

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

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:**

CI-118

**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:**

Ordinance 5675 and Ordinance 5759

**SUBJECT:**

Correcting Condition #29 & References within the Use Table

**BACKGROUND:**

Ordinance 5675 (2012) resulted in the consolidation of conditions (a.k.a., footnotes) associated with the zoning use table. Some conflicts were created as a result of consolidated conditions. Additionally, the consolidation of the Employment Area - Industrial and Employment Area - Valley resulted in the elimination of boundaries where select industrial uses were confined (Ord. 5759), thereby nullifying the previously established geographic limits of certain uses. The current version of condition #29 is shown below with changes affected through Code Interpretations CI-89 and CI-115.

“29. Specified use(s) are only allowed in the Employment Area (EA) land use designation, provided:

- a. 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.
- b. Outdoor storage, vehicle storage, and large vehicle sales are only allowed in the area south of I-405 and west of SR-167/~~Rainier Avenue~~ South.
- c. Outdoor storage and retail sales are allowed as an accessory use in all industrial zones.
- d. Self-service storage is allowed as an administrative conditional use in the Light Industrial (IL) Zone.”

**JUSTIFICATION:**

Condition #29 is applied to 24 uses in one or more industrial zones for which there is no effect. The first sentence of the condition specifies that any use to which #29 is applied must be located in the Employment Area land use designation. The condition proceeds to identify specific uses in subparts “a”

and “b” and relegate them to or prohibit them from certain areas of the Employment Area land use designation. Subpart “c” specifies two uses as being permitted accessory uses in industrial zones, and subpart “d” notes that one use is allowed only through an administrative conditional use permit in the IL zone.

Because the industrial zones are exclusive to the Employment Area land use designation (i.e., industrial zoning exists only within the EA), the first sentence by itself has no effect when applied to uses within the IL, IM, or IH zones. The first sentence of condition #29 did have an impact prior to the most recent Comprehensive Plan update, because any of the three industrial zones could have been in either the Employment Area – Valley or the Employment Area – Industrial land use designation. However, once those two designations were merged the condition lost all impacts on most industrial zones unless the use was identified in subparts “a” thru “d.”

In order to re-establish the intended effect of restricting certain industrial uses to the former Employment Area – Valley land use designation, condition #29 should be amended to also restrict associated uses to be located west of Rainier Avenue / SR-167, which would generally align with former geographic limits of the former Employment Area – Valley land use designation.

Subpart “a” can remain intact. Subpart “b” can be expanded by merging the portion of subpart “c” regarding outdoor storage into subpart “b” as they both place conditions on outdoor storage. Additionally, condition #29.c seems to have been erroneously applied to retail sales through ordinance 5675, restricting the use to an allowed accessory use only in the former Employment Area – Valley land use designation, and therefore retail sales should be an allowed accessory use in all industrial zones (change from “P29” to “AC”).

Pursuant to subpart “d” of condition #29, the Use Table should be amended to show self-service storage in the IL zone as being permissible subject to an administrative conditional use permit (change from “P29” to “AD29”).

Prior to Ordinance 5675, the use “outdoor recreation facilities” was permitted outright in the RMF, IL, and IM zones subject condition #32, which stated the use was only allowed in the EAV land use designation. However, the RMF zone never implemented the EAV designation and currently does not implement the EA designation. The conditioned use was likely meant to be applied to all three industrial zones (presumably a scrivener’s error). Because Condition #32 previously had, and Condition #29 currently does require the RMF zone to be located within a land use designation incompatible with the RMF zone, reference to the use should be stricken from the RMF zone’s cell, and the use (and condition #29) should be extended to the IH zone.

“Horticultural nurseries, new” within the CV zone is also subject to Condition #29. Because the use is not mentioned in the condition and the zone does not implement the Employment Area land use designation, the reference to the

condition should be stricken because it presents unclear and contradictory information. The use and condition should be applied to the CA zone, as intended (presumably another scrivener's error).

