

D# 72 FOOTNOTES CLEAN-UP

General Description

This docket request was made by the City of Renton Planning Division and proposes revisions to Title IV regulations for footnotes associated with the Zoning Use Table (RMC 4-2-080) as well as the footnotes associated with the various development standard tables (RMC 4-2-110D, 4-2-120C, 4-2-120F, 4-2-130B). The revisions delete footnotes that are no longer referenced on the tables, revise incorrect footnote references, and amend the text of the footnotes and development standard tables to make the regulations easier to understand. In some cases, footnotes were combined and slightly modified when the footnotes were nearly identical. In other instances, the footnotes were eliminated in favor of deferring to existing text in the development regulations that provided an appropriate level of explanation of the requirement stated in the footnote. Corresponding changes to the Zoning Use Table (RMC 4-2-060) would provide for the new correct footnote numbering.

One substantive change is to the review process for requesting certain standard modifications from the Conditional Use Permit process to the Site Plan process. This change is associated with changes to the Master Plan/Site Plan Review regulations and the Conditional Use Permit regulations (Docket # 73 and 79, respectively). Replacing references to the need for Conditional Use Permit review with references to Site Plan review for authorized deviations from development standards assigns a review process more appropriate for reviewing the impacts of development standard deviations than would be possible through Conditional Use Permit review. The end result is a clear distinction between review processes dealing with the use of a property and those dealing with the form of development on a property.

Impact Analysis

The development regulations included in Title IV are designed to reflect and implement the goals, objectives and policies of the Comprehensive Plan – which in turn implements the GMA and the Countywide Planning Policies. The proposed revisions allow the impacted sections of the development regulations to more efficiently implement the Comprehensive Plan by eliminating unused footnotes, correcting erroneous footnote references, and making the regulations more concise and user-friendly. The proposed revisions are not anticipated to have an effect on any of the following:

- Rate of growth, development, and conversion of land
- City's capacity to provide adequate public facilities
- Rate of population and employment growth
- General land values or housing costs
- Critical areas and natural resource lands
- Whether capital improvements or expenditures are made or completed

Staff Recommendation

It is recommended that the 116 footnotes associated with the Zoning Use Table as well as the footnotes associated with the various development standards tables be amended to delete

unused footnotes, correct erroneous references, and generally make the regulations more concise and user-friendly.

Implementation Requirements

Revise RMC 4-2-060, 4-2-080, 4-2-110D, 4-2-120C, 4-2-120F, and 4-2-130B.

4-2-080 CONDITIONS ASSOCIATED WITH ZONING USE TABLES:

A. SUBJECT TO THE FOLLOWING CONDITIONS:

1. Limited to locations within an existing or new golf course or regional park.
2. All operations shall be conducted entirely within an enclosed structure. In the CN or CV Zone, this use must be associated with a gas station. Vehicles shall only be held on the property while being serviced and shall have an active repair or service invoice that shall be made available to the City upon the City's request. Vehicle storage before or after service shall not be allowed. Vehicles held on the site shall be subject to the screening and landscaping provisions in RMC [4-4-120](#), Storage Lots – Outside, unless enclosed within a building. Vehicle holding areas shall count toward the maximum lot coverage standard of the zone. Any overnight vehicle parking accessory to this use shall not be located in the front setback or in a side setback along a street.
3. These uses shall not be located on the ground floor along street frontage ~~in~~ abutting the "Downtown Pedestrian District." See Downtown Pedestrian District Map in RMC [4-2-080D](#).
4. Existing commercial laundry uses may be continued and may be re-established for purposes of rebuilding upon unintentional destruction of property. Existing commercial laundry uses may not expand beyond their existing building footprint plus abutting easements, loading, or parking areas. Renovations or alterations within the existing building footprint are permitted. Existing commercial laundry uses may add to the height of buildings provided that the height of the building not exceed forty two feet (42'), and that additional height be used for accessory office to support the commercial laundry uses. Existing offsite warehousing uses accessory to existing commercial laundry uses may be continued but may not be expanded beyond their existing building footprint.
5. Professional bed and breakfast houses are only allowed in the RM-U Zone.
6. Subject to the requirements of RMC [4-9-090](#), Home Occupations, with the written approval of the property owner, if tenant occupied.
7. Accessory dwelling units (ADUs) are allowed as an accessory use to a detached single-family dwelling. ADUs shall be subject to the development standards applicable to primary structures and consistent with the architectural character of the primary structure. The property owner shall file an affidavit affirming that the owner will occupy the principal dwelling or the ADU. Additionally, prior to the issuance of building permits the owner shall record a notice on the property title. The notice shall bear the notarized signature of all property owners listed on the property title and include: the legal description of the property, a copy of the approved site/floor plan, and the applicability of the restrictions and limitations regarding ADUs in RMC Title IV. No more than fifty (50) total ADUs may be permitted per calendar year.

