large vehicles may encroach into no more than one-half of the adjacent travel lane to complete the turn. On Arterials and Collector Arterials, encroachment into oncoming travel lanes is unacceptable. The minimum curb radius is 15</p>
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	feet.
11	Turning radius for streets which include industrial access may increase to 50 feet.
12	<u>Sidewalks shall be provided on both sides of the street, however the Administrator may approve sidewalks on one side of the street pursuant to RMC 4-6-060.G.</u>
13	<u>Sidewalks may be designed to be reverse sloped away from the street, provided that the sidewalks have a maximum long slope of 2% and are designed to drain towards a publicly-owned low impact development facility along the roadway instead of directly into the street.</u>

SECTION XLV. Subsection 4-6-060.F.5, Pavement Thickness, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

5. Pavement Thickness: New impermeable pavement shall be a minimum of four inches (4") of asphalt over six inches (6") of crushed rock. Permeable pavement design is governed by the Surface Water Design Manual. Pavement thickness for new or repaired arterial or collector streets or widening of arterials or collector streets must be approved by the Department of Community and Economic Development. Pavement thickness design shall be based on standard engineering procedures and weight/loading requirements for emergency response vehicles. For the purposes of asphalt pavement design, the procedures described by the "Asphalt Institute's Thickness Design Manual" (latest edition) will be accepted by the Department. Alternate design procedures or materials may be used if approved by the Department through the process listed in RMC 4-9-250.E.

SECTION XLVI. Subsection 4-6-060.G.2, Exemptions, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

2. Exemptions: Pedestrian and bicycle facilities are not required to be established when it is concluded by the Administrator that application of complete streets principles is unnecessary or inappropriate:

- a. Where their establishment would be contrary to public safety; or
- b. When the cost would be excessively disproportionate to the need or probable use; or
- c. Where there is no identified long-term need; or
- d. Where the establishment would violate Comprehensive Plan policies; or
- e. Where trails in common areas are provided in lieu of sidewalks, or when vegetated best management practices such as bioretention is proposed, or soil conservation or critical area protection is necessary; or
- e.f. Where the Administrator grants a documented exemption which may only be authorized in specific situations where conditions warrant. Such site-specific exemptions shall not constitute general changes to the minimum street standards established in this Section.

SECTION XLVII. Subsection 4-6-060.H.4, Cul-de-Sac Design, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

4. Cul-de-Sac Design: Cul-de-sacs shall have a minimum paved and landscaped radius of forty-five feet (45') with a right-of-way radius of fifty-five feet (55') for the turnaround. A landscaped center island with a radius of twenty feet (20') delineated by curbing shall be provided in the cul-de-sac. Low impact development best management practices shall be provided in the center island where feasible and consistent with City standard details and the Surface Water Design Manual. The landscaping shall be maintained by the homeowners' association or adjacent property owners. The cul-de-sac turnaround shall have a design approved by the Administrator and the Fire Department.

SECTION LXVIII. Subsection 4-6-060.Q, Variations from Standards, of Chapter 6, Street and Utility Standards, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

Q. VARIATIONS FROM STANDARDS:

1. Alternates, Modifications, Waivers, Variances: See RMC 4-9-250.

2. Half Street Improvements:

a. When Permitted: Half street improvements may be allowed for a residential access street by the Administrator when it is determined that the adjacent parcel of property has the potential for future development and dedication of the right-of-way necessary for the completion of the street right-of-way.

b. Minimum Design Standards: The right-of-way for the half street improvement must be a minimum of thirty-five feet (35') with twenty feet (20')

paved. A curb, planting strip area, and sidewalk shall be installed on the development side of the street according to the minimum design standards for public streets. If the street is permitted a cul-de-sac, then the right-of-way for the half of the cul-de-sac shall be dedicated, with installation of a temporary hammerhead turnaround. The property shall also dedicate easements to the City for street lighting and fire hydrants. Additional easements shall be provided for the franchise utilities outside of the dedicated right-of-way.

c. Standards for Completion of the Half Street: When the adjacent parcel is platted or developed, the additional right-of-way width needed to complete the type of street classification shall be dedicated from the developing property. The pavement shall then be widened to the width needed to complete the type of street classification, curb, planting strip, and sidewalk shall be installed on the developing side of the street. If the street is a dead end street requiring a cul-de-sac, then the developing parcel shall dedicate the remainder of the right-of-way for the cul-de-sac and construct the final complete cul-de-sac, including curb, sidewalk, and other required improvements.

