

## M E M O R A N D U M

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DATE: October 16, 2013

TO: Michael Drollinger, Planning Commission Chair  
Members of the Renton Planning Commission

FROM: Angie Mathias, Senior Planner

SUBJECT: **Comprehensive Plan Land Use Element**

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### **ISSUE**

As part of the Comprehensive Plan Update of the Land Use Element, staff proposes further consolidation of land use designations, combining four zones into two, and adding a new zone. Policies within the Land Use Element need to be revised in order to facilitate such amendments and to provide appropriate context for decision making with rezone requests.

### **RECOMMENDATION**

Recommend the revisions, consolidation, and addition be advanced as a policy direction and recommend that staff continue to work to refine the strategy through code work. Any code changes would be part of future issue papers and public hearings that would come before the Planning Commission for consideration and recommendation.

### **REVISED PROPOSAL**

Staff examined the land use designations and implementing zones and sought opportunities to consolidate and simplify the scheme. The intent was to have zones implemented in only one Comprehensive Plan land use designation, as much as is reasonable. For example, the Industrial Light (IL) zone currently is implemented in three Comprehensive Plan land use designations; it is proposed that it be only implemented in one designation.

Staff also sought to consolidate land use designations, especially if it is reasonable where only a single or few zones implemented the designation. Finally, there were opportunities identified where zones were essentially duplicating intensity and uses. With those types of circumstances, there are two zones that are proposed for consolidation. The Comprehensive Plan policies for the higher density zones were examined to ensure that rezone requests would have adequate information for decision making. Some revisions are indicated in redline later in this issue paper. Analysis of

intensities and allowed uses in the relevant zones is shown in Attachment 1. The resulting proposal is a simplified scheme with a reduced number of Comprehensive Plan land use designations, from 12 to 6, and zones, from 21 to 19; this is shown in Attachment 2.

- Current Renton Comprehensive Plan**  
**Land Use Designations**
- Residential Low Density (RLD)
  - Residential Single Family (RSF)
  - Residential Medium Density (RMD)
  - Residential Multi Family (RMF)
  - Commercial Neighborhood (CN)
  - Commercial Corridor (CC)
  - Center Village (CV)
  - Urban Center North (UCN)
  - Urban Center Downtown (UCD)
  - Employment Area Industrial (EAI)
  - Employment Area Valley (EAV)
  - Commercial Office Residential (COR)

- Proposed Renton Comprehensive Plan**  
**Land Use Designations**
- Residential Low Density (LD)
  - Residential Medium Density (MD)
  - Residential High Density (HD)
  - Commercial and Mixed Use (CMU)
  - Employment Area (EA)
  - Commercial Office Residential (COR)

### **A New Zone**

In other code work the City has been engaged in, it has become apparent that including a new implementing zone would be beneficial. Currently, within the Residential Single Family (RSF) designation there is only one implementing zone, R-8. This has led to circumstances where an area is appropriately designated with RSF, but perhaps would be more appropriately zoned with a zone that allowed slightly less density. Additionally, the City has been consistently requiring more residential design and open space requirements as density increases; however within the RSF designation there is simply one set of requirements, not a scale of requirements based on density. There is an extensive amount of land within Renton that is designated with RSF and additional flexibility within this designation would be beneficial. Therefore, staff proposes adding a new R-6 zone. Standards such as lot size, setbacks, etc. would be determined at a later time in this Comprehensive Plan Update process.

### **Consolidating Land Use Designations and Zones**

With all of the proposed zoning consolidations, allowed uses will be closely examined and the Zoning Use Table or Conditions Associated with the Zoning Use Table will need to be amended to restrict uses appropriately. This portion of the work would occur at a later point in the update process if the Planning Commission recommends advancement of this policy direction. Staff proposes making a distinction amongst the residential land use designations of Low, Medium, and High. So, there would be three almost entirely residential designations that would be scaled, namely: Residential Low Density (LD),

Residential Medium Density (MD), and Residential High Density (HD). Residential Low Density would remain as it is currently and Residential Single Family would be renamed Residential Medium Density. This designation would include the new R-6 zone, R-8, and Residential Mobile Home (RMH).

