

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

### **A. SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Limited to locations within an existing or new golf course or regional park.
2. In addition to the criteria of RMC [4-9-030](#), Conditional Use Permits, the use must be sited in conjunction with a gas station. Size restrictions apply per use in RMC [4-2-120A](#). In the CN Zone, the use is limited to operations enclosed within a building, and sited in conjunction with an existing gas station.
3. These uses shall not be located on the ground floor along street frontage in the “Downtown Pedestrian District.” See Downtown Pedestrian District Map in RMC [4-2-080D](#).
4. Existing commercial laundry uses may be continued and may be re-established for purposes of rebuilding upon unintentional destruction of property. Existing commercial laundry uses may not expand beyond their existing building footprint plus abutting easements, loading, or parking areas. Renovations or alterations within the existing building footprint are permitted. Existing commercial laundry uses may add to the height of buildings provided that the height of the building not exceed forty two feet (42’), and that additional height be used for accessory office to support the commercial laundry uses. Existing offsite warehousing uses accessory to existing commercial laundry uses may be continued but may not be expanded beyond their existing building footprint.
5. Professional bed and breakfast houses are only allowed in the RM-U Zone.
6. Subject to the requirements of RMC [4-9-090](#), Home Occupations, with the written approval of the property owner, if tenant occupied.
7. Subject to the development standards applicable to primary structures.
8. Allowed only in the Residential Multi-Family suffix. Twenty four (24) hour on-site management required. The manager’s unit is not subject to minimum density requirements. No estate, garage or other sales from any leasable spaces. No outdoor storage, including vehicle or trailer storage lots. Self-service storage uses in this zone are subject to the following special development standards: Temporary customer moving van/truck parking, if provided, must be clearly marked with signage or paint. Side and rear setbacks subject to the Commercial Arterial Zone standards of RMC [4-2-120A](#), Development Standards for Commercial Zoning Designations, in lieu of the RM-I development standards.
9. Development consistent with an approved “Master Plan” is considered to be a permitted use. Other activities which are outright permitted include the addition of up to four (4) new portables, or changes in facilities not exceeding ten percent (10%) of gross floor area. Other proposed activities require a Hearing Examiner conditional use permit.
10. Permitted when approved by the Development Services Division and associated with an active building or construction permit, for a period not to exceed the duration of construction.
11. Limited to storage of products in conjunction with retail, service, or office uses. Shall not be located along the building street frontage or in areas visible to the public.
12. Shall be developed as part of larger office structures. Shall not stand alone and shall not occupy more than twenty five percent (25%) per building whose primary use is office.

13. **a. Administrative Headquarters Office:** These offices shall be associated with a permitted industrial use listed in RMC [4-2-060](#). The office uses may be developed in conjunction with, or subsequent to, the industrial use.
- b. General Offices:** Excluding administrative headquarters offices, which are permitted consistent with subsection (13)(a) of this Section, general offices are only allowed in the Employment Area Valley (EAV) land use designation; provided that general offices that are accessory to a primary use are permitted outside the EAV. See EAV Map in RMC [4-2-080B](#).
14. Except that when operations are predominantly conducted out-of-doors rather than completely enclosed within an enclosed structure, an administrative conditional use permit is required.
15. Use is limited to building, hardware, and garden. Except in the CD Zone, size restrictions apply per RMC [4-2-120A](#).
16. Subject to the density limitations located in the development standards for this zone. Residential uses shall not be located along the street frontage on the ground floor in the "Downtown Pedestrian District."
17. **a. General Office and Medical/Dental Offices:** Size restrictions apply per RMC [4-2-120A](#). Additionally, the use may only be permitted via administrative conditional use permit subject to the following criteria in addition to conditional use criteria: (i) activities with a limited need for walk-in clientele and (ii) activities for which a reduction in parking standards to one space per five hundred (500) square feet of gross floor space could be justified.
- b. Administrative Headquarters Office:** New administrative headquarters offices are not permitted. For existing, legal administrative headquarters offices greater than three thousand (3,000) square feet in size, and in existence prior to January 1, 1999, the following expansions may be allowed: (i) parking expansion may be allowed; (ii) a one-time expansion of building square footage, not exceeding three thousand five hundred (3,500) square feet, may be permitted subject to site development plan review. This provision allowing expansion of building square footage shall expire on December 1, 2006, consistent with any approved development agreements or covenants.
18. **a. General Requirements:** Subject to the density limits of the development standards for this zone and only permitted within a structure containing ~~retail and/or on-site service commercial~~ uses on the ground floor ~~except in the Employment Area Valley or Commercial Business Districts, as described below.~~ Commercial space must be reserved on the ground floor at a minimum of thirty feet (30') along a street frontage. Residential uses shall not be located in the ground floor commercial space, except for a residential entry feature linking the residential portion of the development to the street.
- b. Employment Area Valley:** Residential uses are not permitted in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#).
- ~~**c. Commercial Business Districts:** Townhouse units are allowed without ground floor retail within the building if located more than one hundred fifty feet (150') from an arterial in the NE 4th Business District, Sunset Business District, and Puget Business District with an administrative conditional use permit, subject to the criteria in RMC [4-9-030K](#). Residential units developed as part of a same building mixed-use project are allowed at a maximum of sixty (60) du/acre if the requirements for mixed-use development in the Business District Overlay are met.~~

