

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

**MUNICIPAL  
CODE SECTIONS:**

RMC 4-4-140G Standards for Specific Types of Wireless Facilities

**REFERENCE:**

N/A

**SUBJECT:**

Provisions for the ability to install Micro, Mini, and Macro Facilities on multi-family residential and mixed use buildings.

**BACKGROUND:**

Currently the City's adopted standards for Wireless Communication Facilities permit the placement of telecommunication antenna (defined as Micro, Mini, and Macro Facilities under RMC 4-11-230) on buildings, provided that the "immediate interior wall or ceiling to the facility is not a designated residential space". Macro and Micro facility antennas are outright permitted uses in all residential zones. Mini facility antenna are permitted unless proposed within 100 feet of any adjacent or abutting residentially zoned parcel, then an administrative conditional use permit is required.

Construction of single family residences, duplexes, and townhomes are regulated under the adopted International Residential Code (IRC) as occupancy group R-3. Other multi-family structures are regulated under the adopted International Building Code (IBC) as occupancy group R-2.

**JUSTIFICATION:**

There is no definition of residential space within Chapter 11 of the Renton Municipal Code. An interpretation is needed to determine whether Micro, Mini and Macro Facilities are permitted on buildings which contain residential uses.

The building code regulates multi-family structures under the IBC, distinguishing them from other residential structures which are regulated under the IRC. As multi-family structures are regulated under the IBC, they are reviewed similarly to commercial structures. This distinction makes multi-family structures more suitable for accommodating the installation of antenna.

The ability to permit the installation of antenna abutting unoccupied areas (i.e. stairwells, elevator shafts, etc.) of multi-family residential buildings would allow wireless carriers the ability to provide service without the installation of additional Monopole I facilities, which are permitted in all residential zones as a Conditional Use. Antenna would be

less visually intrusive to surrounding properties than Monopole I facilities currently are.

**DECISION:** Revise RMC 4-4-140G to clarify that the installation of Micro, Mini, and Macro Facilities are permitted abutting unoccupied areas of residential buildings excepting detached single family residences and townhomes.

**ADMINISTRATOR/  
PLANNING DIRECTOR  
APPROVAL:**

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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:**

**G. STANDARDS FOR SPECIFIC TYPES OF WIRELESS FACILITIES:**

For definitions of specific types of wireless communication facilities, see RMC [4-11-230](#), as it exists or may be amended. Development standards for specific types of wireless communication facilities, except for nonexempt amateur radio antennas which will have height and other applicable standards determined through Conditional Use Permit process, shall be as follows: (Ord. 5675, 12-3-2012)

**STANDARDS FOR SPECIFIC TYPES OF WIRELESS COMMUNICATION FACILITIES**

**In addition to individual zone requirements unless otherwise specified below**

	<b>MICRO FACILITY</b>	<b>MINI FACILITY</b>	<b>MACRO FACILITY</b>	<b>MONOPOLE I</b>	<b>MONOPOLE II</b>	<b>LATTICE TOWERS</b>
<b>Location</b>	A Micro Facility	A Mini Facility	A Macro	NA	NA	NA

<p><b>on Buildings</b></p>	<p>shall be located on existing buildings, poles or other existing support structures. A Micro Facility may locate on buildings and structures; provided that the interior wall or ceiling immediately abutting the facility is not a designated residential dwelling unit, a detached single family residence or townhouse residential space.</p>	<p>may be located on buildings and structures provided that the immediate interior wall or ceiling abutting the facility is not a designated residential dwelling unit, detached single family residence or townhouse residential space.</p>	<p>Facility may be located on buildings and structures provided that the immediate interior wall or ceiling to the facility is not a designated residential dwelling units, detached single family residence or townhouse residential space.</p>			
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