<b>Current Renton Zones</b>	<b>Proposed Renton Zones</b>
<ul style="list-style-type: none"><li>• Resource Conservation (RC)</li><li>• Residential 1 DU/Acre (R-1)</li><li>• Residential 4 DU/Acre (R-4)</li><li>• Residential 8 DU/Acre (R-8)</li><li>• Residential 10 DU/Acre (R-10)</li><li>• Residential 14 DU/Acre (R-14)</li><li>• Residential Multi-Family (RMF)</li><li>• Residential Multi-Family Traditional (RMT)</li><li>• Residential Multi-Family Urban (RMU)</li><li>• Commercial Neighborhood (CN)</li><li>• Commercial Arterial (CA)</li><li>• Commercial Office (CO)</li><li>• Commercial Office Residential (COR)</li><li>• Center Village (CV)</li><li>• Center Downtown (CD)</li><li>• Urban Center North 1 (UC-N1)</li><li>• Urban Center North 2 (UC-N2)</li><li>• Industrial Light (IL)</li><li>• Industrial Medium (IM)</li><li>• Industrial Heavy (IH)</li></ul>	<ul style="list-style-type: none"><li>• Resource Conservation (RC)</li><li>• Residential 1 DU/Acre (R-1)</li><li>• Residential 4 DU/Acre (R-4)</li><li>• Residential 6 DU/Acre (R-6)</li><li>• Residential 8 DU/Acre (R-8)</li><li>• Residential 10 DU/Acre (R-10)</li><li>• Residential 14 DU/Acre (R-14)</li><li>• Residential Multi-Family (RMF)</li><li>• Residential Multi-Family Traditional (RMT)</li><li>• Commercial Neighborhood (CN)</li><li>• Commercial Arterial (CA)</li><li>• Commercial Office (CO)</li><li>• Commercial Office Residential (COR)</li><li>• Center Village (CV)</li><li>• Urban Center (UC)</li><li>• Industrial Light (IL)</li><li>• Industrial Medium (IM)</li><li>• Industrial Heavy (IH)</li></ul>

**Residential High Density**

It is proposed that three current land use designations be consolidated into Residential High Density (HD). This new HD designation would include the following zones: R-10, R-14, Residential Multi-Family (RMF), Residential Multi-Family Traditional (RMT), Residential Mobile Home (RMH), and Commercial Neighborhood (CN). These zones all allow for higher intensity residential than typical single family type development. All zones allow attached housing, such as townhouses or apartment style housing. There are two zones within the consolidation that remain: Residential Multi-Family Urban (RMU) and Residential Multi-Family Traditional (RMT). RMU is proposed to be combined with the Center Village (CV) zone. The RMT zone may be eliminated if the South Renton community chooses to be rezoned since that neighborhood is the only area in the City with the RMT zone. If the South Renton area does not go through a rezone process, the RMT zone would be an implementing zone of the HD designation.

**Commercial and Mixed Use**

Another new land use designation, Commercial and Mixed Use (CMU), is also proposed.

It would consolidate four current designations into one. Implementing zones would be Commercial Arterial (CA), Commercial Office (CO), Center Village (CV), and Urban Center (UC). The CV zone would be a consolidation of the Center Downtown (CD) zone and the existing CV zone. The land uses of the two zones are very comparable. A second proposed zone consolidation is the Urban Center North 1 and Urban Center North 2 into Urban Center (UC). While the allowed land uses in the CD and CV zones are very comparable, there are some allowed uses that have unique requirements depending on their location of either in the Downtown or in the Sunset area. Additionally, the allowed intensity of development in the Downtown is greater than in the Sunset area. In order to ensure that those allowed uses and the allowed intensity of the uses are not allowed throughout the consolidated CV zone, staff proposes adopting the Growth Center Overlays for the Downtown and Sunset areas. This would also, then, make this a tool available to be considered in other areas where revitalization is a goal.

### Employment Area

Within the newly created Employment Area designation, the only recommended revision to the previous issue paper is to eliminate CA as an implementing zone within the designation. It is proposed that the CA zoned properties be re-designated with CMU and the CA zone be deleted as an implementing zone.

