ORDINANCE No. 1074

An Ordinance of the City of Kent, Washington, amending Sections 10.6.05, 10.6.5, 10.6.12, 10.6.15, 10.7.02, 10.7.05, 10.7.1, 10.7.5, 10.10.18, 10.11.3, 10.11.6, 10.12.05, and all of the Zoning Ordinance of the City of Kent, being Ordinance No. 1071.

WHEREAS, upon study and recommendation of the Planning Commission of the City of Kent, as provided in Section 10.16.01 of Ordinance No. 1071 of the City of Kent, certain amendments to the text of said Ordinance No. 1071 were proposed; and

WHEREAS, in compliance with said Section 10.16.01 of Ordinance No. 1071, public hearing was had upon said proposed textual changes on the 15th day of May, 1961, after proper public notice of said hearing, now, therefore,

THE CITY COUNCIL OF THE CITY OF KENT DO ORDAIN as follows:

Section 1. That the sections as set forth by number in the title of this ordinance, of Ordinance No. 1071 of the City of Kent, entitled "An ORDINANCE RELATED TO PLANNING AND ZONING FOR LAND USE AND DEVELOPMENT IN THE CITY OF KENT, TO BE KNOWN AS 'ZONING ORDINANCE OF THE CITY OF KENT': CREATING UNIFORM DISTRICTS IN WHICH COMPATIBLE USES ARE ALLOWED: PRESCRIBING STANDARDS FOR EACH DISTRICT: PRESCRIBING DENSITY CONTROLS: PRESCRIBING PROCEDURES AND STANDARDS FOR GRANTING CONDITIONAL USE EXCEPTIONS; PRESCRIBING PROCEDURES AND CONDITIONS FOR GRANTING VARIANCES IN HARDSHIP CASES: PROVIDING OFF-STREET PARKING: PROVIDING PROCEDURES FOR ADMINISTRATION, APPEAL, AMENDMENTS AND ENFORCEMENT; PROVIDING FOR PENALTIES; AND REPEALING ORDINANCE NO. 784," passed by the City Council of the City of Kent on the 19th day of September, 1960, and published on the 28th day of September, 1960, be and they are hereby amended to read as follows, to-wit:

"10.6.05. Cl Zoning District- Prohibited Uses. In the Cl Zoning District no mobile home, camping trailer or similar conveyance while being used for living and/or sleeping quarters or human habitation of any kind, shall be allowed to stand or be parked on or to occupy any portion of a lot in said district. No more than one each of such mobile homes, camping trailer, boat or other similar conveyance may be stored on a single lot used for residential purposes, providing that such conveyances shall (1) be located on the rear half of the lot; (2) not project beyond the front line of the principal

1.
building; (3) not be less than ten (10) feet from any flanking or side street line; (4) not be less than five feet from any side or rear lot line.

"Section 10.6.5. C2 Zoning District-Prohibited Uses. In the C2 Zoning district no mobile home, camping trailer or similar conveyance while being used for living and/or sleeping quarters or human habitation of any kind, shall be allowed to stand or to be parked on or to occupy any portion of a lot in said district. No more than one each of such mobile homes, camping trailer, boat or other similar conveyance may be stored on a single lot used for residential purposes, providing that such conveyances shall (1) be located on the rear half of the lot; (2) not project beyond the front line of the principal building; (3) not be less than ten (10) feet from any flanking or side street line; (4) not be less than five feet from any side or rear lot line.

"Section 10.6.12 C3 Zoning District-Principal uses permitted outright. The principal uses permitted outright in the C3 Zoning District are as follows:

(1) Those uses permitted outright or as conditions exceptions in the C2 Zoning District.

(2) Production or treatment of such food products, all or a portion of which are sold in conjunction with a retail business conducted on the premises.

(3) Fruit and vegetable markets, retail and wholesale; fish markets.

(4) Automobile sales and services, used car lots, and storage (ground or otherwise) of vehicles for sale or hire, but not including wrecking, salvage, processing or storage operations.

(5) All types of building supply sales and warehousing.

(6) Indoor recreational facilities; bowling alleys, dance halls, skating rinks, and other commercialized forms of recreation conducted or carried on within a building.

