

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

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-115

**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:** Vehicle Storage in IM and IH Zones within the Valley

**BACKGROUND:** Vehicle storage is currently allowed only through an Administrative Conditional Use Permit (CUP) exclusive to CA-zoned properties within the Employment Area Comprehensive Plan Land Use Designation, thereby relegating the use to a relatively small portion of land located in the valley (south of I-405 and west of SR-167).

**JUSTIFICATION:** Because the Medium Industrial (IM) and Heavy Industrial (IH) Zones are intended to, in part, provide areas suitable for indoor and outdoor storage, and the external impacts of vehicle storage are no different when located on CA-zoned property within the Employment Area as compared to IM and IH zoned property south of I-405 and west of SR-167, vehicle storage should also be allowed through an Administrative CUP for IM and IH zones located in the valley.

**DECISION:** Amend RMC as shown below.

**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:**

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

<b>USES:</b>	<b>IM</b>	<b>IH</b>
Vehicle storage	<u>AD29</u>	<u>AD29</u>

**4-2-080 Conditions Associated with Zoning Use Table**

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. Large vehicle sales and vehicle storage are only allowed in the area south of I-405 and west of SR167/Rainier Avenue South.
  - c. Outdoor storage and retail sales are allowed as an accessory use in industrial zones.
  - d. Self-service storage is allowed as an administrative conditional use in the Light Industrial (IL) Zone.

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