### **Proposed Policy Revisions**

- Restrict land use, prohibit airspace obstacles, prohibit noise –sensitive land uses, and require aviation easements within the Airport Influence Area to meet or exceed basic aviation safety concerns and reduce potentially negative impacts from normal airport operations.
- Encourage non-conforming uses to transition into conforming uses or relocated to areas with compatible designations.
- Identify potential areas for rapid or temporary housing in case of emergency or natural disaster.
- Enhance the safety and attractiveness of the Automall with landscaping, signage, and development standards that create the feeling of a cohesive business district.
- **Growth Center Overlay. Place areas with a nucleus of existing multi-use development, the potential for development or redevelopment, service by major transit and transportation routes including City arterials, and containing one or more community focal points within walking distance in a Growth Center Overlay. Overlay areas are intended to evolve into dynamic, vibrant, central places with an existing population who utilize the services and amenities of the Center, but which also serves as a draw for residents of other communities.**

- **Residential Low Density.** Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.
  - **Resource Conservation Zone.** Zone lands with significant environmental constraints, which are not appropriate for urban development, lands suitable for environmental conservation or restoration, and lands used for agriculture or natural resource extraction for Resource Conservation (RC). RC zoning is allowed in the Residential Low Density and Employment Area Land Use Designations.
  - **Residential-1 Zone.** Lands with significant environmental constraints, which may have the potential for development at a level of intensity that is compatible with that environment, or lands that provide urban separators should be zoned for Residential -1 DU/AC (R-1). R-1 zoning is allowed in the Residential Low Density Land Use Designation.
  - **Residential-4 Zone.** Zone lands suitable for larger lot housing and suburban, estate-style dwellings compatible with the scale and density of the surrounding area Residential-4 DU/AC (R-4). R-4 zoning is allowed in the Residential Low Density Land Use Designation.
  - **Residential Manufactured Home Park Zone.** Lands with existing manufactured home parks as established uses should be zoned Residential Manufactured Home Park (RMH). RMH zoning is allowed in the Residential Low Density and Residential Medium Density Land use Designations.
- **Residential Medium Density.** Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill, within the Residential Medium Density (MD) Land Use Designation. Within the MD Designation, allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities.
  - Residential-6 Zone. Zone lands Residential-6 DU/AC (R-6) where there is land suitable for larger lot development, an opportunity for infill development, an existing pattern of single-family development in the range of four to eight units per net acre, and where critical areas are limited. R-6 zoning is allowed in the Residential Medium Density Land Use Designation.

- **Residential-8 Zone.** Zone lands Residential-8 DU/AC (R-8) where there is opportunity to re-invest in existing single-family neighborhoods through infill or the opportunity to develop new single-family plats at urban densities greater than four dwelling units per acre. R-8 neighborhoods have more amenities and improvements to the public realm than lower density zoned properties. R-8 zoning is allowed in the Residential Medium Density Land Use Designation.
- **Residential High Density: Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development. HD unit types are designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, have close access to transit service, and efficiently use urban services and infrastructure. Lands designated HD is where projects will be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses.**
  - **Residential-10 Zone.** Zone lands Residential-10 DU/AC (R-10) where there is an existing mix of single-family and small-scale multi-family use or there are vacant or underutilized parcels that could be redeveloped as infill and are located within ¼ mile of public transit service and a major arterial. R-10 zoning implements the Residential High Density Land Use Designation.
  - **Residential-14 Zone.** Zone lands Residential-14 DU/AC (R-14) where it is possible to develop a mix of compact housing types in areas of approximately 20 acres or larger in size (may be in different ownerships) and are within or adjacent to ~~the Growth Centers Land Use Designation~~ Growth Center Overlay, or adjacent to a Commercial ~~Development-Mixed Use~~ Use Land Use Designation, so they function as a transition zone between lower intensity residential and higher intensity mixed use zoning. R-14 zoning implements the Residential High Density Land Use Designation.
  - **Residential Multi-Family Zone.** Zone lands Residential Multi-Family (RMF) where there is existing (or vested) multi-family development of one-acre or greater in size. Expanded RMF zoning should be where access is from an arterial or collector street and abuts existing multi-family, attached dwellings on two sides. RMF zoning implements the Residential ~~Medium-High~~ Medium-High Density ~~and Growth Centers~~ Land Use Designations.

