



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

MUNICIPAL CODE SECTIONS: RMC 4-4-100E, Size, Number and Height of Permanent Signs

REFERENCE: N/A

SUBJECT: Clarification of sign allowances for existing legally non-conforming businesses that are located within residential zones.

BACKGROUND: A residentially zoned business has inquired as to the potential sign options. However, the City’s sign regulations do not address signage allowances for existing businesses within residential zones.

JUSTIFICATION: One interpretation of the code would be that such businesses would be prohibited from displaying any signage other than that which has already been legally installed. This might encourage retention of signage past its aesthetic lifetime and could compromise the business’ ability to attract customers.

Churches, apartments, and subdivisions in residential zones are allowed a reasonable amount of signage. It would serve the interests of both the City and the non-conforming businesses to allow similar signage options for these transitional non-conforming business uses.

DECISION: Existing legally established non-conforming businesses within residential zones are allowed the same amount of signage as apartments, subdivisions, and churches.

PLANNING DIRECTOR APPROVAL: _____
C. E. “Chip” Vincent

DATE: _____

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: Section 4-4-100E4a of the Renton Municipal Code will need to be amended to read as follows:

Signs Permitted in All Residential, Commercial, and Industrial Zones: In all residential, commercial and industrial zones the following shall apply:

a. Churches, Apartments, and Subdivisions, and Existing Legally Established Non-conforming Businesses within Residential Zones: Churches, apartment buildings, subdivision developments, **existing legally established nonconforming businesses within residential zones** and similar occupancies located in residential and mixed-use zones may have two (2) on-premises identifying signs of not over thirty two (32) square feet in area on one face. The signs may be illuminated but not animated, shall be for location identification only and shall display no copy, symbol or device other than that in keeping with the development. Freestanding signs shall be not higher than six feet (6') above any established grade and shall be no closer than ten feet (10') to any street right-of-way or five feet (5') to any side property line.