

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

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-117

**MUNICIPAL**

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

**REFERENCE:** N/A

**SUBJECT:** Commercial/Office and Residential Thresholds in the COR Zone

**BACKGROUND:** Pursuant to RMC 4-2-020.P, "the purpose of the Commercial Office Residential Zone (COR) is to provide for a mix of intensive office, hotel, convention center, and residential activity in a high-quality, master-planned development that is integrated with the natural environment. Commercial retail and service uses that are architecturally and functionally integrated are permitted. Also, commercial uses that provide high economic value may be allowed if designed with the scale and intensity envisioned for the COR Zone. The scale and location of these sites will typically denote a gateway into the City and should be designed accordingly."

The COR zone policy provided by the Comprehensive Plan directs the application of COR zoning for, "areas that are located near a significant amenity, such as a waterfront, are near major transportation or transit routes, and are comprised of one or more large tracts of vacant or underutilized land in the Commercial Office Residential Land Use Designation and Zone. **This land banking designation is intended to transform properties into compact, mixed-use developments** that act as City gateways, through master planning and coordinated design."

Despite the purpose and designation-policy of the zone, there are currently no regulations that ensure COR zoned properties are developed into compact mixed-use developments.

**JUSTIFICATION:** Because the intent of the COR designation-policy and purpose of the zone is to facilitate mixed-use development comprised of commercial, office, and residential, Title IV should require potential development to

provide a minimum percentage of floor area dedicated to commercial uses.

**DECISION:** Amend RMC as shown in the attachment.

**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:**

See Attachment A

**STAFF CONTACT:** Paul Hintz, x7436

**Attachment A**

**4-2-020 PURPOSE AND INTENT OF ZONING DISTRICTS:**

**P. COMMERCIAL OFFICE RESIDENTIAL ZONE (COR):**

The purpose of the Commercial Office Residential Zone (COR) is to facilitate development that provides for a mix of architecturally and functionally integrated intensive commercial uses, offices, hotel, convention center, and residential activity in a high-quality, master-planned development that is integrated with the natural environment. ~~Commercial retail and service uses that are architecturally and functionally integrated are permitted. Also, commercial uses that provide high economic value may be allowed if designed with the scale and intensity envisioned for the COR Zone.~~ The scale and location of these sites will typically denote a gateway into the City and should be designed accordingly. (Amd. Ord. 5001, 2-10-2003; Ord. 5369, 4-14-2008; Ord. 5744, 1-12-2015; Ord. 5759, 6-22-2015)

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

| USES:              | RESIDENTIAL ZONING DESIGNATIONS |     |     |     |     |     |      |      |     | INDUSTRIAL |    |    | COMMERCIAL ZONING DESIGNATIONS |     |     |    |     |     |     |
|--------------------|---------------------------------|-----|-----|-----|-----|-----|------|------|-----|------------|----|----|--------------------------------|-----|-----|----|-----|-----|-----|
|                    | RC                              | R-1 | R-4 | R-6 | R-8 | RMH | R-10 | R-14 | RMF | IL         | IM | IH | CN                             | CV  | CA  | CD | CO  | COR | UC  |
| C. RESIDENTIAL     |                                 |     |     |     |     |     |      |      |     |            |    |    |                                |     |     |    |     |     |     |
| Attached dwellings |                                 |     |     |     |     |     | P73  | P73  | P   |            |    |    | P18                            | P73 | P18 | P3 | P16 | P19 | P18 |

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

**A. SUBJECT TO THE FOLLOWING CONDITIONS:**

19. Reserved Attached dwellings are permitted within a COR development if at least fifty percent (50%) of the combined net floor area among all ground floors in the development is dedicated to commercial uses.