~~8. Reserved. Allowed only in the Residential Multi-Family suffix. Twenty-four (24) hour on-site management required. The manager's unit is not subject to minimum density requirements. No estate,~~

Comment [C1]: This note applies to self-service storage in the RM zone. That use is not supported by the Comp Plan. Current non-conforming regulations are adequate to accommodate the one self-service use that exists in the zone. Recommend deleting this footnote and removing self-service storage uses as a permitted use in the RM zone.

garage or other sales from any leasable spaces. No outdoor storage, including vehicle or trailer storage lots. Self-service storage uses in this zone are subject to the following special development standards: Side and rear setbacks subject to the Commercial Arterial Zone standards of RMC [4-2-120A](#), Development Standards for Commercial Zoning Designations, in lieu of the RM-F development standards.

9. Development consistent with an approved "Master Plan" is considered to be a permitted use. Other activities which are outright permitted include the addition of up to four (4) new portables, or changes in facilities not exceeding ten percent (10%) of gross floor area. Other proposed activities require a Hearing Examiner conditional use permit.

~~10. Allowed consistent with the provisions of RMC 4-9-240, Temporary Use Permits. Permitted when approved by the Development Services Division and associated with an active building or construction permit, for a period not to exceed the duration of construction. See RMC [4-9-240](#).~~

Comment [C2]: Consolidated footnote to take the place of 53. Specifically written to apply both to uses that require a temp use permit as well as construction trailers that are addressed in the temp use permit section but do not actually require a separate permit.

11. Limited to storage of products in conjunction with retail, service, or office uses. Shall not be located along the building street frontage or in areas visible to the public.

12. Shall be developed as part of larger office structures. Shall not stand alone and shall not occupy more than twenty five percent (25%) per building whose primary use is office.

13. ~~a. **Administrative Headquarters Office:** These offices shall be associated with a permitted industrial use listed in RMC [4-2-060](#). The office uses may be developed in conjunction with, or subsequent to, the industrial use.~~

~~b. **General Offices:** Excluding administrative headquarters offices, which are permitted consistent with subsection (13)(a) of this Section, g General offices are only allowed in the Employment Area Valley (EAV) land use designation; provided that general offices that are accessory to a primary use are permitted outside the EAV. See EAV Map in RMC [4-2-080B](#).~~

~~14. Reserved. Except that when operations are predominantly conducted out of doors rather than completely enclosed within an enclosed structure, an administrative conditional use permit is required.~~

Comment [C3]: Consolidated with 28

~~15. Use is limited to building, hardware, and garden. Except in the CD and CO Zones, use is limited to farmers markets. In all other zones, use is limited to farmer's markets, building, hardware, and garden retail sales. size restrictions apply per RMC [4-2-120B](#) and farmers markets are permitted.~~

Comment [C4]: Previously, farmers markets were not listed as a permitted use in the CO zone. That was an oversight. Changes to the use table as well as alterations to this footnote rectify the error.

~~16. Reserved. Residential uses shall not be located along the street frontage on the ground floor in the "Downtown Pedestrian District."~~

Comment [C5]: Consolidated with 3.

~~17. Reserved. a. **General Office and Medical/Dental Offices:** Size restrictions apply per RMC [4-2-120A](#). Additionally, the use may only be permitted via administrative conditional use permit subject to the following criteria in addition to conditional use criteria: (i) activities with a limited need for walk-in clientele~~

Comment [C6]: The standards in this footnote are either unnecessary or covered elsewhere in the code.

and (ii) activities for which a reduction in parking standards to one space per five hundred (500) square feet of gross floor space could be justified. **b. Administrative Headquarters Office:** New administrative headquarters offices are not permitted. For existing, legal administrative headquarters offices greater than three thousand (3,000) square feet in size, and in existence prior to January 1, 1999, the following expansions may be allowed: (i) parking expansion may be allowed; (ii) a one-time expansion of building square footage, not exceeding three thousand five hundred (3,500) square feet, may be permitted subject to site development plan review. This provision allowing expansion of building square footage shall expire on December 1, 2006, consistent with any approved development agreements or covenants.

18. **a. General Requirements:** Only permitted within a structure containing commercial uses on the ground floor. Commercial space must be reserved on the ground floor at a minimum of thirty feet (30') in depth along any street frontage. Residential uses shall not be located on the ground floor except for a residential entry features linking the residential portion of the development to the street unless determined through the site plan review process that a particular building has no street frontage. **b. Employment Area Valley:** Residential uses are not permitted in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#).

19. Reserved.

20. Not permitted within the Commercial Corridor Comprehensive Plan designation Arterial (CA) Zone within the along Northeast Sunset Boulevard, Northeast Fourth (4th) Street, and South Puget Drive Commercial Corridor Comprehensive Plan designations.

21. **a. General Requirements:** Except for marinas, the use must be housed in a structure containing one or more of the following uses: Allowed only in conjunction with offices, residences, hotels, and convention centers, and/or research and development facilities.

b. Integration of Uses: The use shall be architecturally and functionally integrated into the development.

Except for marinas, the use must be housed in a structure containing one or more of the uses listed in subsection (21)(a) of this Section. The requirements in subsection (21)(b) of this This Section may be adjusted through the Master Plan process.