- **Residential Multi-Family Traditional Zone.** Zone lands Residential Multi-family Traditional (RMT) where there is already exists a compact urban environment and low-rise multi-family development. RMT zoning should be within one-half mile of shopping and transit. New projects may serve as infill and/or as a transition to higher intensity residential and mixed-use zoning. RM-T zoning implements the Growth Centers Residential High Density Land Use Designation.
- **Commercial Neighborhood Zone.** Zone lands that provide goods and services on a small scale to a surrounding residential neighborhood and that are located on a collector or arterial Commercial Neighborhood (CN). Do not allow an increase in scale or intensity that alters the character of the nearby residential neighborhood in applying this zone. CN zoning implements the Residential High Density Land Use Designation.
- ~~**Residential Multi-Family Urban Zone.** Zone lands Residential Multi-family Urban (RM-U) in areas characterized by high density or mixed-use housing, direct transit access, and a pedestrian scale environment. RM-U zoning implements the Growth Centers Land Use Designation.~~
- ~~**Growth Centers.** Place areas with a nucleus of existing multi-use development, the potential for development or redevelopment, service by major transit and transportation routes including City arterials, and containing one or more community focal points within walking distance within the Growth Centers Land Use Designation. Allow residential uses as part of mixed-use developments or in portions of Growth Centers not conducive to commercial development. Support new office and commercial development that is more intensive than what exists currently to create a vibrant district and increase employment opportunities.~~
- ~~**Commercial and Mixed Use.** Place areas with established commercial and office areas near principle arterials within the Commercial and Mixed Use (CMU) Land Use designation. Allow residential uses as part of mixed-use developments, support new office and commercial development that is more intensive, than what exists to create a vibrant district and increase employment opportunities. The intention of this designation is to transform strip commercial development into business districts through the intensification of uses and with cohesive site planning, landscaping, signage, circulation, parking, and the provision of public amenity features.~~
- ~~○ **Center Downtown Zone.** Land within downtown Renton that is appropriate for the widest mix of uses, is served by transit, and is suitable for intensive urban use within a pedestrian environment should be zoned~~

~~Center Downtown (CD). The Center Downtown zone is intended to revitalize the area to create a vibrant, urban center in Renton's historic downtown core. Surface parking is discouraged in this zone, except as a land bank. CD zoning implements the Growth Centers Land Use Designation.~~

- ~~Urban Center North 1 Zone.~~ Zone lands ~~east of Logan Avenue, north of downtown, and south of Lake Washington~~ Urban Center North 1 (UC-N1) that are located within Renton's Designated Regional Growth Center, if there is a potential for the creation of dense employment, destination retail, recreation, or public gathering space with the Urban Center (UC) zone. The Urban Center ~~North is a redevelopment area~~ zoned areas have large parcels of land with the potential for large scale redevelopment opportunities that intended to will create a mixed use retail, employment, and residential ~~Growth Center~~ center. UC-N1 zoning implements the ~~Growth Centers Land Use Designation~~ Commercial and Mixed Use land use designation.
- ~~Urban Center North 2 Zone.~~ Zone lands ~~west of Logan Avenue and east of the Cedar River~~ Urban Center North 2 (UC-N2), if there is a potential ~~for the creation of dense employment, destination retail, recreation, or public gathering space, but they may be currently in industrial use.~~ The ~~Urban Center North is a redevelopment area intended to create a mixed use retail, employment, and residential~~ Growth Center. UC-N2 zoning implements the ~~Growth Centers Land Use Designation~~ and complements ~~the natural amenities provided by the Cedar River and Lake Washington.~~
- Center Village Zone. Zone lands Center Village (CV) that are characterized by an existing commercial and multi-family core served by transit and set in the midst of suburban patterns of residential development, in Renton's downtown, or within ½ mile of Renton's downtown. CV zone lands are suitable for redevelopment into compact urban development with a pedestrian-oriented, mixed-use center, and community focal point. The CV zone implements the Commercial Mixed Use ~~Growth Centers~~ Land Use Designation. The zone is intended to revitalize an area to create a vibrant, urban center where surface parking is discouraged. CV zoning implements the Growth Centers Land Use Designation.

