



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

**MUNICIPAL CODE SECTIONS:** RMC 4-2-020, Purpose of the Medium Industrial Zone, RMC 4-2-060, Zoning Use Table and RMC 4-11, Definitions

**REFERENCE:** N/A

**SUBJECT:** Permissibility of “Recreation Facilities, Indoor, New” within the Medium Industrial (IM) Zone within the Employment Area Valley (EAV) Land Use Designation

**BACKGROUND:** An inquiry regarding the permissibility of a children’s party center within the IM Zone, including indoor ‘bouncy houses’, has given rise to the need for classification of this use as well as a determination regarding the appropriate zoning designation for this use.

RMC 4-2-020 lists the purpose of the IM Zone as follows: “The purpose of the Medium Industrial Zone (IM) is to provide areas for medium-intensity industrial activities involving manufacturing, processing, assembly and warehousing. Uses in this zone may require some outdoor storage and may create some external emissions of noise, odor, glare, vibration, etc., but these are largely contained on-site. Compatible uses that directly serve the needs of other uses permitted within the district are also allowed.”

RMC 4-11-180, Definitions, defines “RECREATIONAL FACILITIES, INDOOR” as follows: “A place designed and equipped for the conduct of sports and leisure-time activities within an enclosed space. Examples include gymnasiums, amusement arcades, health and fitness clubs, indoor tennis and racquetball courts, bowling alleys, and indoor swimming pools. This definition excludes indoor sports arenas, auditoriums, and exhibition halls.” The proposed party center would fall within this definition. The IM Zone does not currently list “Recreation Facilities, Indoor, New” as a permitted use.

Section XI of the Land Use Element of the Comprehensive Plan, however, states: “Flexibility is encouraged in the Employment Areas by allowing a range of uses and multiple users on sites. Research and development

businesses may need to evolve into production and distribution facilities as products are developed and receive approval for marketing. A flexible approach can facilitate business development and stimulate creation of nodes of employment activity supported by commercial and service uses.”

The purpose statement for the EAV in the Comprehensive Plan states: “The purpose of the Employment Area-Valley designation is to allow the gradual transition of the Valley from traditional industrial and warehousing uses to more intensive retail, service and office activities. The intent is to allow these new activities without making industrial uses non-conforming and without restricting the ability of existing businesses to expand.”

Comprehensive Plan Objective LU-HHH states that the purpose of the EAV is to: “Provide for a mix of employment-based uses, including commercial, office, and industrial development to support the economic development of the City of Renton.”

**JUSTIFICATION:** Given the Comprehensive Plan policies listed above, the gap in the Development Regulations prohibiting “Recreation Facilities, Indoor” within the EAV and within the IM Zone was not likely the intent of the City Council. It would seem such uses should be permitted in the EAV portions of the IM Zone as are retail sales and on-site service uses.

**DECISION:** “**Recreational Facilities, Indoor, New**” would be compatible with Council’s intent in creating the Employment Area Valley land use designation and these uses should be outright permitted in the IM Zone within the EAV land use designation.

**PLANNING DIRECTOR  
APPROVAL:**

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C. E. “Chip” Vincent

**DATE:** April 7, 2011

**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:**

Amend Code per the attached “Attachment A”.

## Attachment A

Amend Section 4-2-060J of the Zoning Use Table to add “P38” in the IM Zone column under the “Recreational Facilities, Indoor, New” category thus permitting these uses within those IM Zones within the EAV.

(Existing note #38 is applied in order to restrict such uses to only the IM zones located within the Employment Area Valley).

Amend RMC 4-2-020, Purpose of the IM Zone as follows: “The purpose of the Medium Industrial Zone (IM) is to provide areas for medium-intensity industrial activities involving manufacturing, processing, assembly and warehousing. Uses in this zone may require some outdoor storage and may create some external emissions of noise, odor, glare, vibration, etc., but these are largely contained on-site. Compatible uses that directly serve the needs of other uses permitted within the district are also allowed zone-wide. Additionally, within the Employment Area Valley Designation, an even wider variety of commercial and service uses may be permitted.”