



**ECONOMIC DEVELOPMENT,
NEIGHBORHOODS, AND STRATEGIC
PLANNING DEPARTMENT**

M E M O R A N D U M

DATE: February 14, 2006

TO: Terri Briere, Committee Chair
Members of the Planning & Development Committee

CC: Kathy Keolker, Mayor
Members of the Renton City Council
Jay Covington, Chief Administrative Officer
Ryan Zulauf, Airport Manager
Gregg Zimmerman, PBPW Administrator
Neil Watts, Development Services Director

FROM: Alex Pietsch, Administrator *AMP*

STAFF CONTACT: Rebecca Lind, Planning Manager (x6588)

SUBJECT: **Renton Municipal Airport Zoning**

ISSUE:

Aviation uses are not currently permitted in the Medium Industrial zone (IM) in the City of Renton. The Renton Municipal Airport is zoned IM, therefore, aviation operations at the Airport are technically "non-conforming." In order to ensure that the airport does not continue as a non-conforming use, amendments to the Renton Municipal Code are required.

BACKGROUND:

Zoning suitable for the Renton Municipal Airport has been going through a transition dating from when the previous airport zone, "Public Use," was phased out as a City designation. The Airport was rezoned from Public Use to IM in 2000. Operation of an airport, however, was not a permitted use in the IM zone at the time of the rezone.

For various reasons, but largely due to further study of the Airport Business Plan and adopting the Airport Compatible Land Use Program during the Comprehensive Plan update process, an amendment to the zoning that would allow the Airport as a permitted use in the IM zone has been delayed. A basic question throughout this process has been, "Should the zoning and development standards for the airport be more complex, or should they be simplified?" EDNSP staff, following consultation with other departments, recommends the latter course of action.

This recommendation is based on the circumstances in place at the present time. The Business Plan is currently being administered and is intended to guide appropriate uses at the Airport. Without the business plan, each use required analysis as to its appropriateness for an airport location.

In addition, the earlier zoning proposal attempted to regulate uses off the airport property to ensure their compatibility with on-airport aviation operations. This is no longer necessary due to adoption in 2003-2004 of the Renton Municipal Airport Compatible Land Use Program. This document restricts uses and potential obstacles within a defined "Airport Influence Area."

For these reasons, proposed uses at the Airport do not need to be "conditionally" approved by the Hearing Examiner and can be regulated through the use of development standards already in place (Renton Municipal Code Title IV) and City-approved airport leases.

RECOMMENDATIONS:

The following is recommended:

- Adopt amendments to the Medium Industrial zone that ensure the airport and its aviation operations may continue without impediment. *Medium Industrial (IM) zoning is the most appropriate, given current and anticipated uses and the size and configuration of the Airport, but amendments to the IM allowed uses are necessary.*
- Allow "airport-related uses" in the IM zone as accessory uses. *Airport-related uses are those that rely on proximity and access to an airport runway. This is intended to be a broad category of uses consistent with the designation of the Renton Municipal Airport as an "Essential Public Facility."*
- Allow "aviation-related uses" in the IM zone as accessory uses. *Aviation-related uses are those that offer aeronautical services to the public or provide support services to airport-related uses, but may not require use of the runway, tower, or other airport operation facilities. This is intended to be a discretionary category of uses, from which the City Council may approve leases, based on recommendations from the Planning/Building/Public Works Department Administrator and Airport Manager.*
- Remove "municipal airports" from the Center Downtown zone as a permitted use.
- Remove "airplane sales and repair" from the Heavy Industrial zone as a permitted use.

- Change “airplane manufacturing” from a Medium Industrial use reviewed by the Hearing Examiner to an Accessory Use, but retain the note that the use is not allowed in the area south of I-405 and north of SW 16th Street.
- Add the following definitions to the Renton Municipal Code:

AIRPORT, MUNICIPAL: The Renton Municipal Airport, a general aviation facility located in Renton, Washington.

AIRPORT-RELATED USE: Uses that require proximity and access to an airport runway.

AVIATION-RELATED USES: Uses that offer aeronautical services to the public or provide support services to airport-related uses.