19. Subject to the density limitations located in the development standards for this zone. CN Zone – Additional: only permitted within a structure containing retail and/or on-site service uses on the ground floor.

20. Not allowed in locations within the NE Sunset Business District, ~~the NE 4th Business District~~, and within the Puget Business District Commercial Corridors.

21. **a. General Requirements:** Allowed only in conjunction with offices, residences, hotels, and convention centers, or research and development facilities.

**b. Integration of Uses:** The use shall be architecturally and functionally integrated into the development.

Except for marinas, the use must be housed in a structure containing one or more of the uses listed in subsection (21)(a) of this Section. The requirements in subsection (21)(b) may be adjusted through the Master Plan process.

22. Size restrictions apply per use in RMC 4-2-120A. In the CN Zone, fast food establishments are prohibited. In the CV Zone, no office and conference uses are allowed for parcels fronting, or taking primary access from, Edmonds Avenue NE.

23. Limited to existing uses. Only those modifications or expansions which do not increase production levels are permitted in the COR Zone. Major modifications, production increases, or expansions of existing use require a Hearing Examiner conditional use permit in the COR Zone.

24. Use requires a Hearing Examiner conditional use permit, unless accessory in which case it is outright permitted. Use is not permissible in the area south of I-405 and north of SW 16th Street, unless accessory, in which case it is outright permitted. Explosives and natural gas storage are not permissible in the IL Zone.

25. A preschool or day care center, when accessory to a public or community facility listed in RMC 4-2-060G, is considered a permitted use.

26. Size restrictions apply per use in RMC 4-2-120A. Must be part of a mixed use development.

27. Shall be architecturally and functionally integrated into the overall development. Freestanding establishments may be permitted only if they are five thousand (5,000) square feet or larger per establishment. These requirements may be adjusted through the Master Plan review process.

28. Accessory drive-through service is permitted only in association with multi-story buildings. The accessory drive-through service shall be located to the side and/or rear of the building, and integrated into the exterior wall. Drive-through lanes shall not be located between the street and the main pedestrian access to the buildings. These requirements may be adjusted through the Site Plan review process.

29. Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B. Provided that the use is excluded within the area south of I-405 and north of SW 16th Street.

30. **a. Uses are limited to:** Sales of mobile or manufactured homes, building/hardware/garden materials, lumberyards, and monuments/tombstones/gravestones.