**DECISION:** Amend RMC as shown below and on "Attachment "A."

**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.

*DISCLAIMER: Excerpts from the Renton Municipal Code shown below may not contain the most recently codified text. In such instances, code amendments implemented through this Administrative Code Interpretation shall be construed to affect the current code and past/future Administrative Code Interpretations not yet codified in the same manner as shown below. Should any conflicts result the Administrator shall determine the effective code.*

**CODE AMENDMENTS NEEDED TO IMPLEMENT DETERMINATION(S):** 29. Specified use(s) are only allowed in the Employment Area (EA) land use designation west of Rainier Avenue / SR-167, provided:

- a. Gambling facilities, vehicle and equipment rental, and communication broadcast and relay towers are ~~excluded~~ prohibited within the area south of I-405 and north of SW 16th Street.
- b. Outdoor storage (existing and new), vehicle storage, and large vehicle sales are only allowed in the area south of I-405 and west of SR-167/Rainier Avenue South. Outdoor storage is allowed as an accessory use in all industrial zones.
- c. ~~Outdoor storage and retail sales are allowed as an accessory use in all industrial zones.~~
- d. ~~Self-service storage is allowed as an administrative conditional use in the Light Industrial (IL) Zone.~~

**STAFF CONTACT:** Paul Hintz, x7436

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
<b>A. AGRICULTURE AND NATURAL RESOURCES</b>																			
Agriculture	P35	P35																	
Home agriculture	AC35	AC35	AC35	AC35	AC35	AC35	AC35	AC35	AC35										
Natural resource extraction/recovery	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H
Research – Scientific (small scale)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>B. ANIMALS AND RELATED USES</b>																			
Beekeeping	AC	AC	AC	AC	AC	AC	AC	AC	AC										
Kennels	AD37									P37	P37	P37							
Stables, commercial	AD37	AD37																	
<b>C. RESIDENTIAL</b>																			
Detached dwelling	P	P	P	P	P		P	P											
Attached dwellings							P73	P73	P				P18	P73	P18	P3	P16	P	P18
Manufactured Homes																			
Manufactured homes	P50	P50	P50	P50	P50	P	P50	P50											
<b>D. OTHER RESIDENTIAL, LODGING AND HOME OCCUPATIONS</b>																			
Accessory dwelling unit	AD7	AD7	AD7	AD7	AD7		AD7	AD7											
Adult family home	P	P	P	P	P	P	P	P	P					P		P3			
Assisted living		AD					AD	P	P					P		P3	P40	P	P96

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
Caretaker's residence						AC				AC	AC	AC					AC	AC	AC
Congregate residence								AD						P		P3			
Group homes I															AD	H3			
Group homes II for 6 or less	AD	P	P	P	P	P	P	P	P					P		P3		P	
Group homes II for 7 or more		H	H	H	H	H	H	H	H					P	H	H3		AD	
Home occupations (RMC 4-9-090)	AC	AC	AC	AC	AC	AC	AC	AC	AC				AC	AC	AC	AC		AC	AC
Live-work unit								AD					AD		AD				
<b>E. SCHOOLS</b>																			
K-12 educational institution (public or private)		H9	H9	H9	H9	H9	H9	H9	H9	H9	H	H	H	H9	H9	H9	H9	H9	H87
Other higher education institution										P29	P29	P29			P	P	P	P21	AD87
Schools/studios, arts and crafts										P	P29	P29		P	P	P	P		
Trade or vocational school										P	P	H			H				H77
<b>F. PARKS</b>																			

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
Parks, neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parks, regional/community, existing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parks, regional/community, new	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	P
<b>G. OTHER COMMUNITY AND PUBLIC FACILITIES</b>																			
Community Facilities																			
Cemetery		H	H	H	H	H	H	H	H	H	H	H	H		H	H	H	H	
Religious institutions	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H
Service and social organizations		H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H12	H21	H82
Public Facilities																			
City government offices		AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	P	AD	AD
City government facilities	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H
Jails, existing municipal																	P		
Diversion facility and diversion interim service facility											H71	H71							
Secure community transition facilities											H71	H71							