22. ~~Size restrictions apply per use in RMC [4-2-120A](#). Self-service storage must be part of a mixed use development. Retail sales uses in the CN zone are limited to: flowers/plants and floral supplies; mini-marts; crafts, including supplies and finished products, gift shops, specialty markets and other similar small scale, low-intensity commercial uses that serve nearby residents, as determined by the Reviewing Official.~~

Comment [C7]: Consolidated to cover previous footnotes 26, 60 and 63. Size restrictions covered on development standards table.

23. ~~Reserved. Limited to existing uses. Only those modifications or expansions which do not increase production levels are permitted in the COR Zone. Major modifications, production increases, or expansions of existing use require a Hearing Examiner conditional use permit in the COR Zone.~~

Comment [C8]: Updated nonconforming use regulations eliminate the need for this provision.

24. Use requires a Hearing Examiner conditional use permit, unless accessory in which case it is outright permitted. Use is not permissible in the area south of I-405 and north of SW 16th Street, unless accessory, in which case it is outright permitted. Explosives and natural gas storage are not permissible in the IL Zone.

25. A preschool or day care center, when accessory to a public or community facility listed in RMC [4-2-060G](#), is considered a permitted use.

~~26. Reserved. Size restrictions apply per use in RMC [4-2-120A](#). Must be part of a mixed use development.~~

Comment [C9]: Consolidated with 22

27. Shall be architecturally and functionally integrated into the overall development. Freestanding establishments may be permitted only if they are five thousand (5,000) square feet or larger per establishment. These requirements may be adjusted through the Master Plan review process. These provisions are not intended to prohibit pushcarts/kiosks.

~~28. Industrial engine and transmission rebuild uses must be conducted entirely indoors. In the CA zone, body shops must be conducted entirely indoors. For all other uses and zones, an Administrative Conditional Use Permit is required if operations are conducted outdoors. Accessory drive-through service is permitted only in association with multi-story buildings. The accessory drive-through service shall be located to the side and/or rear of the building, and integrated into the exterior wall. Drive-through lanes shall not be located between the street and the main pedestrian access to the buildings. These requirements may be adjusted through the Site Plan review process.~~

Comment [C10]: Previous footnote 28 was consolidated with 61. Location provisions can be addressed through site plan review and do not need to be addressed in footnote.

New note consolidates previous notes 14 and 31 – conditioning recycling facilities, body shops, R&D labs, and industrial engine and transmission rebuild uses.

~~29. Only allowed in the Employment Area Valley (EAV) land use designation, provided: See EAV Map in RMC [4-2-080B](#). Provided that the use is excluded within the area south of I-405 and north of SW 16th Street.~~

Comment [C11]: Consolidates 32, 34, 38, 57, 58

~~i. Gambling facilities, vehicle and equipment rental and communication broadcast and relay towers are excluded within the area south of I-405 and north of SW 16th Street;~~

~~ii. Large vehicle sales are only allowed in the area south of I-405 and west of SR167/Rainier Avenue South.~~

~~iii. Outdoor storage and retail sales are allowed as an accessory use in industrial zones.~~

~~iv. Self-service storage is allowed as an administrative conditional use in Light Industrial (IL) zones.~~

30. Except farmers markets, which are permitted in all industrial zones, use is not allowed in the area south of I-405 and north of SW 16th Street. Lumberyards are not permitted in the IL zone. ~~a. Uses are limited to: Sales of mobile or manufactured homes, building/hardware/garden materials, lumberyards, and monuments/tombstones/gravestones.~~

b. Location Restrictions:

i. ~~Building/hardware/garden sales and monuments/tombstones/gravestones sales are only allowed in the Employment Area Valley (EAV) land use designation. However, they are excluded from the area south of I-405 and north of SW 16th Street. See EAV Map in RMC [4-2-080B](#).~~

ii. ~~Lumberyards are only allowed in the IM and IH Zones. However, they are excluded from the area south of I-405 and north of SW 16th Street.~~

~~31. Reserved. Operations must be conducted entirely within an enclosed structure.~~

Comment [C12]: Consolidated with 28

~~32. Reserved. Outdoor recreation facilities are permitted only in the Employment Area Valley (EAV) land use designation. (See EAV map in RMC [4-2-080B](#).) However, amusement parks require a Hearing Examiner conditional use permit.~~

Comment [C13]: Consolidated with 29

~~33. A preschool or day care center, when accessory to public or community facilities listed in RMC [4-2-060G](#), is considered a permitted use and not a conditional use. For all commercial uses, the maximum building size shall be five thousand (5,000) square feet or if part of a mixed use building, commercial uses shall comprise no greater than five thousand (5,000) square feet of gross floor area.~~

Comment [C14]: Daycare portion of this note has been consolidated with 25.

Additional Restrictions within the CV Land Use Designation: Retail uses, eating/drinking establishments, and on-site service uses are prohibited in R-14 areas within the Center Village land use designation unless they are accessory to a school, park, or entertainment and recreational use as allowed in RMC 4-2-060E, F and J. Commercial uses may not be greater than five thousand (5,000) square feet of gross floor area.