**b. Location Restrictions:**

- i. Building/hardware/garden sales and monuments/tombstones/gravestones sales are only allowed in the Employment Area Valley (EAV) land use designation. However, they are excluded from the area south of I-405 and north of SW 16th Street. See EAV Map in RMC [4-2-080B](#).
  - ii. Lumberyards are only allowed in the IM and IH Zones. However, they are excluded from the area south of I-405 and north of SW 16th Street.
31. Operations must be conducted entirely within an enclosed structure.
32. Outdoor recreation facilities are permitted only in the Employment Area Valley (EAV) land use designation. (See EAV map in RMC [4-2-080B](#).) However, amusement parks require a Hearing Examiner conditional use permit.
33. Project size limitations of RMC [4-2-110F](#) apply. A preschool or day care center, when accessory to public or community facilities listed in RMC [4-2-060G](#), is considered a permitted use and not a conditional use.

Additional Restrictions within the CV Land Use Designation: Retail uses, eating/drinking establishments, and on-site service uses are prohibited in R-14 areas within the Center Village land use designation unless they are accessory to a school, park, or entertainment and recreational use as allowed in RMC [4-2-060E](#), F and J.
34.
  - a. Accessory retail uses are permitted where ordinarily incidental to the permitted principal use.
  - b. Principal retail sales uses are only permitted in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#).
35. Provided hives are established on lots a minimum of one acre in size. Setbacks and other limitations apply per RMC [4-4-010](#), Standards and Review Criteria for Keeping Animals.
36. (Repealed by Ord. 5356, 2-25-2008)
37.
  - a. **General Requirements:** Subject to requirements of RMC [4-4-010](#), Standards for Animal Keeping Accessory to Residential/Commercial Uses. Additional animals require an Additional Animals Permit per RMC [4-9-100](#).
  - b. **IL Zone – Kennels:** In the IL Zone, when operations are predominantly conducted out of doors rather than completely enclosed within an enclosed structure, an administrative conditional use permit is required.
  - c. **IM Zone – Kennels:** Within the area south of I-405 and north of SW 16th Street only indoor kennels are permitted.
38. Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#).
39. Requirements for uses not associated with a medical institution: Use must be located within the Commercial Corridor Comprehensive Plan land use designation bordered by S. 37th St., Talbot Rd., Carr Rd., 89th Ave. SE, and the Valley Freeway.
40. Permitted when located within the Commercial Corridor (CC) Comprehensive Plan land use designation.

41. Limited to the area south of I-405 and west of SR-167/Rainier Avenue S.
  42. Permitted only on the ground-floor level as part of a residential project on RM-U zoned properties fronting on South 7th Street. (Amd. Ord. 4971, 6-10-2002)
  43. Subject to the provisions of RMC [4-3-010](#), Adult Retail and Entertainment Regulations, and chapter [5-12](#) RMC, Adult Entertainment Standards. In the CO zone, uses shall be developed as part of larger office structures, shall not stand alone, and shall not occupy more than twenty five percent (25%) per building whose primary use is office.
  44. Permitted; provided, that the facility has a minimum setback of one hundred feet (100') from any adjacent residentially zoned parcel; if the setback is less than 100' an administrative conditional use permit is required pursuant to RMC [4-9-030J](#) decision criteria.
  45. **For Monopoles Proposed on Private Property:** May be allowed via an administrative conditional use permit pursuant to RMC [4-9-030J](#) decision criteria; provided, that the site is over one-half acre in size and the facility has minimum setbacks of one hundred feet (100') from any adjacent residentially zoned parcel; if the setback is less than one hundred feet (100') a Hearing Examiner conditional use permit is required.
- For Monopoles Proposed on Public Right-of-Way:** May be allowed via an administrative conditional use permit pursuant to RMC [4-9-030J](#) decision criteria, and right-of-way use permit, provided, the facility is located on a principal, minor, or collector arterial and has minimum setbacks of one hundred feet (100') from any adjacent residentially zoned parcel; if the setback is less than one hundred feet (100') a Hearing Examiner conditional use permit is required.
46. Eligible for an administrative conditional use permit pursuant to RMC [4-9-030J](#) decision criteria; provided, that the facility has a minimum setback of one hundred feet (100') from any adjacent residentially zoned parcel; if the setback is less than one hundred feet (100') a Hearing Examiner conditional use permit is required.
  47. May be allowed by an administrative conditional use permit pursuant to RMC [4-9-030J](#) decision criteria, if the monopole II facility is to be constructed on property where wireless communication support structures presently operate, and the new monopole II facility will not exceed the height of the existing support structures. Prohibited if located within three hundred feet (300') of an RC, R-1, R-4, R-8, R-10, or R-14 zone unless the Reviewing Official determines that all residentially zoned property within three hundred feet (300') of the proposed facility is undevelopable due to critical areas regulations (RMC [4-3-050](#)); then the administrative conditional use process shall apply.
  48. A Hearing Examiner conditional use permit pursuant to RMC [4-9-030J](#) decision criteria is required. This use is prohibited if located within three hundred feet (300') of an RC, R-1, R-4, R-8, R-10, or R-14 zone, unless the Reviewing Official determines that all residentially zoned property within three hundred feet (300') of the proposed facility is undevelopable due to critical areas regulations (RMC [4-3-050](#)), in which case the new wireless support structure can be reviewed as a Hearing Examiner conditional use permit.
  49. Emergency or routine modifications are permitted when there is minimal or no change in the visual appearance, as determined by the Reviewing Official.
  50. **a. General Requirements:** Permitted subject to the applicable density limitations, building length, and dwelling unit type mix requirements of the development standards for this zone.  
**b. R-10 Zone:** Limited to no more than four (4) attached dwellings per building.