3. Cul-de-Sac Modifications for Low Impact Development: The Administrator may modify cul-de-sac design standards to allow low impact development facility installation and reduce impervious surfaces, provided that turnaround design modifications shall allow safe access and emergency response.

SECTION XLIX. Subsection 4-7-150.E.7, Cul-de-Sac Streets, of Chapter 7, Subdivision Regulations, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

7. Cul-de-Sac Streets: Cul-de-sac streets may only be permitted where no future connection to a larger street pattern is physically possible due to demonstrable physical constraints. See RMC 4-6-060.H, Dead End Streets, for standards and options.

SECTION L. Subsection 4-7-200.B, Storm Drainage, of Chapter 7, Subdivision Regulations, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

B. STORM DRAINAGE:

An adequate drainage system shall be provided for the proper drainage of all surface water. Low impact development best management practices are required consistent with the Surface Water Design Manual. Cross drains shall be provided to accommodate all natural water flow and shall be of sufficient length to permit full-width roadway and required slopes. The drainage system shall be designed per the requirements of RMC 4-6-030, Drainage (Surface Water) Standards. The drainage system shall include detention capacity for the new street areas. Residential plats shall also include detention capacity for future development of the lots. Water quality features shall also be designed to provide capacity for the new street paving for the plat. Drainage vaults, ponds, etc., shall be located within dedicated tracts.

SECTION LI. Subsection 4-7-220.C.2, Grading, of Chapter 7, Subdivision Regulations, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

2. Grading: Detailed plans for any proposed cut and fill operations shall be submitted. These plans shall include the angle of slope, contours, compaction, and retaining walls. Plans shall be consistent with requirements in RMC 4-4-060, Grading, Excavation and Mining Regulations.

SECTION LII. Subsection 4-9-150.D.2.d, Use of Sustainable Development Techniques, of Chapter 9, Permits – Specific, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

d. Use of Sustainable Development Techniques: Design which results in a sustainable development; such as LEED certification, energy efficiency, use of alternative energy resources, low impact development techniques beyond that required by the Surface Water Design Manual, etc.; or

SECTION LIII. Subsection 4-9-200.E.3.b.iii, Loading and Storage Areas, of Chapter 9, Permits – Specific, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

iii. Utilities, Loading and Storage Areas: Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties. Locate utilities underground consistent with RMC 4-6-090;

SECTION LIV. Subsection 4-9-200.E.3.c, On-Site Impacts, of Chapter 9, Permits – Specific, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

c. On-Site Impacts: Mitigation of impacts to the site, including:

i. Structure Placement: Provisions for privacy and noise reduction by building placement, spacing and orientation;

ii. Structure Scale: Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs;

iii. Natural Features: Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting and disconnecting impervious surfaces; ~~and~~

iv. Reducing Parking Impervious Areas: Design parking areas to minimize impervious surfaces, including but not limited to: 1) breaking up parking areas and directing stormwater flows to multiple low impact development features such as bioretention areas; 2) locating parking near trees to provide storm water uptake; 3) retaining or adding vegetation to parking areas; 4) placing existing parking that exceeds maximum parking ratios in permeable pavement designed consistent with the Surface Water Design Manual in RMC 4-6-030; and 5) using other low impact development techniques consistent with RMC 4-6-030; and

iv. Landscaping: Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements. Landscaping shall be consistent with RMC 4-4-070.