~~34. Reserved. a. Accessory retail uses are permitted where ordinarily incidental to the permitted principal use.~~

Comment [C15]: Consolidated with 29

b. ~~Principal retail sales uses are only permitted in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#).~~

35. Sales of agricultural products are allowed as an accessory use as defined in RMC [4-2-050A](#) in these zones, provided the conditions of RMC [4-4-015](#) are met.

36. Vehicles that have been towed must be kept in a building. When not in use, towing trucks must be kept in a building. Tow trucks are limited to Class A, B, and/or E. In the CA zone impound yards are prohibited and tow truck operations must be a shared use with either an auto body shop and/or a vehicle service and repair business.

37. **a. General Requirements:** Subject to requirements of RMC [4-4-010](#), Standards for Animal Keeping Accessory to Residential/Commercial Uses. Additional animals require an Additional Animals Permit per RMC [4-9-100](#). **b. IL Zone – Kennels:** In the IL Zone, when o Operations are predominantly conducted out of doors rather than completely enclosed within an enclosed structure, require an administrative

conditional use permit in the IL zone and are prohibited in the area south of I-405 and north of SW 16th Street is required.

c. IM Zone – Kennels: Within the area south of I-405 and north of SW 16th Street only indoor kennels are permitted.

~~38. Reserved. Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B.~~

Comment [C16]: Consolidated with 29

~~39. Reserved. Requirements for uses not associated with a medical institution: Use must be located within the Commercial Corridor Comprehensive Plan land use designation bordered by S. 37th St., Talbot Rd., Carr Rd., 89th Ave. SE, and the Valley Freeway.~~

Comment [C17]: Consolidated with 40

40. Permitted when located within the Commercial Corridor (CC) Comprehensive Plan land use designation.

~~41. Reserved. Limited to the area south of I-405 and west of SR-167/Rainier Avenue S.~~

Comment [C18]: Consolidated with 29.

42. Permitted only on the ground-floor level as part of a residential project on RM-U zoned properties fronting on South 7th Street. (Amd. Ord. 4971, 6-10-2002)

43. Subject to the provisions of RMC 4-3-010, Adult Retail and Entertainment Regulations, and chapter 5-12 RMC, Adult Entertainment Standards. In the CO zone, uses shall be developed as part of larger office structures, shall not stand alone, and shall not occupy more than twenty five percent (25%) per building whose primary use is office.

~~44. Permitted; provided, that the facility has a minimum setback of one hundred feet (100') from any adjacent residentially zoned parcel; if the setback is less than 100' from any adjacent or abutting residentially zoned parcel, an administrative conditional use permit is required. pursuant to RMC 4-9-030J decision criteria.~~

~~45. For Monopoles Proposed on Private Property: May be allowed via an administrative conditional use permit pursuant to RMC 4-9-030J decision criteria; provided, that the site is over one half acre in size and the facility has minimum setbacks of one hundred feet (100') from any adjacent residentially zoned parcel; if the setback is less than one hundred feet (100') from any adjacent or abutting residentially zoned parcel, a Hearing Examiner conditional use permit is required.~~

~~**For Monopoles Proposed on Public Right-of-Way:** May be allowed via an administrative conditional use permit pursuant to RMC 4-9-030J decision criteria, and right-of-way use permit, provided, the facility is located on a principal, minor, or collector arterial and has minimum setbacks of one hundred feet (100') from any adjacent residentially zoned parcel; if the setback is less than one hundred feet (100') a Hearing Examiner conditional use permit is required.~~

46. ~~Reserved.~~ Eligible for an administrative conditional use permit pursuant to RMC [4-9-030J](#) decision criteria; provided, that the facility has a minimum setback of one hundred feet (100') from any adjacent residentially zoned parcel; if the setback is less than one hundred feet (100') a Hearing Examiner conditional use permit is required.

Comment [C19]: Consolidated with 45

47. ~~May be allowed by an administrative conditional use permit pursuant to RMC [4-9-030J](#) decision criteria, if the monopole II facility is to be constructed on property where wireless communication support structures presently operate, and the new monopole II facility will not exceed the height of the existing support structures. Prohibited if located within three hundred feet (300') of an RC, R-1, R-4, R-8, R-10, or R-14 zone unless the Reviewing Official Community and Economic Development Administrator determines that all residentially zoned property within three hundred feet (300') of the proposed facility is undevelopable due to critical areas regulations (RMC [4-3-050](#)); then the administrative conditional use process shall apply. Monopole II facilities must be constructed on property where wireless communication support structures presently operate and must not exceed the height of the existing support structures.~~

48. ~~Reserved.~~ A Hearing Examiner conditional use permit pursuant to RMC [4-9-030J](#) decision criteria is required. This use is prohibited if located within three hundred feet (300') of an RC, R-1, R-4, R-8, R-10, or R-14 zone, unless the Reviewing Official determines that all residentially zoned property within three hundred feet (300') of the proposed facility is undevelopable due to critical areas regulations (RMC [4-3-050](#)), in which case the new wireless support structure can be reviewed as a Hearing Examiner conditional use permit.