**c. R-14 Zone:** Buildings shall not exceed six (6) dwelling units per structure

except as provided in RMC [4-9-065D](#), Bonuses.

51. (Repealed by Ord. 5356, 2-25-2008)
52. Permitted when ancillary to a permitted use where food and beverages are served on the premises and located in an area with an Employment Area Valley (EAV) land use designation as shown on the City's Comprehensive Plan Land Use Map, and located south of I-405. In the case of the IM Zone, the location is further limited to IM-zoned areas south of SW 16th Street. Should any court of competent jurisdiction find that the City zoning for card rooms is unconstitutional or illegal, then the City elects to permit the existing card rooms to continue operation as nonconforming legal uses and otherwise bans card rooms.
53. Provided a temporary use permit is obtained consistent with the provisions of RMC [4-9-240](#), Temporary Use Permits.
54. Allowed outright in the Employment Area Valley (EAV) land use designation. (See EAV Map in RMC [4-2-080B](#).) Outside the EAV, the use shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) per building whose primary use is office.
55. a. Adult day care I on a property with a nonresidential facility is only allowed outright in the Employment Area Valley (EAV). See EAV Map in RMC [4-2-080B](#). Outside of the EAV, an administrative conditional use permit is required.  
  
b. Adult day care I on a property containing a residential use requires an administrative conditional use permit in any location.
56. Except not permissible within the Employment Area Valley (EAV). (See EAV Map in RMC [4-2-080B](#).)
57. Only allowed in the Employment Area Valley (EAV) land use designation, unless the use is accessory in which case it is allowed outside the EAV. See EAV Map in RMC [4-2-080B](#).
58. Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#). Outside of the EAV, use is allowed as an administrative conditional use.
59. Excluded within the area south of I-405 and north of SW 16th Street.
60. Subject to the size restrictions of RMC [4-2-120A](#). Retail sales uses are limited to: flowers/plants and floral supplies; mini-marts; crafts, including supplies and finished products, gift shops, and specialty markets.
61. No drive-through service shall be permitted, except for financial institutions which are permitted three (3) accessory drive-up windows that shall be part of the exterior wall of the financial institution structure.
62. Outside the Employment Area Valley (EAV) land use designation (see EAV Map in RMC [4-2-080B](#)), drive-through is permitted only when accessory to a financial institution. Financial institutions are permitted three (3) accessory drive-up windows that shall be part of the exterior wall of the financial institution structure. Within the EAV, drive-through service is permitted.