SECTION LV. Subsection 4-9-200.E.3, Criteria, of Chapter 9, Permits – Specific, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

3. Criteria: The Administrator must find a proposed project to be in compliance with the following:

a. Compliance and Consistency: Conformance with plans, policies, regulations and approvals, including:

i. Comprehensive Plan: The Comprehensive Plan, its elements, goals, objectives, and policies, especially those of the applicable land use designation, and any applicable adopted Community Plan;

ii. Applicable land use regulations;

iii. Relevant Planned Action Ordinance and Development Agreements; and

iv. Design Regulations: Intent and guidelines of the design regulations located in RMC 4-3-100.

b. Off-Site Impacts: Mitigation of impacts to surrounding properties and uses, including:

i. Structures: Restricting overscale structures and overconcentration of development on a particular portion of the site;

ii. Circulation: Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties;

iii. Loading and Storage Areas: Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties;

iv. Views: Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features;

v. Landscaping: Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project; and

vi. Lighting: Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.

c. On-Site Impacts: Mitigation of impacts to the site, including:

i. Structure Placement: Provisions for privacy and noise reduction by building placement, spacing and orientation;

ii. Structure Scale: Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs;

iii. Natural Features: Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces; and

iv. Landscaping: Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements.

d. Access and Circulation: Safe and efficient access and circulation for all users, including:

i. Location and Consolidation: Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties;

ii. Internal Circulation: Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways;

iii. Loading and Delivery: Separating loading and delivery areas from parking and pedestrian areas;

iv. Transit and Bicycles: Providing transit, carpools and bicycle facilities and access; and

v. Pedestrians: Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.

e. Open Space: Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.

f. Views and Public Access: When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines.

g. Natural Systems: Arranging project elements to protect existing natural systems where applicable.

h. Services and Infrastructure: Making available public services and facilities to accommodate the proposed use.

i. Phasing: Including a detailed sequencing plan with development phases and estimated time frames, for phased projects.

j. Stormwater: Providing optimal locations of stormwater infiltrating low impact development facilities. Avoiding placement of buildings or impervious areas on soils with infiltration capability to the maximum extent practicable.

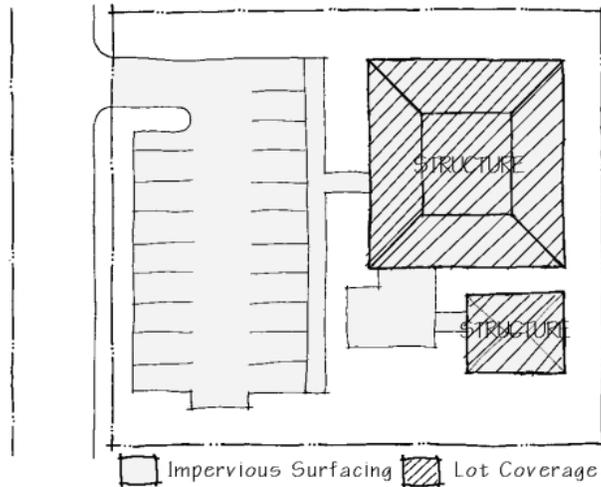
SECTION LVI. Section 4-11-060, Definitions F, of Chapter 11, Definitions, of Title IV (Development Regulations) of the Renton Municipal Code, is amended to add a definition of “Feasible,” in alphabetical order, to read as follows:

FEASIBLE (with regard to application of the Surface Water Design Manual in RMC 4-6-030): An LID best management practice that is considered capable of implementation following consideration of the Surface Water Design Manual infeasibility criteria. Provided, an LID best management practice is not feasible if it would conflict with requirements of federal or state law, zoning district design criteria, public health and safety, transportation regulations, regulations protecting tree species, a local code or rule adopted as part of a Wellhead Protection Program established under the Federal Safe Drinking Water Act, or a local code or rule adopted to protect a Critical Aquifer Recharge Area established under the State Growth Management Act.

SECTION LVII. The definition of “Impervious Surface” in section 4-11-090, Definitions I, of Chapter 11, Definitions, of Title IV (Development Regulations) of the Renton Municipal Code, is amended as follows:

IMPERVIOUS SURFACE: A non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas that are paved, graveled or made of packed or oiled earthen materials, or other surfaces that similarly impede the natural infiltration of surface water or stormwater.