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
Other government offices and facilities	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H
<b>H. OFFICE AND CONFERENCE</b>																			
Conference centers										P29	P29	P29		H	P29	P	P	P21	P18
Medical and dental offices									P	P29	P29	P29	AD	P112	P	P	P	P	P92
Offices, general									P	P	P	P	AD	P112	P	P	P	P	P92
Veterinary offices/clinics	P								P	P29	P29	P29		P112	P	P	P29	P	P82
<b>I. RETAIL</b>																			
Adult retail use (RMC 4-3-010)										P	P	P		P	P	P	P12		
Big-box retail										P	P	P			P29				P79
Drive-in/drive-through, retail										AC80	AC80	AC80	AC80	AC61	AC80	AC61			AC82
Eating and drinking establishments	P1	P1	P1	P1	P1	P1	P1	AD33	P	P	P	P	P22	P	P	P	P12	P82	P82
Fast food restaurants										P29				P61	P	P61			P82
Horticultural nurseries, existing	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD		AD	AD	AD	AD	AD
Horticultural nurseries, new			AD											AD29	AD29				

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
Marijuana retail (RMC <u>4-1-250</u> )														AD	P	AD		P21	P82
Retail sales								AD33	AD	<u>AC</u> P29	<u>AC</u> P29	<u>AC</u> P29	P22	P	P	P	P54	P21	P82
Retail sales, outdoor										P30	P30	P30	P15	P15	P15	P15	P15		
Taverns														AD	P20	AD		P21	P82
Vehicle sales, large										<u>P29</u>	<u>P29</u>	<u>P29</u>			P29				
Vehicle sales, small										P	P	P			P68				
<b>J. ENTERTAINMENT AND RECREATION</b>																			
Entertainment																			
Adult entertainment business (RMC <u>4-3-010</u> )										P	P	P			P	P	P12		
Card room										P52	P52	P52			P52				
Cultural facilities	H	H	H	H	H	H	H	H	H	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD
Dance clubs										P29	P29	P29		AD	P20	AD	P29	AD	
Dance halls										P29	P29	P29		AD	P20	AD	P29	AD	
Gaming/gambling facilities, not-for-profit										H29	H29	H29			H20		H29		
Movie theaters										P29	P29	P29		AD	P20	P	P12		P82
Sports arenas,										P29	P29	P29			P20	P			H18



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
auditoriums, exhibition halls, indoor																			
Sports arenas, auditoriums, exhibition halls, outdoor										P29	P29	P29			AD20				H18
Recreation																			
Golf courses (existing)	P	P	P	P	P	P												P	
Golf courses, new	H	P	H	H	H	H												H	
Marinas		P																P21	H
Recreational facilities, indoor, existing			H					P33		P29	P29	P29		P	P	P	P54	P21	P82
Recreational facilities, indoor, new			H							P29			P4	P	P	P92	P12	P21	P82
Recreational facilities, outdoor									P29	P29	P29	<u>P29</u>			H20		H29		
K. SERVICES																			
Services, General																			
Bed and breakfast house, accessory	AD	AD	AD	AD	AD		AD	AD	AD				AD			P			
Bed and breakfast house, professional	AD	AD							AD5				AD			P			

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	
Hotel										P29	P29	P29		P	P20	P	P	P	P18	
Motel										P29	P29	P29		P	P20					
Off-site services									P	P29	P29	P29			P29					
On-site services								AD33	P	P29	P29	P29	P22	P	P	P	P54	P21	P82	
Drive-in/drive-through service										AC61	AC61	AC61	AC80	AC61	AC80	AC61	AC61	AC61	AC82	
Vehicle rental, small										P	P	P	AD		P20					
Vehicle and equipment rental, large										P29	P29	P29								
Day Care Services																				
Adult day care I	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	P	P	P	P	P	P	P	P	P100	
Adult day care II			H	H	H	H	H	H	H	H	P	P	P	P	P	P	P12	P21	P100	
Day care centers			H25	H25	H25	H25	H25	H25	H25	H25	P	P	P	P	P	P	P	P21	P100	
Family day care	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC3	AC	AC	AC	
Healthcare Services																				
Convalescent centers		H						H	H	H					P	AD	P3	P40	AD	AD96
Medical institutions		H	H	H	H	H	H	H	H	H	H56	H56	H56	H	H	H	H	P40	H	H
L. VEHICLE RELATED ACTIVITIES																				
Car washes										P	P	P	AD2		P2					
Express transportation										AD	P				AD20					