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- ~~**Commercial Office Residential.** Place areas that are located near a significant amenity, such as a waterfront, are near major transportation or transit routes, and are comprised of one or more large tracts of vacant or underutilized land in the Commercial Office Residential Land Use Designation and zoning. This land banking designation is intended to transform properties into compact, mixed-use developments that act as City gateways, through master planning and coordinated design.~~
- ~~**Commercial Development.** Place established commercial and office areas near principle arterials within the Commercial Development (CD) Land Use. The intention of this designation is to transform strip commercial development into business districts through the intensification of uses and with cohesive site planning, landscaping, signage, circulation, parking, and the provision of public amenity features.~~
  - **Commercial Arterial Zone.** Zone lands Commercial Arterial (CA) zoning where a historical strip pattern dominates, characterized by large surface parking in front of buildings, long blocks oriented to automobiles, and an incomplete street grid. CA zoning should be located within one-quarter mile of transit, provide employment, and allow mixed-use development. CA zoning implements the Commercial ~~Development~~ Mixed Use and Employment Area Land Use Designations.
  - **Commercial Office Zone.** Zone large parcels of land, which are highly visible from arterials or highways and located on existing or planned transit routes, for Commercial Office (CO) if they contain, or are suitable for, medium to high intensity office use. Limited mixed use development is allowed on the ground floor. This zone implements the ~~Growth Centers, Commercial Development, Commercial and Mixed Use~~ and Employment Area Land Use Designations.
  - ~~**Commercial Neighborhood Zone.** Zone lands that provide goods and services on a small scale to a surrounding residential neighborhood and that are located on a collector or arterial Commercial Neighborhood (CN). Do not allow an increase in scale or intensity that alters the character of the nearby residential neighborhood in applying this zone.~~
- **Employment Areas.** Place areas primarily used for industrial development, or a mix of commercial and industrial uses such as office, industrial, warehousing, and manufacturing, with access to transportation networks and transit, within the Employment Area Land Use Designation (EA). Employment Areas provide a significant economic development and employment base for the City. Maintain a variety and balance of uses through zoning which promotes the gradual

transition of uses on sites with good access and visibility to more intensive commercial and office uses.

- **Light Industrial Zone.** Zone property Light Industrial when it is appropriate for very low intensity manufacturing and industrial services. Uses, and potential impacts of uses, in this zone are fully contained within their buildings. This zone implements the Commercial Development and Employment Area Land Use Designations.
- **Medium Industrial Zone.** Zone property Medium Industrial when it is intended for manufacturing, processing, assembly, and warehousing. Outdoor storage of some materials may be allowed. Uses, and potential impacts of uses, in this zone are contained within the property or project site. This zone implements the Employment Area Land Use Designation.
- **Heavy Industrial Zone.** Zone property Heavy Industrial when it is intended for high intensity fabrication, processing of raw materials, bulk handling and storage, or heavy construction and transportation. Such uses may require significant outdoor area in which to conduct operations and isolation or buffering from other uses may be necessary to help control potential impacts. This zone implements the Employment Area Land use Designation.

Commercial Office Residential. Place areas that are located near a significant amenity, such as a waterfront, are near major transportation or transit routes, and are comprised of one or more large tracts of vacant or underutilized land in the Commercial Office Residential Land Use Designation and zoning. This land banking designation is intended to transform properties into compact, mixed-use developments that act as City gateways, through master planning and coordinated design.

Zone	Max Density	Max Height	Att Dwelling	Assisted Living	Live Work	Schools/studios, arts and crafts	Conf Center	Medical Dental offices	General offices	Vet Clinic	Adult Retail	Big Box Retail	Eating and Drinking Estab	Fast food	Retail Sales	Taverns	Vehicle Sales	Card Room	Dance Clubs/Dance Halls	Movie Theater	Indoor Rec Facilities, new	Outdoor Rec Facilities	Hotel	Off site services	On site services	Vehicle fueling
RMT	35 du/acre	35 ft	P	P	-	-	-	-	-	-	-	-	-	-	AD	-	-	-	-	-	-	P (new) (only in EAV)?	-	-	-	-
RMU	75 du/acre	50 ft	P	P	-	-	-	P (only on ground-floor of a residential project fronting on S 7th Street)	P (only on ground-floor of a residential project fronting on S 7th Street)	P (only on ground-floor of a residential project fronting on S 7th Street)	-	-	P (only on ground-floor of a residential project fronting on S 7th Street)	-	AD	-	-	-	-	-	-	P (new) (only in EAV)?	-	P (only on ground-floor of a residential project fronting on S 7th Street)	P (only on ground-floor of a residential project fronting on S 7th Street)	-