Comment [C20]: Consolidated with 47

49. Emergency or routine modifications are permitted when there is minimal or no change in the visual appearance, as determined by the ~~Reviewing Official~~ Community and Economic Development Administrator.

50. ~~Reserved.~~ Manufactured Homes shall be allowed only if in compliance with the Residential Design and Open Space Standards in RMC 4-2-115.

51. ~~Reserved.~~ ~~Tow truck operations must be a shared use with either an auto body shop and/or a vehicle service and repair business. When not in use, towing trucks must be kept in a building. Tow trucks are limited to Class A, B, and/or E.~~

Comment [C21]: Consolidated with 36

52. Permitted when ancillary to a permitted use where food and beverages are served on the premises and located in an area with an Employment Area Valley (EAV) land use designation as shown on the City's Comprehensive Plan Land Use Map, and located south of I-405. In the case of the IM Zone, the location is further limited to IM-zoned areas south of SW 16th Street. Should any court of competent jurisdiction find that the City zoning for card rooms is unconstitutional or illegal, then the City elects to permit the existing card rooms to continue operation as nonconforming legal uses and otherwise bans card rooms.

53. ~~Reserved. Provided a temporary use permit is obtained consistent with the provisions of RMC 4-9-240, Temporary Use Permits.~~

Comment [C22]: Consolidated with 10.

54. ~~Allowed outright in the Employment Area Valley (EAV) land use designation. (See EAV Map in RMC 4-2-080B.) Outside the EAV, the use shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) per building whose primary use is office. Outside the EAV, indoor recreation uses shall not occupy more than twenty five percent (25%) of any one floor.~~

Comment [C23]: Consolidated with 65.

55. ~~Reserved. a. Adult day care I on a property with a nonresidential facility is only allowed outright in the Employment Area Valley (EAV). See EAV Map in RMC 4-2-080B. Outside of the EAV, an administrative conditional use permit is required.~~

Comment [C24]: Consolidated with 29

b. ~~Adult day care I on a property containing a residential use requires an administrative conditional use permit in any location.~~

56. ~~Except not permissible Prohibited within the Employment Area Valley (EAV). (See EAV Map in RMC 4-2-080B.)~~

57. ~~Reserved. Only allowed in the Employment Area Valley (EAV) land use designation, unless the use is accessory in which case it is allowed outside the EAV. See EAV Map in RMC 4-2-080B.~~

Comment [C25]: Consolidated with 29

58. ~~Reserved. Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B. Outside of the EAV, use is allowed as an administrative conditional use.~~

Comment [C26]: Consolidated with 29

59. Excluded within the area south of I-405 and north of SW 16th Street.

60. ~~Reserved. Subject to the size restrictions of RMC 4-2-120A. Retail sales uses are limited to: flowers/plants and floral supplies; mini-marts; crafts, including supplies and finished products, gift shops, and specialty markets.~~

Comment [C27]: Consolidated with 22

61. ~~No drive-through service shall be permitted, except for financial institutions, multi-story buildings in the CV and CD zone, and uses within industrial zones in the Employment Area Valley (EAV). Financial institutions which are permitted a maximum of three (3) accessory drive-up windows that shall be part of the exterior wall of the financial institution structure. Fast food restaurants are prohibited from accommodating drive throughs in the CD zone. Drive-through lanes shall not be located between the street and the main pedestrian access to the buildings. These requirements may be adjusted through the Site Plan review process.~~

Comment [C28]: Consolidates 28, 62, 70, 113

62. ~~Reserved. Outside the Employment Area Valley (EAV) land use designation (see EAV Map in RMC 4-2-080B), drive-through is permitted only when accessory to a financial institution. Financial institutions are permitted three (3) accessory drive-up windows that shall be part of the exterior wall of the financial institution structure. Within the EAV, drive-through service is permitted.~~

Comment [C29]: Consolidated with 61

~~63. Reserved. Subject to the size restrictions of RMC 4-2-120A. On-site services excluding dry cleaning and real estate offices.~~

Comment [C30]: Consolidated with 22

64. Limited to storage in association with rental services. An Administrative Conditional Use Permit is required ~~In the CV Zone and~~ within one thousand two hundred feet (1,200') of NE 4th Street ~~within the NE 4th Corridor, an administrative conditional use permit is required. Not allowed Use is prohibited~~ within one thousand two hundred feet (1,200') of Sunset Boulevard ~~within the Sunset Corridor. Size restrictions apply per RMC 4-2-120A.~~

~~65. Reserved. Allowed outright in the Employment Area Valley (EAV) land use designation. (See EAV Map in RMC 4-2-080B.) Outside the EAV, the use is limited to health clubs/fitness centers/sports clubs, which shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) of any one floor of a building whose primary use is office.~~

Comment [C31]: Consolidated with 54

~~66. Requires a Hearing Examiner conditional use permit, except that e-Electrical power generation and co-generation is permitted as an accessory use when located more than one hundred feet (100') from any property zoned for residential use, i.e. RC, R-1, R-4, R-8, R-10, R-14, RM, and producing less than ten (10) megawatts of electricity. In the CO Zone, the use must be accessory to a medical institution.~~

Comment [C32]: No need to re-state the HE CUP is required...that is shown on the use table.

