



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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-95

MUNICIPAL

CODE SECTIONS: RMC 4-2-060, Zoning Use Table - Uses Allowed in Zoning Designations;
RMC 4-2-080, Conditions Associated with Zoning Use Tables

REFERENCE: ORD 5759

SUBJECT: On- and Off-site Services in the R-14 Zone

BACKGROUND: During rezones and associated code amendments effected in conjunction with adoption of the most recent Comprehensive Plan the South Renton area was rezoned from RM-U to R-14. On- and off-site services were "permitted only on the ground-floor level as part of a residential project on RM-U zoned properties fronting on South 7th Street," pursuant to footnote #42 of RMC 4-2-080, Conditions Associated with Zoning Use Tables. The rezone prompted that footnote to be amended to reference the R-14 zone, which was adopted. However, while footnote #42 was amended and the numerical reference stricken from the corresponding cells under the consolidated RMF zone, the "P" was not stricken from those cells thereby rendering on- and off-site services permitted outright in the RM zone. It was not applied to the corresponding cells under the R-14 zone. Additionally, the numerical reference to the footnote was not applied to the corresponding cells under the R-14 zone, rendering the footnote inapplicable to any zone or use.

JUSTIFICATION: Because on- and off-site services in the RM-U zone were allowed only under the conditions of footnote #42, no on- or off-site services should be allowed in the RMF zone without legislative approval. Because on- and off-site services were intended to be allowed in the R-14 zone per footnote #42, that footnote should be applied to that zone for those two uses. However, because the R-14 zone currently allows on-site services through an Administrative CUP pursuant to footnote #33, footnote #42 and #33 should be merged and the more restrictive provision applied.

DECISION: Without intentional legislative action, on- and off-site services shall be prohibited in the RMF zone.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE: October 11, 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:**

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

A. SUBJECT TO THE FOLLOWING CONDITIONS:

33.

a. For lots zoned R-14 within the Sunset Area, as defined by Ordinance 5610 establishing a Planned Action for the Sunset Area, retail uses, eating/drinking establishments, and on-site service uses are prohibited 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 shall not be greater than five thousand (5,000) square feet of gross floor area.

b. Permitted only on the ground-floor level as part of a residential project on R-14 zoned properties fronting on South 7th Street.

42. Reserved Permitted only on the ground-floor level as part of a residential project on R-14 zoned properties fronting on South 7th Street.

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