CA	60 du/acre	50 ft, 60 ft if mixed use	P (must be mixed use)	-	AD	P	P (only in EAV)	P	P	P	P (subject to provisions)	P (only at EAV)	P	P	-	P (not on Sunset, 4 <sup>th</sup> , or Puget)	P (only EAV or Automal)	P (EAV)	P (not on Sunset, 4 <sup>th</sup> , or Puget)	P (not on Sunset, 4 <sup>th</sup> , or Puget)	P	-	P (not on Sunset, 4 <sup>th</sup> , or Puget)	P (EAV)	P	P
CV	80 du/acre	50 ft, 60 ft if mixed use	P (no garden style, 75% ground floor must be comm)	P	-	P	H	P (not for parcels fronting or taking primary access from Edmonds Ave NE)	P (not for parcels fronting or taking primary access from Edmonds Ave NE)	P	P (subject to provisions)	-	P	P (no drive through)	-	AD	-	-	AD	AD	P	-	P	-	P	-
CD	100 du/acre 150 du/acre with AD	95 ft	P (not on ground floor)	P (not on ground floor)	-	P	P	P	P	P	P (subject to provisions)	-	P	P (no drive through)	-	AD	-	-	AD	P	P (must be mixed use)	-	P	-	P	-
CO	n/a	250 ft	-	P (when in CC designation)	-	P	P	P	P	P (only in EAV)	P (subject to provisions)	-	P (part of office structures. Not stand alone & not more than 25% per building whose primary use is office)	-	-	-	-	-	-	P (must be mixed use)	P (must be mixed use)	-	P	-	P (EAV)	P (EAV)

Zone	Max Density	Max Height	Att Dwelling	Assisted Living	Live Work	Schools/studios, arts and crafts	Conf Center	Medical Dental offices	General offices	Vet Clinic	Adult Retail	Big Box Retail	Eating and Drinking Estab	Fast food	Retail Sales	Taverns	Vehicle Sales	Card Room	Dance Clubs/Dance Halls	Movie Theater	Indoor Rec Facilities, new	Outdoor Rec Facilities	Hotel	Off site services	On site services	Vehicle fueling	
UC1	85 du/acre 150 if mixed use	10 stories primary & secondary arterials 6 stories residential/minor collector Townhouses only: 3 stories.	P (not on ground floor)	P (west of Park Ave. and south of N. 8th St)	-	-	P	P	P	P (integrated into development or not more than 5,000 sq ft)	-	P (integrated into development or not more than 5,000 sq ft)	P (integrated into development or not more than 5,000 sq ft)	P (integrated into development or not more than 5,000 sq ft)	-	-	-	-	-	P (must be mixed use)	P (integrated into development or not more than 5,000 sq ft)	-	P	-	P (integrated into development or not more than 5,000 sq ft)	-	
UC2	S of N 8 <sup>th</sup> : 150 du/acre N of N 8 <sup>th</sup> : 250 du/acre	10 stories primary & secondary arterials 6 stories residential/minor collector	P (must be mixed use unless: a. entire block frontage residential; b. Support facilities such as exercise, lobbies and face street frontage and living areas in rear; or c. Dwelling entries are elevated above sidewalk	P (must be mixed use unless: a. entire block frontage residential; b. Support facilities such as exercise, lobbies and face street frontage and living areas in rear; or c. Dwelling entries are elevated above sidewalk	-	-	S	P (must be mixed use)	P (Must be mixed use)	-	-	-	P (must be mixed use)	-	-	P (must be mixed use)	-	-	-	P (must be mixed use)	P (must be mixed use)	-	P (must be mixed use)	-	P (must be mixed use)	-	-