67. Chemical and allied products manufacturing operations, or operations which are conducted predominantly out of doors, require a Hearing Examiner conditional use permit in the IM Zone, and an administrative conditional use permit in the IH Zone, except that these uses are not permissible in the area south of I-405 and north of SW 16th Street.

68. Only permitted in the Automall District and Employment Area Valley land use designations. See Automall Map in RMC 4-2-080F and EAV Map in RMC 4-2-080B.

69. Reserved.

~~70. Reserved. No drive-through service shall be permitted, except for multi-story financial institutions which are permitted three (3) accessory drive-up windows. The accessory drive-through service shall be located to the side and/or rear of the building, and the windows shall be part of the exterior wall. Drive-through lanes shall not be located between the street and the main pedestrian access to the buildings. These requirements may be adjusted through the Site Plan review process.~~

Comment [C33]: Consolidated with 61.

~~71. Only allowed in the Employment Area Valley (EAV) land use designation south of I-405, subject to the conditions of RMC 4-9-030, subject to a Hearing Examiner Conditional Use Permit. See EAV Map in RMC 4-2-080B.~~

Comment [C34]: The process is identified on the table. Consolidated with note 116. Specific regulations have been relocated to RMC 4-9-030.D.10

-No secure community transition facility (SCTF) shall:

- a. House more than six persons, excluding resident staff. Any increase in the number of resident beds shall require an entirely new application.

b.—Be allowed within three hundred thirty feet (330') of any residential zone located within or outside the City limits.

c.—Be allowed adjacent to, abutting, across a parking lot from, or within the “line of sight” from a “risk potential activity” as defined in RCW 71.09.020, now or as hereafter amended, or risk potential facilities in existence at the time a site is listed for consideration. For the purposes of granting a Conditional Use Permit for siting an SCTF, the Reviewing Official shall consider a permanent, unobstructed visual distance of six hundred feet (600') to be within “line of sight.” The Reviewing Official may reduce the distance to less than six hundred feet (600') through the Conditional Use Permit process, if the applicant can demonstrate that a visual barrier exists or can be created that would reduce the line of sight to less than six hundred feet (600'). Risk potential facilities currently include, but are not limited to:

- Community and recreation centers,
- Churches, synagogues, temples and mosques,
- Licensed day care,
- Licensed preschool facilities,
- Public libraries,
- Public parks,
- Public and private schools,
- School bus stops,
- Sports fields, or
- Publicly dedicated trails.

d.—Be located within one mile from any SCTF, work release, prerelease, or similar facility.

—“Distance” referenced in paragraphs b, c, and d of this section is measured by following a straight line from the nearest point of the building in which the secure community treatment facility is to be located, to the nearest point of the zoning boundary line or property line of the lot on which the buffered use is located.

—The City may impose conditions to mitigate any potential adverse impact of the SCTF on surrounding uses, except that the Conditional Use Permit conditions may not impose restrictions on the SCTF greater than those set forth in RCW 71.09.285 through 71.09.340 inclusive.

~~72. Reserved. All development within the CA Zone, including big-box retail uses, is subject to compliance with design regulations applicable to District 'D' as detailed in RMC [4-3-100](#). Except in the Employment Area Valley (EAV) south of Interstate 405, big-box retail uses are subject to compliance with design regulations applicable to District 'C' as detailed in RMC [4-3-100](#). Big-box retail uses in the EAV south of Interstate 405 outside of the CA zone are not subject to Urban Design Regulations. Big-box retail uses are not permitted within the Commercial Arterial (CA) Zone within the Northeast Sunset, Northeast Fourth (4th), and South Puget Commercial Corridor Comprehensive Plan designations.~~

Comment [C35]: Consolidated with 29. References to design regulations are covered by development standard table. This footnote has been simplified to be more appropriate for the use table.

73. Garden style apartments are prohibited. Within the Center Village Zone, ground floor commercial development at a minimum of seventy five percent (75%) of the frontage of the building is required for all residential projects on parcels abutting NE Sunset Boulevard east of Harrington Avenue NE.

~~74. Reserved. Flats are only permitted if part of a mixed use structure with ground floor commercial.~~

Comment [C36]: Consolidated with 18

75. Only permitted west of Park Ave. and south of N. 8th Street.

76. ~~Reserved. Only Grades 9 through 12 permitted.~~

77. ~~a.~~ Only permitted north of N. 8th Street and as part of a mixed use structure. ~~b.~~ Limited to training related to research and development, arts, computer sciences, business, culinary arts, medical-related fields and/or other knowledge-based industries.