~~Impervious surface is defined as a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, concrete; asphalt; roofs; walkways; crushed rock; patios; brick, natural stone or other non-pervious pavers (even when set with only sand); decking that is not open grid; open grid decking over impervious areas; driveways; parking lots or storage areas; areas that are graveled or made of packed or oiled earthen materials; or other surfaces that similarly impede the natural infiltration of surface and storm water. Open grid decking over pervious areas, wheel strip driveways, porous concrete, porous asphaltic concrete, permeable pavers, and modular grid pavement are semi-pervious surfaces and are counted at only fifty percent (50%) of total area for purposes of evaluating compliance with the zoning standards' impervious surfacing maximum limitations. To be considered as a semi-pervious surface, the proposal must be in compliance with Appendix C of King County's Surface Water Design Manual and manufacturer specifications.~~



SECTION LVIII. Section 4-11-090, Definitions I, of Chapter 11, Definitions, of Title IV (Development Regulations) of the Renton Municipal Code, is amended to add a new definition of “Infiltration Facility,” in alphabetical order, to read as follows:

INFILTRATION FACILITY: Infiltration facility means a drainage facility designed to use the hydrologic process of water soaking into the ground (commonly referred to as percolation) to dispose of surface and storm water runoff.

SECTION LIX. Section 4-11-120, Definitions L, of Chapter 11, Definitions, of Title IV (Development Regulations) of the Renton Municipal Code, is amended to add new definitions of “LID Best Management Practices” and “Low Impact Development (LID),” in alphabetical order, to read as follows:

LID BEST MANAGEMENT PRACTICES: LID Best Management Practices are referred to as BMPs. LID BMPs are distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID structural BMPs are referred to as flow control BMPs and

include, but are not limited to, bioretention, permeable pavements, roof downspout controls, dispersion, soil quality and depth, and minimal excavation foundations (pursuant to the Surface Water Design Manual).

LOW IMPACT DEVELOPMENT (LID): A stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design (pursuant to the Surface Water Design Manual).

SECTION LX. Section 4-11-160, Definitions P, of Chapter 11, Definitions, of Title IV (Development Regulations) of the Renton Municipal Code, is amended to add a new definition of “Pervious Surface,” in alphabetical order, to read as follows:

PERVIOUS SURFACE: Any surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, and native vegetation areas. Note for purposes of Surface Water Design Manual (RMC 4-6-030) threshold determination and runoff volume modeling for detention and treatment, vegetated roofs and permeable pavements are to be considered impervious surfaces along with lawns, landscaping, sports fields, golf courses, and other areas that have modified runoff characteristics resulting from the addition of underdrains.

SECTION LXI. Section 4-11-190, Definitions S, of Chapter 11, Definitions, of Title IV (Development Regulations) of the Renton Municipal Code, is amended to add a new definition

of "Stormwater Facility," in alphabetical order, to read as shown below, and amend the definition of "Surface Water Design Manual, as follows:

STORMWATER FACILITY: A constructed component of a stormwater drainage system, designed or constructed to perform a particular function, or multiple functions. Stormwater facilities include, but are not limited to, pipes, swales, ditches, culverts, street gutters, detention ponds, retention ponds, constructed wetlands, infiltration devices, catch basins, oil/water separators, and biofiltration swales. They may also include low impact development BMPs/facilities. Also referred to as Drainage Facility.

SURFACE WATER DESIGN MANUAL: Shall be the 2016 King County, Washington Surface Water Design Manual, ~~as now or as hereafter may be amended by King County (and supporting documents as appropriate) prepared by King County Department of Natural Resources and Parks or its successor organization, and as may be amended, supplemented and modified~~ by the City of Renton Amendments to the King County Surface Water Design Manual, dated December 12, 2016 that specifies local requirements and procedures describing surface and stormwater design and analysis requirements procedures and guidance.

SECTION LXII. Subsection 9-10-2.F of Chapter 10, Street Excavations, of Title IX (Public Ways and Property) of the Renton Municipal Code, is amended as follows:

F. All existing ~~storm sewer~~ drainage facilities and outer utilities that are moved, ~~or~~ disconnected, or disturbed during such work shall be replaced or repaired immediately as directed. A concrete saw shall be used to cut all

pavement so as to produce a reasonable square and true edge without spalling or cracking into adjacent pavement.

