

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

**MUNICIPAL**

**CODE SECTIONS:** RMC Section 4-2-060I Retail Sales, Zoning Use Table; RMC 4-2-080A, Conditions Associated with Zoning Use Tables

**REFERENCE:** N/A

**SUBJECT:** Determination regarding an incorrectly placed note in the Zoning Use Table restricting Retail Sales in the Commercial Arterial (CA) zone.

**BACKGROUND:** A property assessment representative contacted the City regarding the applicable rules to be applied to a commercially zoned (CA) property to potentially be used for retail sales, where retail sales have historically been allowed in the zone. In 2008, as part of a streamlining of CA zone regulations, a condition was incorrectly attached to Retail Sales in the Zoning Use Table.

RMC 4-2-060I currently and incorrectly restricts Retail Sales uses in the CA zone through the use of note number 68. The restriction is intended for Small Vehicle Sales uses and establishes a condition for the CA zone where the use must locate within the Renton Automall District and Employment Area Valley designated area.

**JUSTIFICATION:** A determination is needed to correct the application of Note 68 in RMC 4-2-080A as it applies to Retail Sales in the CA zone. In the past, the condition of Note 68 applied to the NE 4<sup>th</sup>, Sunset, and Puget Drive Business Districts within the CA zone with a completely different intent. These Business Districts and related code were restructured in 2008 to eliminate the districts and the condition and intent of Note 68. The note number was re-used after this previous condition and text was deleted as part of Ordinance 5437 and replaced to create a new condition for Small Vehicle Sales.

As noted in RMC 4-2-020L Purpose and Intent of Zoning Districts, "The purpose of the Commercial Arterial Zone (CA) is to evolve from "strip

commercial” linear business districts to business areas characterized by enhanced site planning, pedestrian orientation, parking lot design, coordinated access, amenities, and boulevard treatment with greater densities. The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into the zone through mixed use buildings. The zone includes the designated Automall District. The CA Zone is intended to implement the Commercial Corridor and Employment Area Valley land use designations.” Retail sales are a major use the zone is intended for.

**DECISION:** Retail Sales uses in the CA zone are not subject to Note 68 as applied in RMC 4-2-060I Retail Section of the Zoning Use Table. The note was not intended to be applied to Retail Sales in its re-use. The note was intended to be deleted as part of 2008 changes to the CA zone and should be amended to make this correction.

**PLANNING DIRECTOR**

**APPROVAL:**

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C. E. “Chip” Vincent

**DATE:** March 18, 2010

**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 S. Grady Way, Renton, WA 98057) 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:** RMC 4-2-060I should be amended as shown on Attachment A.