~~78. Reserved. No freestanding structures permitted unless architecturally and functionally integrated into an overall shopping center or mixed use development.~~

Comment [C37]: Consolidated with 27

79. a. Must function as an anchor to larger retail developments that are planned as part of an integrated and cohesive center.

b. Big-box use must be connected to additional structures within a shopping center with supporting retail or service uses structures with common walls, or plazas, or other similar features, excluding pushcarts/kiosks.

c. Buildings oriented along Park Avenue must have one or more pedestrian entries on Park Avenue.

80. ~~—Drive through windows must abut a building facade or wall and must be located within the building footprint. Provided the use is:~~

~~a. Located on the same lot with another building/use; or~~

~~b. Structurally integrated into another building/use; or~~

~~c. Located on its own lot with some amount of indoor customer seating to qualify the drive thru as "accessory" to the eating/drinking establishment.~~

~~81. Reserved. No stand-alone structures smaller than five thousand (5,000) square feet, except for pushcarts/kiosks, unless architecturally and functionally integrated into a shopping center or mixed use development.~~

Comment [C38]: Consolidated with 27

~~82. a.-Multi-story, stand-alone retail buildings greater than seventy five thousand (75,000) square feet are allowed only with structured parking and a maximum building footprint of sixty five thousand (65,000) square feet.~~

Comment [C39]: Consolidated with 95

b. No freestanding structures smaller than five thousand (5,000) square feet are permitted, unless architecturally and functionally integrated into overall shopping center or mixed use development. Stand-alone retail buildings are not allowed east of Lake Washington Boulevard North.

c. Buildings oriented along Park Avenue must have one or more pedestrian entries on Park Avenue.

83. No freestanding structures permitted unless architecturally and functionally integrated into an overall shopping center or mixed use development.

~~a. Movie facilities with more than four (4) screens must be architecturally and functionally integrated into overall shopping center or mixed use development.~~

~~b.—Buildings oriented along Park Avenue must have one or more pedestrian entries on Park Avenue.~~

~~84. Reserved. Permitted subject to the conditional use criteria regarding airport compatibility located in RMC [4-3-020](#)~~

~~85. Reserved. Only permitted south of N. 8th Street.~~

Comment [C40]: Convalescent centers are already a CUP where location can be analyzed.

86. Limited to airplane manufacturing, biotechnology, life science, information technology (i.e., hardware, software, computer components), or other high technology industry. Except airplane manufacturing and associated uses, buildings oriented to pedestrian streets must have ground-floor commercial uses within them.

87. Not allowed within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway. Except K-12 institutions, buildings oriented to pedestrian streets must have ground-floor commercial uses. Residential uses must be incorporated in Permitted as mixed use structures with ground-floor commercial unless except that parcels may be developed exclusively for attached dwelling units if:

- a. The entire frontage of the block is residential;
- b. Support facilities such as exercise facilities, lobbies, etc., face the street frontage and living areas are in the rear; or
- c. Entries to attached dwelling units are slightly elevated above the sidewalk level.

~~88. Reserved. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.~~

Comment [C41]: Consolidated with 87

~~b. Structured parking is required north of N. 8th Street.~~

~~c. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.~~

~~89. Reserved Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.~~

Comment [C42]: Consolidated with 87

~~90. Reserved. Structured parking required north of N. 8th Street.~~

Comment [C43]: This requirement will now be on the development standards table.

91. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.

b. Structured parking required north of N. 8th Street.

b.e. If located north of N. 8th Street, then must be located in a mixed use structure.

cd. Buildings oriented to pedestrian streets, must have ground-floor commercial uses within them.

92. a. Structured parking required north of N. 8th Street.

b. Must be located within a mixed use structure. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.

c. Must be located within a mixed use structure.

93. a. Structured parking required north of N. 8th Street.

b. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.

~~94. Reserved. a. Must be located within a mixed use structure.~~

Comment [C44]: Consolidated with 92

~~b. Structured parking required north of N. 8th Street.~~

~~95. Reserved. a. Multi-story, stand-alone retail buildings greater than seventy five thousand (75,000) square feet are allowed only with structured parking and a maximum building footprint of sixty five thousand (65,000) square feet.~~

Comment [C45]: Consolidated with 82

~~b. Structured parking required north of N. 8th Street.~~

~~c. Stand-alone retail buildings are not allowed east of Lake Washington Boulevard North.~~

96. ~~a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway. Beyond one thousand feet (1,000') of the centerline of the Renton Municipal Airport runway, this use is allowed subject to the conditional use criteria regarding airport compatibility located at RMC 4.3-020.~~ ~~b. Structured parking required north of N. 8th Street.~~ ~~c. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them. Convalescent centers are permitted only south of N. 8th Street.~~

Comment [C46]: Consolidated with 98 and 101. Structured parking will now be covered on development standards table.

97. ~~Reserved. The use shall be architecturally and functionally integrated into a larger mixed use development.~~

Comment [C47]: This footnote applied to helipads and marinas, both of which require a Hearing Examiner CUP that could be used to address integration issue.