63. Subject to the size restrictions of RMC [4-2-120A](#). On-site services excluding dry cleaning, real estate offices, and fitness centers.
64. Limited to storage in association with rental services. In the CV Zone and within one thousand two hundred feet (1,200') of NE 4th Street within the NE 4th Corridor, an administrative conditional use permit is required. Not allowed within one thousand two hundred feet (1,200') of Sunset Boulevard within the Sunset Corridor. Size restrictions apply per RMC [4-2-120A](#).
65. Allowed outright in the Employment Area Valley (EAV) land use designation. (See EAV Map in RMC [4-2-080B](#).) Outside the EAV, the use is limited to health clubs/fitness centers/sports clubs, which shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) of any one floor of a building whose primary use is office.
66. Requires a Hearing Examiner conditional use permit, except that electrical power generation and co-generation is permitted as an accessory use when located more than one hundred feet (100') from any property zoned for residential use, i.e. RC, R-1, R-4, R-8, R-10, R-14, RM, and producing less than ten (10) megawatts of electricity. In the CO Zone, the use must be accessory to a medical institution.
67. Chemical and allied products manufacturing operations, or operations which are conducted predominantly out of doors, require a Hearing Examiner conditional use permit in the IM Zone, and an administrative conditional use permit in the IH Zone, except that these uses are not permissible in the area south of I-405 and north of SW 16th Street.
68. ~~Repealed. Within the NE 4th Business District, within the Sunset Business District and within the Puget Drive Business District:~~
- ~~a. Uses are subject to the size restrictions of RMC [4-2-120A](#), and~~
- ~~b. Within Puget and Sunset Business Districts, department stores are not permitted.~~
69. ~~Repealed. Within the NE 4th Business District, within the Sunset Business District and within the Puget Drive Business District, uses are subject to the size restrictions of RMC [4-2-120A](#). Within the Sunset and Puget Business Districts, only the following on-site services are permitted: entertainment media rental, financial and real estate services, and repair services (excluding auto repair). Rental services require an administrative conditional use permit.~~
70. No drive-through service shall be permitted, except for multi-story financial institutions which are permitted three (3) accessory drive-up windows. The accessory drive-through service shall be located to the side and/or rear of the building, and the windows shall be part of the exterior wall. Drive-through lanes shall not be located between the street and the main pedestrian access to the buildings. These requirements may be adjusted through the Site Plan review process.
71. Only allowed in the Employment Area Valley (EAV) land use designation south of I-405 subject to a Hearing Examiner Conditional Use Permit. See EAV Map in RMC [4-2-080B](#).
- No secure community transition facility (SCTF) shall:
- a. House more than six persons, excluding resident staff. Any increase in the number of resident beds shall require an entirely new application.

- b. Be allowed within three hundred thirty feet (330') of any residential zone located within or outside the City limits.
- c. Be allowed adjacent to, abutting, across a parking lot from, or within the "line of sight" from a "risk potential activity" as defined in RCW 71.09.020, now or as hereafter amended, or risk potential facilities in existence at the time a site is listed for consideration. For the purposes of granting a Conditional Use Permit for siting an SCTF, the Reviewing Official shall consider a permanent, unobstructed visual distance of six hundred feet (600') to be within "line of sight." The Reviewing Official may reduce the distance to less than six hundred feet (600') through the Conditional Use Permit process, if the applicant can demonstrate that a visual barrier exists or can be created that would reduce the line of sight to less than six hundred feet (600'). Risk potential facilities currently include, but are not limited to:

Community and recreation centers,

Churches, synagogues, temples and mosques,

Licensed day care,

Licensed preschool facilities,

Public libraries,

Public parks,

Public and private schools,

School bus stops,

Sports fields, or

Publicly dedicated trails.

- d. Be located within one mile from any SCTF, work release, prerelease, or similar facility.

"Distance" referenced in paragraphs b, c, and d of this section is measured by following a straight line from the nearest point of the building in which the secure community treatment facility is to be located, to the nearest point of the zoning boundary line or property line of the lot on which the buffered use is located.

The City may impose conditions to mitigate any potential adverse impact of the SCTF on surrounding uses, except that the Conditional Use Permit conditions may not impose restrictions on the SCTF greater than those set forth in RCW 71.09.285 through 71.09.340 inclusive.

