

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

**MUNICIPAL
CODE SECTIONS:**

RMC 4-2-080A Conditions Associated with Zoning Use Tables, Footnote 18 Residential Uses in the Commercial Neighborhood (CN), Commercial Arterial (CA), and Urban Center-North 1 (UC-N1) Zones

REFERENCE:

N/A

SUBJECT:

Ability to locate residential uses on the ground floor of mixed-use developments.

BACKGROUND:

Currently the City's adopted standards for mixed-use developments in the CN, CA, and UC-N1 Zones (RMC 4-2-080A.18) do not permit residential uses on the ground floor, with the exception of residential entry features. In addition, commercial uses along a street frontage are required to maintain a minimum depth of 30 feet.

JUSTIFICATION:

There are instances where it would be desirable to allow residential uses to be located on the ground floor, provided the residential use does not abut a public street frontage. To be economically viable, most commercial space requires visibility from the public street frontage. It seems reasonable in instances where all or a portion of a structure does not abut a public street frontage, that residential uses be permitted on the ground floor.

Research has shown that 30 feet is the minimum depth required for a broad range of viable commercial uses, however there are instances where compliance with the 30-foot minimum depth along the entire commercial frontage is not feasible. In such instances, averaging the required 30-foot minimum depth for commercial space located along street frontages should be permitted, through Site Plan review, provided no portion of the minimum depth is reduced to less than 20 feet and the total square footage of required commercial space is not reduced.

DECISION:

Amend RMC 4-2-080A.18 to allow residential uses on the ground floor of mixed-use buildings where the building does not abut a public street frontage and allow for averaging of the 30-foot minimum depth of commercial space required along street frontages through the Site Plan review process, provided no portion of the depth is reduced to less than

20 feet and the total square footage of required commercial space is not reduced.

**ADMINISTRATOR/
PLANNING DIRECTOR
APPROVAL:**

C. E. "Chip" Vincent

DATE: August 5, 2014

**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:

18. ~~Only permitted within a structure containing commercial uses on the ground floor.~~
Commercial space must be ~~reserved~~ provided on the ground floor at a minimum of thirty feet (30') in depth along any street frontage. Averaging the minimum depth may be permitted through the Site Plan Review process, provided no portion of the minimum depth is reduced to less than twenty feet (20') and there is no reduction in the total square footage of commercial space. Residential uses shall not be located on the ground floor along any public street frontage. ~~except for residential entry features unless determined through the site plan review process that a particular building has no street frontage.~~

Residential uses are not permitted in the Employment Area Valley (EAV) land use designation.