



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

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-126

**MUNICIPAL  
CODE SECTIONS:** 4-2-080 Conditions Associated with Zoning Use Tables

**REFERENCE:** ORD 5759

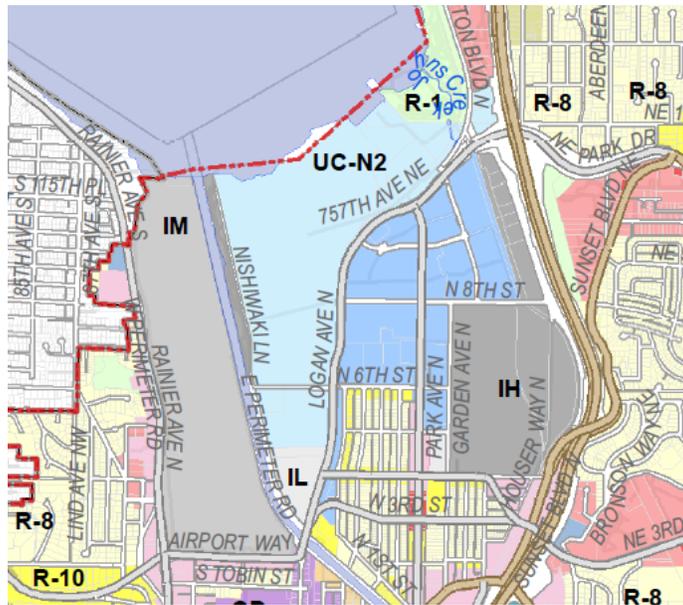
**SUBJECT:** Helipads in the UC Zone

**BACKGROUND:** In 2015, the City of Renton adopted a new Comprehensive Plan and corresponding text amendments to Title IV, Development Regulations. The 2015 Comprehensive Plan merged the zones formerly known as Urban Center – North 1 (UC-N1) and Urban Center – North 2 (UC-N2). Prior to the 2015 Title IV text amendments, helipads (commercial or private) were permitted under a Hearing Examiner Conditional Use Permit (CUP) within the UC-N2 zone.

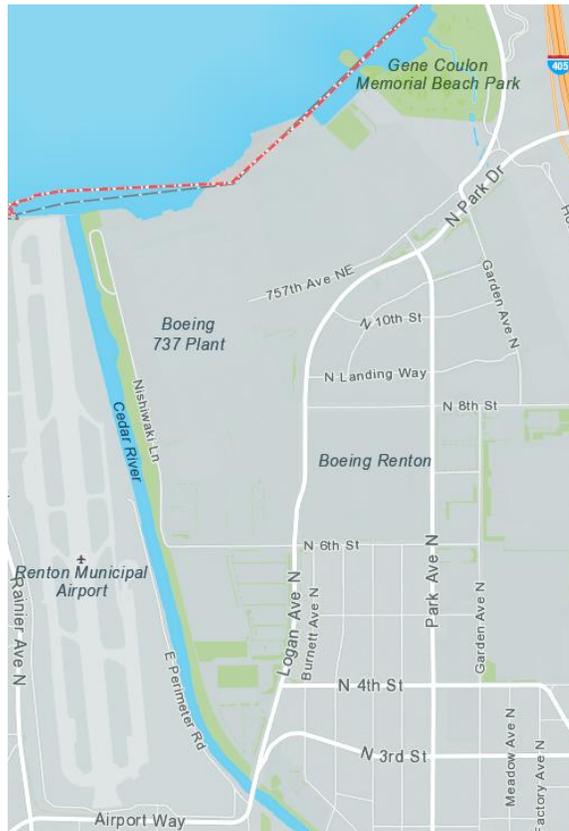
In order to maintain helipads as a permitted use within the former boundaries of UC-N2, Condition #78 (shown below) was added to RMC 4-2-080, Conditions Associated with Zoning Use Tables, and applied to the use “Helipads” in the new Urban Center (UC) zone column within RMC 4-2-060, Zoning Use Tables – Uses Allowed in Zoning Designations.

“Condition #78. Specified use(s) are permitted in locations that are both west of Logan Avenue and east of the Cedar River.”

Condition #78 was crafted based on the zoning map in effect prior to the 2015 Comprehensive Plan adoption. A portion of that zoning map is shown below wherein UC-N2 is identified by a light blue shading and UC-N1 in a darker shade of blue (no map symbol shown).



In the map above, Logan Avenue North appears to extend to I-405. However, as shown in the portion of COR Maps below, North Park Drive commences at the terminus of Park Avenue North, which eliminates some properties from the described boundaries of Condition #78.



**DECISION:** Amend Condition #78 to better reflect the boundaries of the former UC-N2 zone.

**JUSTIFICATION:** Condition #78 inadvertently removed helipads as a use allowed within the boundaries of the former UC-N2 zone via a Hearing Examiner CUP, which was neither disclosed to the public nor the intent of staff.

**ADMINISTRATOR  
APPROVAL:**

\_\_\_\_\_  
C. E. "Chip" Vincent

**EFFECTIVE DATE:** September 19, 2017

**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**

**DETERMINATIONS:** 4-2-080 Conditions Associated with Zoning Use Tables

Condition #78. Specified use(s) are permitted in locations that are south of Gene Coulon Memorial Park, north of North Park Drive or both west of Logan Avenue and east of the Cedar River.

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