

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

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-81

**MUNICIPAL**

**CODE SECTIONS:** RMC 4-2-060 and RMC 4-2-080A15

**REFERENCE:** N/A

**SUBJECT:** Outdoor Retail Vending and Storage Lockers for Package Pick-up

**BACKGROUND:** The City has received requests for the installation of on-line retail storage lockers outside of retail stores in commercial zones, allowing customers a secure place to pick up packages ordered online. The City does not currently have regulations that address these types of units. There are certain requirements that the City would like to ensure these types of units comply with (i.e. no more than two “retail” units should be permitted outside a store, the maximum width of the two combined units should be 12 feet, the unit shall not block any openings (windows and doors), and the unit shall not impede ADA accessibility).

**JUSTIFICATION:** The proposal to install no more than two retail vending/storage units outside of existing retail stores, seems most similar to an outdoor retail sales use, which is permitted in the CN, CV, CA, CD, and CO zoning designations subject to the following condition: "In the CD and CO Zones, use is limited to farmer’s markets. In all other zones, use is limited to farmer’s markets, building, hardware and garden retail sales." This condition could be amended to address the specific conditions the City would like to see retail vending/storage units comply with.

**DECISION:** Amend RMC 4-2-080A15 as described below.

**ADMINISTRATOR  
APPROVAL:**

\_\_\_\_\_  
C. E. “Chip” Vincent

**EFFECTIVE DATE:** February 29, 2016

**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: 4-2-060 Zoning Use Table – Uses Allowed in Zoning Designations:**

USES:	INDUSTRIAL			COMMERCIAL ZONING DESIGNATIONS						
	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC
I. RETAIL										
Retail sales, outdoor	P30	P30	P30	P15	P15	P15	P15	P15		

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

15. In the CD and CO Zones, use outdoor retail sales is limited to farmer’s markets. In all other zones, use outdoor retail sales is limited to farmer’s markets, building, hardware and garden retail sales, and outdoor retail vending and storage units. Retail vending, storage units shall comply with the following requirements:

- a. No more than two units shall be permitted outside a store;
- b. The maximum width of the combined units shall be 12 feet;
- c. The units shall not block any openings i.e. windows and doors;
- d. The units shall not impede ADA accessibility; and
- e. The units shall not be located within a surface parking area or landscaped area and shall be situated such that it abuts a building façade.

**4-11-180 DEFINITIONS R:**

**RETAIL SALES, OUTDOOR:** The display and sale of products and services primarily outside of a building or structure, including but not limited to garden supplies, tires and motor oil, farmers markets, manufactured homes, burial monuments, building and landscape materials, and lumber yards, vending machines, and on-line retail storage lockers. This definition excludes adult retail uses, recycling collection stations, or vehicle sales.

**STAFF CONTACT:** Jill Ding, x 6598