

DEVELOPMENT LAND IN RENTON
LAND ON THE CORNER OF MEADOW AVENUE & N 2ND ST



PROPERTY FEATURES

- Convenient location right off Bronson Way & I-405 in Renton
- 16,480 sf of land
- 8,240 sf zoned R-10 (Residential)
- 8,240 sf zoned CA (Commercial Arterial)
- **Asking Price: \$1,195,000 (\$72 per square foot)**
- **Lots available separately – call for pricing**

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ZONING & ZONING MAP

LAND ON THE CORNER OF MEADOW AVE N & N 2ND ST

USES AND DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING

For details refer to RENTON MUNICIPAL CODE :

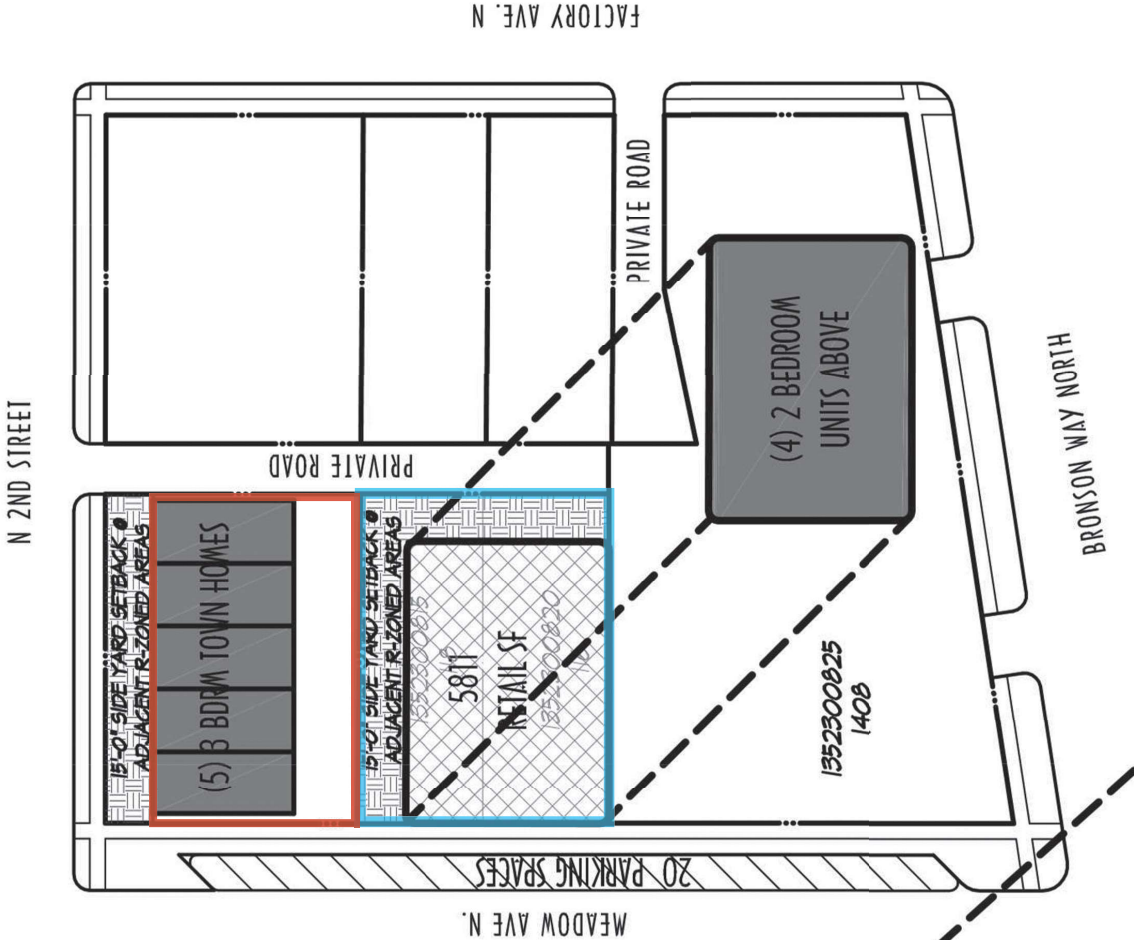
TOTAL -16,480sf	CA-8240sf	R-10-8240sf
PERMITTED USES Additional uses are conditional	General office- Medical-dental, Veterinary office-clinic, School, Research- scientific, Day care, Retail sales, Eating and drinking, Fast food, Adult entertainment, marijuana, Winery, distillery, Micro-brewery, Vehicle fueling, Park	Detached dwelling, Adult family home, Group home, Research- scientific, Park, Park and ride
LOT DIMENSIONS		
Minimum Lot Size	5,000sf	Detached dwellings: 4,000sf
Minimum Lot Width		40ft
		50ft - corner lots
Minimum Lot Depth		70ft
Minimum Front Yard		20ft except when all vehicle access is taken from an alley , Then 15ft
Minimum Rear Yard		15ft
Minimum Side Yard		4ft
		15ft - along street
LOT COVERAGE		
Maximum	65% of total lot area or 75% if parking is provided within the building or an on-site parking garage	55% 80% - Impervious surface
DENSITY		
Minimum	10 dwelling units per acre	5 dwelling units
Maximum	60 dwelling units in the city center	10 dwelling units 4 units per building
Maximum number of dwellings		Detached dwellings: 1 dwelling with 1 accessory dwelling unit
HEIGHT		
Maximum Building Height	50' except 60' for mixed use (commercial and residential) in the same building. Heights may exceed the Zone's maximum height with a Conditional Use Permit.	3 stories
PARKING		
Required location for parking	Parking for residential units shall be enclosed within the same building as the unit it serves	
Minimum Tree Density		4 significant trees per 5,000sf

Above information is approximate and should be confirmed by user with the latest Renton Municipal Code



SITE ANALYSIS

SCHEME PROPOSED BY DRAGER ARCHITECTURE



ZONE	SIZE	PROPOSED DEVELOPMENT
R-10	8,240sf	5 – 3 bedroom townhomes
CA	8,240sf	Retail – 5,811sf with 4 – 2 bedroom units above
TOTAL	16,480sf	

LEGEND	
	SETBACK/BUFFER
	RESIDENTIAL
	COMMERCIAL RETAIL
	COMMERCIAL OFFICE
	PARKING