SECTION LXIII. Subsection 9-10-11.F.4, Pavement Removal in Lieu of Grinding, of Chapter 10, Street Excavations, of Title IX (Public Ways and Property) of the Renton Municipal Code, is amended as follows:

4. Pavement Removal in Lieu of Grinding: The contractor in all cases can remove the pavement in the replacement area instead of grinding out the specified two inches (2") of asphalt. Full pavement replacement to meet or exceed the existing pavement depth will be required for the area of pavement removal. Patching of pervious concrete shall follow American Concrete Institute (ACI) 522.1-13. Porous asphalt shall be specified on a project-by-project basis by the engineer. Permeable materials should be replaced in-kind where feasible. Patching porous asphalt with conventional asphalt is acceptable if it is no more than ten percent (10%) of the total facility area or does not impact the overall facility function. Appropriate precautions shall be taken during pavement repair and replacement efforts to prevent clogging of adjacent surfaces.

SECTION LXIV. Subsections 9-10-11.F.5.c and 9-10-11.F.5.h, of Chapter 10, Street Excavations, of Title IX (Public Ways and Property) of the Renton Municipal Code, are amended as follows:

c. All trenching within the top four feet (4') shall be backfilled with crushed surfacing materials conforming to Section 4-04 of the Standard Specifications. Any trenching over four feet (4') in depth may use materials

approved by the Engineer or Materials Lab for backfilling below the four-foot (4') depth.

If the existing material (or other material) is determined by the Engineer to be suitable for backfill, the contractor may use the native material except that the top six inches (6") shall be crushed surfacing top course material.

The trench shall be compacted to a minimum ninety-five percent (95%) density, as described in Section 2-03 of the Standard Specifications. In the top six feet (6') of any trench, backfill compaction shall be performed in eight (8) to twelve-inch (12")-inch lifts. Any trench deeper than six feet (6') may be compacted in twenty-four inch (24") inch lifts, up to the top six-foot (6') zone. All trench backfill shall be firm and unyielding but in no case shall be compacted to more than ninety-two percent (92%) of maximum density in permeable pavement areas.

All compaction shall be performed by mechanical methods. The compaction tests may be performed in four-foot (4') vertical increments maximum. The test results shall be given to the Engineer for review and approval prior to paving. The number and location of tests required shall be determined by the Engineer.

h. All joints, except those associated with permeable pavement, shall be sealed using paving asphalt AR-4000W.

SECTION LXV. Section 9-15-1, Weeds, of Chapter 15, Weeds and Noxious Matter, of Title IX (Public Ways and Property) of the Renton Municipal Code, is amended as follows:

9-15-1 WEEDS OR VEGETATIVE ENCROACHMENTS:

No owner or occupant of any lot, place or area within the City, or the agent of any such owner or occupant, shall permit on such lot, place or area:

A. Any noxious weeds or deleterious, unhealthful growth or other noxious matter that may be growing, lying or located thereon.

B. Any encroachment of any hedge, fence, vegetation, trees, bushes or other obstructions on any public alley, street or other public right-of-way, including sidewalks or walkways.

1. Planter strips and vegetated planter islands in rights-of-way are permitted subject to City landscaping, maintenance, and street standards in RMC 4-4-070 and 4-6-060, and shall be managed to maintain pedestrian and vehicular passage and sight lines.

2. Vegetated low impact development facilities shall further be designed consistent with RMC 4-6-030 and the adopted Surface Water Design Manual.

SECTION LXVI. The City Clerk and/or other entity responsible for codification of this ordinance are authorized to make necessary corrections to this ordinance including correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbering and any references thereto.

SECTION LXVII. This ordinance shall be in full force and effect on December 31, 2016.

ORDINANCE NO. _____

PASSED BY THE CITY COUNCIL this _____ day of _____, 2016.

Jason A. Seth, City Clerk

APPROVED BY THE MAYOR this _____ day of _____, 2016.

Denis Law, Mayor

Approved as to form:

Lawrence J. Warren, City Attorney

Date of Publication: _____

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