

**Department of Community and Economic Development
Planning Division**

ADMINISTRATIVE POLICY/CODE INTERPRETATION

**MUNICIPAL
CODE SECTIONS:**

RMC 4-2-060, Zoning Use Table – Uses Allowed in Zoning Designations.

SUBJECT:

Marinas as permitted use in R-1 zone.

BACKGROUND:

City code allows marinas in the R-1 zone. This reflects the existing use of a marina at Coulon Park, a publicly owned property. The proposed pre-zoning in the Fairwood area includes R-1 zoning along the eastern portion of Lake Desire. There is a public boat launch within this area. The City does not wish to allow private marinas to develop in the Lake Desire area, but does want to allow the continued use of marinas in these public areas.

JUSTIFICATION:

Previous to the proposed pre-zoning of the Fairwood area, the City has not had to consider the wider application of marinas as a permitted use in the R-1 zone. As the code currently functions, the allowed use of marinas in the R-1 zone is to allow the existing public use at Coulon Park. This is made clear by the fact that there is a significant amount of R-8 zoned property along the shoreline, but marinas are not a permitted use in the R-8 zone. In fact, there is no single family zone, other than R-1, that allows marinas. The intent of the code is to not allow marinas in residential zoning designations, but to allow marinas as a function of public property with pre-existing marina oriented uses. The intent for allowing marinas to be permitted on public land is clear and should be made to apply in the same manner in the Fairwood area that is proposed to be zoned R-1.

DECISION:

Amend RMC 4-2-060 and RMC 4-2-080 to add a footnote to the permitted use of marinas in the R-1 zone to clarify that the use is permitted only on property that is publicly owned.

**PLANNING DIRECTOR
APPROVAL:**

C. E. "Chip" Vincent

DATE:

October 21, 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 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
AMENDMENT
NEEDED TO
IMPLEMENT
DETERMINATION:**

RMC 4-2-060 and RMC 4-2-080 to be amended to read as shown on Attachment A.

4-2-060 ZONING USE TABLE – USES ALLOWED IN ZONING DESIGNATIONS:

ZONING USE TABLE	RESIDENTIAL ZONING DESIGNATIONS								INDUSTRIAL			COMMERCIAL ZONING DESIGNATIONS							
	RC	R-1	R-4	R-8	RMH	R-10	R-14	RM	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-N1	UC-N2
Marinas		P116															P21		H97

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

A. SUBJECT TO THE FOLLOWING CONDITIONS:

116. Permitted only on property that is publicly owned.