72. Big-box retail uses are subject to compliance with design regulations applicable to District 'C' as detailed in RMC 4-3-100, except in the Employment Area – Valley south of Interstate 405 and the Commercial Arterial (CA) Zone. All development within the Commercial Arterial (CA) Zone, including big-box retail uses, are subject to compliance with design regulations applicable to District 'D' as detail in RMC 4-3-100.

Big-box retail uses are not permitted in the NE 4th Street Commercial Corridor, Puget Commercial Corridor, and NE Sunset Boulevard Commercial Corridor within the Commercial Arterial (CA) Zone.

73. Within the Center Village Zone, garden style apartments are prohibited. Ground floor commercial development at a minimum of seventy five percent (75%) of the frontage of the building is required for all residential projects on parcels abutting NE Sunset Boulevard east of Harrington Avenue NE.
74. a. Flats permitted only north of N. 8th Street unless part of a mixed use structure with ground-floor commercial. Flats are permitted with a maximum density of eighty five (85) d.u./net acre. All residential parking except that intended for guests is required to be located in structured parking. A bonus of up to one hundred fifty (150) d.u./net acre permitted for flats in a mixed use structure with ground-floor commercial uses within them.
- b. Townhouses:** Parking is required to be provided under a structure. A maximum height of three stories is allowed for townhouses. Minimum density of twenty (20) d.u./net acre permitted and maximum of twenty five (25) d.u./net acre permitted.
75. Only permitted west of Park Ave. and south of N. 8th Street.
76. Only Grades 9 through 12 permitted.
77. a. Only permitted north of N. 8th Street and as part of a mixed use structure.
- b. Limited to training related to research and development, arts, computer sciences, business, culinary arts, medical-related fields and/or other knowledge-based industries.
78. No freestanding structures permitted unless architecturally and functionally integrated into an overall shopping center or mixed use development.
79. a. Must function as an anchor to larger retail developments that are planned as part of an integrated and cohesive center.
- b. Big-box use must be connected to additional structures within a shopping center with supporting retail or service uses structures with common walls, or plazas, or other similar features, excluding pushcarts/kiosks.
- c. Buildings oriented along Park Avenue must have one or more pedestrian entries on Park Avenue.
80. Drive-through windows must abut a building facade or wall and must be located within the building footprint.
81. No stand-alone structures smaller than five thousand (5,000) square feet, except for pushcarts/kiosks, unless architecturally and functionally integrated into a shopping center or mixed use development.
82. a. Multi-story, stand-alone retail buildings greater than seventy five thousand (75,000) square feet are allowed only with structured parking and a maximum building footprint of sixty five thousand (65,000) square feet.
- b. No freestanding structures smaller than five thousand (5,000) square feet are permitted, unless architecturally and functionally integrated into overall shopping center or mixed use development.
- c. Buildings oriented along Park Avenue must have one or more pedestrian entries on Park Avenue.

83. a. Movie facilities with more than four (4) screens must be architecturally and functionally integrated into overall shopping center or mixed use development.
- b. Buildings oriented along Park Avenue must have one or more pedestrian entries on Park Avenue.
84. Permitted subject to the conditional use criteria regarding airport compatibility located in RMC [4-3-020](#).
85. Only permitted south of N. 8th Street.
86. Limited to airplane manufacturing, biotechnology, life science, information technology (i.e., hardware, software, computer components), or other high technology industry.
87. **a. Attached Dwelling Units, General:** Not allowed within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway. Permitted as mixed use structures with ground-floor commercial except that parcels may be developed exclusively for attached dwelling units if:
- i. The entire frontage of the block is residential,
  - ii. Support facilities such as exercise facilities, lobbies, etc., face the street frontage and living areas are in the rear, or
  - iii. Entries to attached dwelling units are slightly elevated above the sidewalk level.
- b. Stacked Flats:** In addition to required provisions of attached dwelling units, general, above, the following provisions are required:
- i. Structured parking is required north of N. 8th Street.
  - ii. South of N. 8th Street, only guest parking may be provided as surface parking.
  - iii. A minimum of twenty (20) dwelling units per net acre are required.
- c. Townhouses:** In addition to required provisions of attached dwelling units, general, above, a minimum density of twenty (20) dwelling units per net acre is required.
88. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.
- b. Structured parking is required north of N. 8th Street.
- c. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.
89. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.
90. Structured parking required north of N. 8th Street.
91. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.
- b. Structured parking required north of N. 8th Street.