98. ~~Reserved. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.~~

Comment [C48]: Consolidated with 96

~~b. Structured parking is required.~~

~~c. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.~~

99. ~~Reserved. Must be located within a mixed use structure.~~

Comment [C49]: Consolidated with 92.

100. ~~a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.~~ ~~b. Must be located within a mixed use structure.~~

101. ~~Reserved. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.~~

Comment [C50]: Consolidated with 96

~~b. Permitted only south of N. 8th Street.~~

~~c. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.~~

102. ~~Reserved. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.~~

Comment [C51]: Consolidated with 93

103. ~~Reserved. Structured parking is required.~~

Comment [C52]: This only applies to transit centers. UCN2 development standards have been clarified to require structured parking.

104. ~~Reserved. a. Limited to airplane manufacturing and related accessory uses, biotechnology, life science, information technology (i.e., hardware, software, computer components), or other high technology industry.~~

Comment [C53]: Consolidated with 86

~~b. For uses other than airplane manufacturing and related accessory uses, structured parking required north of N. 8th Street.~~

~~c. For uses other than airplane manufacturing and related accessory uses, buildings oriented to pedestrian streets must have ground-floor commercial uses within them.~~

105. Not permitted when west or north of I-405.

~~106. Reserved. Only structured park and rides are permitted in the Center Village Comprehensive Plan designation.~~

Comment [C54]: Consolidated with 107

107. Only structured park and rides are permitted.

~~108. Reserved. Permitted on existing parking required as accessory parking for a nonresidential use.~~

Comment [C55]: Covered by shared parking definitions and provisions

109. Not permitted in the area bounded by SW 7th Street, Shattuck Avenue, Airport Way and Hardie Avenue except when part of a mixed-use transit oriented development with structured parking.

~~110. Reserved. Limited to existing fueling stations in the Commercial Neighborhood (CN) Zone.~~

Comment [C56]: Covered by nonconforming regs

111. Only permitted if the use and operation of the helipad is accessory to the primary residential use and it must comply with all of the following conditions:

- a. There shall be only one aircraft use per single family residence.
- b. The use shall be limited to properties abutting Lake Washington with a minimum lake frontage of seventy five feet (75') as measured at the ordinary high water mark.
- c. The weight of the aircraft in use on the site shall not exceed six thousand (6,000) pounds.
- d. The helipad shall be approved by the Federal Aviation Administration (FAA), documented with a letter stating "no objection" or "no objection if certain conditions are met" for the establishment of the helipad site as the result of an FAA Aeronautical Study. If the FAA approval states "no objection if certain conditions are met," the property owner shall maintain documentation that the conditions have been met and shall obtain the proper permits or approvals to meet those conditions, if required by federal, State, or local regulation. Under no circumstances shall a helipad be permitted if the result of the FAA Aeronautical Study is "objectionable."
- e. The helipad shall be approved by the FAA for arrivals and departures from the water side only.
- f. Arrival or departure of the aircraft shall occur between the hours of 7:00 a.m. and 10:00 p.m. except in case of emergency. A flight log shall be kept to document the time of all flights arriving or departing from the helipad.
- g. Documentation of compliance with the above conditions shall be provided to the City by the property owner, at the property owner's expense, at the City's request.

112. In the CV Zone, no office and conference uses are allowed for parcels fronting or taking primary access from Edmonds Avenue NE; and fast food restaurants are prohibited from accommodating drive-throughs.

~~113. Fast food restaurants are prohibited from accommodating drive-throughs.~~

Comment [C57]: Consolidated with 61

~~114. Any single indoor recreational use on a site shall not exceed a maximum gross floor area of three thousand (3,000) square feet.~~

Comment [C58]: Development standards cover this to 5,000. This not only applied to CN indoor recreation.

~~115. The use is limited to health clubs/fitness centers/sports clubs, which shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) of any one floor of a building whose primary use is office.~~

Comment [C59]: Consolidated with 12

~~116. Crisis Diversion (CDF) and Crisis Diversion Interim Service Facilities (CDIS) shall only be located within the Employment Area Valley (EAV) land use designation, south of I-405, subject to Hearing Examiner Conditional Use Permit. See EAV Map in RMC [4-2-080B](#). No CDF or CDIS shall be allowed adjacent to, abutting, across a parking lot from, or within the "line of sight" from a risk potential activity. For the purposes of granting a Conditional Use Permit for siting a CDF or CDIS, the Reviewing Official shall consider a permanent, unobstructed visual distance of six hundred feet (600') to be within "line of sight." The Reviewing Official may reduce the distance to less than six hundred feet (600') through the Conditional Use Permit process, if the applicant can demonstrate that a visual barrier exists or can be created that would reduce the line of sight to less than six hundred feet (600'). Risk potential facilities currently include, but are not limited to:~~

Comment [C60]: Consolidated with 71. Specific regulations moved to 4-9-030.D.10

- Community and recreation centers,
- Churches, synagogues, temples and mosques,
- Licensed day care,
- Licensed preschool facilities,
- Public libraries,
- Public parks,
- Public and private schools,
- School bus stops,
- Sports fields, or
- Publicly dedicated trails.