

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-107

MUNICIPAL

CODE SECTIONS: RMC 4-9-030 Conditional Use Permits – Live Work Units

REFERENCES: Ordinance No. 5469 and Ordinance No. 5644

SUBJECT: Live Work Units

BACKGROUND: In 2009, the City amended Title IV to allow Live Work Units as an Administrative Conditional Use with conditions that were specified in the Conditional Use chapter. In 2011, amendments were made to the Conditional Use chapter that inadvertently deleted the conditions for Live Work Units. Those conditions need to be reinstated.

JUSTIFICATION: The conditions adopted in 2009 established standards for Live Work Units that should be in place.

DECISION: The applicable code sections should be amended as specified below.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE: _____

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS**

**NEEDED TO
IMPLEMENT
DETERMINATIONS:**

4-9-030 PERMITS - SPECIFIC

D. DECISION CRITERIA:

11. Specific Requirements for Live Work Units: In addition to the criteria in subsections D1 through D8 of this Section and the development standards of the zone where the unit(s) is proposed, the following criteria shall be considered:

a. Each unit shall:

1. Not exceed a maximum of one thousand (1,000) square feet of nonresidential space for commercial activity;
2. Construct all nonresidential space, to the maximum allowed, to commercial building standards;
3. Provide an internal connection between the residential and nonresidential space within each unit; and
4. Provide a street presence and pedestrian-oriented facade for the nonresidential space.

b. Only following uses are allowed within the nonresidential space of a unit:

1. Eating and drinking establishments;
2. On-site services; and
3. Retail sales.

c. Within the Residential-14 (R-14) Zone, live-work units shall only be allowed along primary, minor, and collector arterials.

d. Within the Commercial Arterial (CA) Zone, live-work units shall only be allowed at a distance of one hundred fifty feet (150') or greater from an arterial.

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