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
services																			
Fuel dealers											H59	P							
Industrial engine or transmission rebuild										P28	P28	P28							
Parking garage, structured, commercial or public										P	P	P		P	P20	P3	P	P	P92
Parking, surface, commercial or public										P29	P29	P29			P20	P3	AD		
Park and ride, dedicated										P107	P107	P107		P107	P107	P107	P107		P107
Park and ride, shared-use			P	P	P	P	P	P	P	P	P	P		P107	P109	P107	P		P107
Railroad yards												P							
Taxi stand														P		AD	AD		
Tow truck operation/auto impoundment yard										P36	H59	P			AD36				
Transit centers										H29	H29	H29		P	H20	P	H29		P
Truck terminals												P							
Vehicle fueling stations										P	P	P		P	P		P29		
Vehicle fueling stations, existing legal										P	P	P	AD	P	P		P29		
Vehicle service and										AD2	P	P							

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
repair, large																			
Vehicle service and repair, small										P2	P2	P2	AD2	AD2	AD2				
Wrecking yard, auto											H59	H							
Air Transportation Uses																			
Airplane manufacturing											H59								P78
Airplane manufacturing, accessory functions											AC								P78
Airplane sales and repair												P							
Airport, municipal											P								
Airport-related or aviation-related uses											AC								
Helipads					P111					H29	H29	H29					H	H	H78
Helipads, commercial											H								H78
M. STORAGE																			
Hazardous material storage, on-site or off-site, including treatment										H24	H24	H24							
Indoor storage										P	P	P	AC11	AC11	AC11	AC11	AC11	AC11	
Outdoor storage, existing										P29	P29	P29			P64				

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
Outdoor storage, new										<u>P29</u>	P29	P29			P64				
Self-service storage										<u>AD29</u>	P59	P	H22		H22				
Vehicle storage											<u>AD29</u>	<u>AD29</u>			AD29				
Warehousing										P	P	P							
<b>N. INDUSTRIAL</b>																			
Industrial, General																			
Assembly and/or packaging operations										P	P	P							P86
Commercial laundries, existing										P29	P29	P29				P4			
Commercial laundries, new										P29	P29	P29							
Construction/contractor's office										P	P	P							
Craft distilleries with tasting rooms, small wineries, and micro-breweries										P				P	P	P	P	P	P
Industrial, heavy												P14							
Laboratories: light										P29	P29	P29		AD	P20	P3	AD54		P86

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
manufacturing																			
Laboratories: research, development and testing										P28	P	P		H	P20	AD3	AD	H	P86
Manufacturing and fabrication, heavy											H59	P67							
Manufacturing and fabrication, medium											P67	P67							
Manufacturing and fabrication, light										P	P	P							P
Solid Waste/Recycling																			
Recycling collection and processing center										P28	P28	P28			P29				
Recycling collection station										P	P	P	P	P	P	P	P	P	
Sewage disposal and treatment plants											H59	H							
Waste recycling and transfer facilities											H59	P							
O. UTILITIES																			
Communication broadcast and relay towers	H	H	H	H	H	H	H	H	H	H	H29	H29	H29	H	H	H	H	H	



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
RMC 4-2-050 and as defined in chapter 4-11RMC, where not otherwise listed in Use Table																			
<b>R. TEMPORARY USES</b>																			
Model homes in an approved residential development: one model home on an existing lot		P10	P10	P10	P10	P10	P10	P10	P10				P10	P10	P10	P10		P10	
Sales/marketing trailers, on-site	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10
Storage yards or buildings used for construction	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10
Temporary uses	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10	P10
<p>Blank=Not Allowed      P#=Permitted      AD=Administrative Conditional Use      AC=Accessory Use</p> <p>P=Permitted Use      provided condition can be met      H=Hearing Examiner Conditional Use      #=Condition(s)</p> <p>Uses may be further restricted by: RMC 4-3-020, Airport Related Height and Use Restrictions; RMC 4-3-040C, Uses Permitted in the Renton Automall Improvement District; RMC 4-3-050, Critical Areas Regulations; RMC 4-3-090, Shoreline Master Program Regulations</p>																			