- c. If located north of N. 8th Street, then must be located in a mixed use structure.
  - d. Buildings oriented to pedestrian streets, must have ground-floor commercial uses within them.
- 92. a. Structured parking required north of N. 8th Street.
  - b. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.
  - c. Must be located within a mixed use structure.
- 93. a. Structured parking required north of N. 8th Street.
  - b. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.
- 94. a. Must be located within a mixed use structure.
  - b. Structured parking required north of N. 8th Street.
- 95. a. Multi-story, stand-alone retail buildings greater than seventy five thousand (75,000) square feet are allowed only with structured parking and a maximum building footprint of sixty five thousand (65,000) square feet.
  - b. Structured parking required north of N. 8th Street.
- 96. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway. Beyond one thousand feet (1,000') of the centerline of the Renton Municipal Airport runway, this use is allowed subject to the conditional use criteria regarding airport compatibility located at RMC [4-3-020](#).
  - b. Structured parking required north of N. 8th Street.
  - c. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.
- 97. The use shall be architecturally and functionally integrated into a larger mixed use development.
- 98. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.
  - b. Structured parking is required.
  - c. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.
- 99. Must be located within a mixed use structure.
- 100. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.
  - b. Must be located within a mixed use structure.

101. a. Not permitted within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway.
  - b. Permitted only south of N. 8th Street.
  - c. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.
102. Buildings oriented to pedestrian streets must have ground-floor commercial uses within them.
103. Structured parking is required.
104. a. Limited to airplane manufacturing and related accessory uses, biotechnology, life science, information technology (i.e., hardware, software, computer components), or other high technology industry.
  - b. For uses other than airplane manufacturing and related accessory uses, structured parking required north of N. 8th Street.
  - c. For uses other than airplane manufacturing and related accessory uses, buildings oriented to pedestrian streets must have ground-floor commercial uses within them.
105. Not permitted when west or north of I-405.
106. Only structured park and rides are permitted in the Center Village Comprehensive Plan designation.
107. Only structured park and rides are permitted.
108. Permitted on existing parking required as accessory parking for a nonresidential use.
109. Not permitted in the area bounded by SW 7th Street, Shattuck Avenue, Airport Way and Hardie Avenue except when part of a mixed-use transit oriented development with structured parking.
110. Limited to existing fueling stations in the Commercial Neighborhood (CN) Zone.

(Ord. 4186, 11-14-1988; Ord. 4404, 6-7-1993; Ord. 4432, 12-20-1993; Ord. 4466, 8-22-1994; Ord. 4631, 9-9-1996; Ord. 4736, 8-24-1998; Ord. 4773, 3-22-1999; Ord. 4777, 4-19-1999; Ord. 4786, 7-12-1999; Ord. 4802, 10-25-1999; Ord. 4803, 10-25-1999; Ord. 4827, 1-24-2000; Ord. 4840, 5-8-2000; Ord. 4847, 6-19-2000; Amd. Ord. 4963, 5-13-2002; Ord. 4982, 9-23-2002; Ord. 5001, 2-10-2003; Ord. 5018, 9-22-2003; Ord. 5027, 11-24-2003; Ord. 5028, 11-24-2003; Ord. 5080, 6-14-2004; Ord. 5100, 11-1-2004; Ord. 5124, 2-7-2005; Ord. 5191, 12-12-2005; Ord. 5241, 11-27-2006; Ord. 5286, 5-14-2007; Ord. 5305, 9-17-2007; Ord. 5355, 2-25-2008; Ord. 5356, 2-25-2008; Ord. 5369, 4-14-2008; Ord. 5381, 5-12-2008)