Proposed Land Use Consolidation

	Current Designation	Current Implementing Zones	Proposed Designation	Proposed Implementing Zones	Comments
	Residential Low Density	RC, R-1, R-4, RMH	Residential Low Density (LD)	RC, R-1, R-4, RMH	This would be the same
	Residential Single Family	R-8	Residential Medium Density (MD)	<ul style="list-style-type: none"> <li>R-6</li> <li>R-8</li> <li>RMH</li> </ul>	<ul style="list-style-type: none"> <li>Renames Residential Single Family to Residential Medium Density</li> <li>Adds new zone, R-6</li> <li>Ensure R-8 zone criteria are appropriate for rezone considerations.</li> </ul>
Growth Center Designations and Zones	Residential Medium Density	R-10, R-14, RMH	Residential High Density (HD)	<ul style="list-style-type: none"> <li>R-10</li> <li>R-14</li> <li>CN</li> <li>RMF</li> <li>RMH</li> <li><b>(RMU)</b></li> <li><b>(RMT)</b></li> </ul>	<ul style="list-style-type: none"> <li>Renames Residential Medium Density and consolidates Residential Multi Family to Residential High Density</li> <li>Adds CN (limited scale commercial zone), RMF (multi-family 20 du/acre), and RMT (multi-family 35 du/acre) as implementing zones.</li> <li>Rezone RMU (75 du/acre) properties with CV (80 du/acre) zone. Ensure allowed land uses are appropriate or establish appropriate limiting criteria.</li> <li>Need to ensure tight rezone criteria for RMF, RMT, and CN zones.                             <ul style="list-style-type: none"> <li>RMT zone may be eliminated through South Renton Rezone process, if not criteria needs to be closely evaluated.</li> </ul> </li> </ul>
	Residential Multi-Family	RMF, RMT, RMU			
	Commercial Neighborhood	CN			
	Commercial Corridor	CA, CO, IL	Commercial & Mixed Use (CMU)	<ul style="list-style-type: none"> <li>CA</li> <li>CO</li> <li>CV (combine CD and CV zone with a new Downtown overlay)</li> <li>UC (combine UC-N1 &amp; UC-N2 allow 150 du/acre)</li> <li><b>(IL)</b></li> </ul>	<ul style="list-style-type: none"> <li>New designation combining commercial and mixed use zones.</li> <li>Zoning criteria need to be very carefully written with consideration for rezone requests.</li> <li>Combine UC-N1 (85 du/acre) and UC-N2 (150 or 250 du/acre) to UC zone and allow 150 du/acre in combined zone.</li> <li>Combine CV (80 du/acre with 60 ft height) and CD zones (150 du/acre with 95 ft height) to CV zone</li> <li>Establish Growth Center Overlays (Downtown and Highlands). With CV zone in Downtown overlay allow 150 du/acre</li> <li>Rezone RMU (75 du/acre 50 ft height) to CV (80 du/acre &amp; 50 ft or 60 ft if mixed use) zones. Only allow mixed use in certain areas. Delete RMU zone.</li> <li>Renton Technical College is only IL zoned property in designation, rezone IL and remove IL as implementing zone.</li> </ul>
	Center Village	RMF, RMT, RMU, CV, R-14			
	Urban Center North	UC-N1, UC-N2			
	Urban Center Downtown	CD, RMU, RMT, CO			
Employment Area Industrial	IL, IM, IH	Employment Area (EA)	<ul style="list-style-type: none"> <li>CO</li> <li>IL</li> <li>IM</li> <li>IH</li> <li>RC</li> <li><b>(CA)</b></li> </ul>	<ul style="list-style-type: none"> <li>Combine the EAV and EAI land use designations.</li> <li>CO criteria need to be tightened with consideration for rezone requests</li> <li>Designate CA zoned properties with CMU and delete CA as implementing zone</li> </ul>	
Employment Area Valley	CA, CO, IL, IM, IH, RC				
Commercial Office Residential	COR	Commercial Office Residential (COR)	COR	This would be the same	

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\*Total Comprehensive Plan Designations or Zones