

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-89

MUNICIPAL

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

REFERENCE: N/A

SUBJECT: Outdoor Storage

BACKGROUND: Outdoor storage is currently permitted within Industrial zoning designations as an accessory use only. This accessory use limitation was a result of Ordinance #5675 where a number of zoning use table conditions were consolidated. Previous to Ordinance #5675, outdoor storage was a permitted principal use within Industrial zones of the Employment Area Valley land use designation and accessory-only for those Industrial zoning designations outside of the Employment Valley Area. No policy level discussion of removing outdoor storage as a principal use within the area formally known as Employment Valley Area occurred with the Planning Commission or City Council. As a result of the ordinance, outdoor storage as a principal use is no longer permitted anywhere within the City.

JUSTIFICATION: It is reasonable to conclude the accessory only limitation was unintentional as there was no policy discussion to limit or remove outdoor storage as a principal permitted use within the former Employment Valley Area.

DECISION: Reinstate outdoor storage as a principal use in Industrial zones south of I-405 and west of SR167/Rainier Avenue South

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

EFFECTIVE DATE: June 23, 2016

**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:**

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

A. SUBJECT TO THE FOLLOWING CONDITIONS:

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 and ~~large~~ vehicle sales 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 all industrial zones.
- d. Self-service storage is allowed as an administrative conditional use in the Light Industrial (IL) Zone.

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