

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

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-72

**MUNICIPAL**

**CODE SECTIONS:** RMC 4-4-070 Landscaping and RMC 4-4-080F.11, Number of Bicycle Parking Spaces Required

**REFERENCE:** N/A

**SUBJECT:** Applicable landscaping requirements and bicycle parking requirements in the Center Downtown (CD) zone.

**BACKGROUND:** Currently any development in the CD zone is exempt from all but the maintenance and street tree requirements of the City's adopted Landscaping Regulations (RMC 4-4-070C.1). This means that the surface parking lot landscaping requirements (RMC 4-4-070F.6) are not applicable to developments in the CD zone.

In addition, the City's bicycle parking requirements specify that the number of bicycle parking spaces required shall be "ten percent (10%) of the number of required off-street parking spaces." The phrase "required parking" refers to the minimum number of parking spaces required per RMC 4-4-070F.10.d. Development in the CD zone is required to provide "a maximum of 1 space per 1,000 square feet of net floor area, with no minimum requirement." As there is no minimum parking requirement, no bicycle parking would be required in the CD zone.

**JUSTIFICATION:** Developments in the CD zone should not be exempt from parking lot landscaping requirements or bicycle parking requirements. Alternative modes of transportation are particularly important in zoning designations where there are no minimum parking requirements, which increase the need for bicycle parking in the CD zone. The CD zone is located within an Urban Design District, the purpose of the Design Districts is to approve projects with high quality design features, and requiring compliance with the surface parking lot Landscaping Regulations would help projects achieve the guidelines of the Design District.

**DECISION:** Amend the City's adopted Landscaping Regulations (RMC 4-4-070) to required developments in the CD zone to comply with the surface parking lot landscaping requirements. Amend the City's Parking Regulations (RMC

4-4-080) to specify that for Commercial Activities in the CD zone, where there is no minimum vehicular parking requirement, bicycle parking shall

**ADMINISTRATOR  
APPROVAL:**

\_\_\_\_\_  
C. E. "Chip" Vincent

**DATE:**

May 15, 2015

**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: 4-4-070 LANDSCAPING:**

**A. PURPOSE AND INTENT:**

The purpose of these landscape requirements is to establish consistent and comprehensive landscape provisions to preserve and enhance the landscape character of the City; to improve the aesthetic quality of the built environment; to minimize erosion and reduce the impacts of development on natural areas within the City and on storm drainage systems and water resources in particular; to protect existing street trees; to provide shade, reduce noise and glare, and establish a healthier environment; to provide transitions between various land uses; improve and soften the appearance of parking areas; to ensure plant establishment and survival; to increase privacy and protection from visual or physical intrusion; and to maintain and protect property values, and generally enhance the overall image and appearance of the City and quality of life for its citizens.

It is not the intent of these regulations that rigid and inflexible design standards be imposed, but rather that minimum standards be set. It is expected that accepted horticultural practices and landscape architectural principles will be applied by design professionals.

**B. APPLICABILITY:**

1. The requirements of this Section shall apply to the entire site and/or all parking areas in any of the following cases:

- a. All subdivision including short plats; or

- b. All new buildings; or
- c. Additions to existing buildings that increase the gross square footage of the building by greater than one third; or
- d. Conversion of vacant land (e.g., to parking or storage lots); or
- e. Conversion of a residential use to a non-residential use; or
- f. Other changes in the use of a property or remodel of a structure that requires improvements equal to or greater than fifty percent (50%) of the assessed property valuation.

**C. EXEMPTIONS:**

**1. CD Zone:** All development in the CD zone is exempt from all but the maintenance of any existing landscaping, surface parking lot landscaping, and street tree requirements of this Section.

**4-4-080 PARKING, LOADING AND DRIVEWAY REGULATIONS:**

**11. Number of Bicycle Parking Spaces Required:**

**a. Bicycle Parking Spaces Required:** Bicycle parking shall be provided for all residential developments that exceed five (5) residential units and/or all non-residential developments that exceed four thousand (4,000) gross square feet in size. When there are two (2) or more separate uses on a site, the required bicycle parking for the site shall be the sum of the required parking for the individual uses. Modification of these minimum standards requires written approval from the Department of Community and Economic Development.

USE	NUMBER OF REQUIRED SPACES
<b>All uses, unless specifically specified below:</b>	The number of bicycle parking spaces shall be ten percent (10%) of the number of required off-street parking spaces. Spaces shall meet the requirements of subsection F11b of this Section. <u>In such instances where there is no minimum vehicle parking space requirement, bicycle parking is still required, where the number of bicycle spaces shall be based on uses</u>

	<u>listed in RMC 4-4-080F.10.e.</u>
<b>Office, general, medical and dental, manufacturing and fabrication, laboratories, and packaging operations:</b>	The number of bicycle parking spaces shall be ten percent (10%) of the number of required off-street parking spaces. Spaces shall meet the requirements of subsection F11c of this Section. <u>In such instances where there is no minimum vehicle parking space requirement, bicycle parking is still required, where the number of bicycle spaces shall be based on uses listed in RMC 4-4-080F.10.e.</u>
<b>Attached dwellings:</b>	One-half (0.5) bicycle parking space per one dwelling unit. Spaces shall meet the requirements of subsection F11c of this Section.

**STAFF CONTACT:** Jill Ding, x6598