CITY OF RENTON, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON, AMENDING SECTIONS 4-2-060L, 4-2-070L, AND 4-2-070P OF CHAPTER 2, LAND USE DISTRICTS; AND SECTION 4-11-010 OF CHAPTER 11, DEFINITIONS, OF TITLE IV (DEVELOPMENT REGULATIONS) OF ORDINANCE NO. 4260 ENTITLED “CODE OF GENERAL ORDINANCES OF THE CITY OF RENTON, WASHINGTON” BY ADDING AIRPORTS AS AN ALLOWABLE USE AND AVIATION OPERATIONS AS ACCESSORY USES.

THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON DO ORDAIN AS FOLLOWS:

SECTION I. Subheading “Vehicle Related Activities - Air Transportation Uses” of Section 4-2-060L Vehicle Related Activities of Chapter 2, Land Use Districts, of Title IV (Development Regulations) of Ordinance 4260 entitled “Code of General Ordinances of the City of Renton, Washington” is hereby amended to add “Airplane sales and repair” and “Airports, municipal” to the Medium Industrial zone (IM) as permitted uses; to add “Airport-related uses” and “Aviation-related uses” to the Medium Industrial zone (IM) as accessory uses; to change “Airplane manufacturing” to an accessory use in the IM zone, retaining the note that an exception applies to the area south of I-405 and north of SW 16th Street; to delete “Airplane sales and repair” from the Heavy Industrial zone (IH); and to delete “Municipal Airports” from the Center Downtown zone (CD), all as shown on Exhibit ‘A,’ attached.

SECTION II. Applicable Sections, 4-2-070, small use tables are hereby also amended to be consistent with the above changes to the Section 4-2-060 table.

SECTION III. Section 4-11-010, Definitions A, of Chapter 11, “Definitions,” of Title IV (Development Regulations) of Ordinance No. 4260 entitled “Code of General Ordinances of the City of Renton, Washington” is hereby amended by replacing the existing definition of “Airport, Municipal” with the following revised definition:

AIRPORT, MUNICIPAL: The Renton Municipal Airport, a general aviation facility located in Renton, Washington.

SECTION IV. Section 4-11-010, Definitions A, of Chapter 11, "Definitions," of Title IV (Development Regulations) of Ordinance No. 4260 entitled "Code of General Ordinances of the City of Renton, Washington" is hereby amended by adding the following definitions:

AIRPORT-RELATED USE: Uses that require proximity and access to an airport runway.

AVIATION-RELATED USES: Uses that offer aeronautical services to the public or provide support services to airport-related uses.

SECTION V. This Ordinance shall be effective upon its passage, approval, and five days after its publication;

PASSED BY THE CITY COUNCIL this _____ day of _____, 2006.

APPROVED BY THE MAYOR this _____ day of _____, 2006.

Approved as to form:

4-2-060 ZONING USE TABLE - USES ALLOWED IN ZONING DESIGNATIONS:

ZONING USE TABLE USES:	RESIDENTIAL ZONING DESIGNATIONS							COMMERCIAL ZONING DESIGNATIONS											
	RC	R-1	R-4	R-8	RMH	R-10	R-14	RM	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-N1	UC-N2
L. VEHICLE RELATED ACTIVITIES (Continued)																			
Truck terminals										P									
Vehicle fueling stations									P	P	P		P			P38			
Vehicle fueling stations, existing legal									P	P	AD110	P	P			P38			
Vehicle service and repair, large								AD	P	P									
Vehicle service and repair, small									P	P	AD2	P	P						
Wrecking yard, auto										H59	H								
Air Transportation Uses																			
Airplane manufacturing										H5 9A C								P	
Airplane manufacturing, accessory functions										AC								AC	
Airplane sales and repair										P	P								
Airport, municipal										P									
Airport-related uses										AC									
Aviation-related uses										AC									
Helipads, accessory to primary use									H	H38	H38			H20	H	H		H97	
Helipads, commercial										H								H97	
Municipal airports													H						
M. STORAGE																			
Hazardous material storage, on-site or off-site, including treatment									H24	H24	H24								
Indoor storage									P	P	AC11	AC11	AC11	AC11	AC11	AC11			
Outdoor storage									P57	P57	P57	AD64	H26	H26	H26				
Self-service storage								P8	P58	P59	P								
Vehicle storage																			
Warehousing									P	P	P								
N. INDUSTRIAL																			
Industrial, General																			
Assembly and/or packaging operations									P	P	P							P86	P104
Commercial laundries,									P38	P38	P38			P4					