(7) Outdoor recreational facilities: outdoor theaters, golf driving ranges and practice courses, other forms of commercialized recreation carried on entirely outdoors or partly within a building or shelter.

(8) Feed and seed stores, nursery sales yards and greenhouses.

(9) Trade schools

(10) Stone and monument sales but no industrial operations.

(11) Processing and bottling non-alcoholic beverages, the production of which is devoid of fumes, noxious odors or waste products.

(12) Similar uses but not including those involving industrial operations, activities, warehousing or storage."

"Section 10.6.15. C3 Zoning District-Prohibited Uses. In the C3 Zoning District no mobile home, camping trailer or similar conveyance while being used for living and/or sleeping
quarters or human habitation of any kind, shall be allowed to stand or to be parked on or to occupy any portion of a lot in said district. No more than one each of such mobile homes, camping trailer, boat or other similar conveyances may be stored on a single lot used for residential purposes, providing that such conveyances shall (1) be located on the rear half of the lot; (2) not project beyond the front line of the principal building; (3) not be less than ten (10) feet from any flanking or side street line; (4) not be less than five feet from any side or rear lot line.

"Section 10.7.02 Light Industrial Zoning District - MI - Principal Uses Permitted Outright.

(1) Principal uses permitted outright in the C3 District, provided that residential uses may be permitted only in conformance with Section 10.7.06.

(2) The following typical uses, provided that the Planning Commission may require evidence that uses established after the effective date of this Ordinance shall be operated so as to conform with all performance standards set forth in Chapter 10.8 of this Ordinance.

Assembly and fabrication of metal products
Assembly of electric appliances, electronic instruments and devices
Boat building
Brewery, distillery or winery
Cereal mills
Concrete mixing plants
Contractors' or loggers' equipment and trucks storage yard, plat, repair, rental
Enameling or metal coating (galvanizing, electroplating)
Foundry
Fuel oil distributor, retail
Fuels, solid, yard
Glue factory using vegetable or synthetic resin materials in its operation which will not produce obnoxious nor offensive odors
Grain elevator
Heavy machinery, repair, storage, or salvage
Lumber or shingle mills
Machine shop
Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries (excluding the refining and rendering of fats and oils), food and beverage products.
Manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials, such as bone, cellophane, canvas, cloth, cork, feather, felt, fiber, fur, glass, hair, leather, paper, plastics, textiles, tobacco, wood, yams, and paint not employing a boiling process.
Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay
Manufacture and maintenance of electric and neon signs, outdoor advertising, and other commercial advertising, structures.
Manufacture of musical instrument, toys, novelties, and rubber and metal stamps
Railroad facilities of all types, except repair shops and engine roundhouses
Spinning or knitting of cotton, wool, flax or other fibrous materials
Stone, marble and granite monument works
Tire retreading or recapping
Wading shop
Any other uses judged by the Planning Commission to be no more detrimental to adjacent properties than, and of the same type and character as, the above listed uses."

"Section 10.7.06. M1 Zoning District-Prohibited Uses. No building, structure, or premises, or portions thereof, established after the effective date of this ordinance, shall be used for human habitation, except as quarters for a caretaker, guard or other persons whose permanent residency on the premises is required for operational, safety or protective purposes.

"In the M1 Zoning District no mobile home, camping trailer or similar conveyance while being used for living, and/or sleeping quarters, or human habitation of any kind, shall be allowed to stand or to be parked on or to occupy any portion of a lot in said district. No more than one of each of such mobile, camping trailer, boat or other similar conveyance may be stored on a single lot used for residential purposes, providing that such conveyance shall (1) be located on the rear half of the lot; (2) not project beyond the front line of the principal building; (3) not be less than ten feet from any flanking or side street line; (4) not be less than five feet from any side or rear lot line. One mobile home may be permitted, upon approval by the Planning Commission, for use to house a caretaker on an industrial site."

"Section 10.7.1 Heavy Industrial Zoning District M2-Principal Uses permitted outright. In an M2 District, any use established after the effective date of this ordinance shall be so operated as to conform with all performance standards set forth in Chapter 10.8 of this ordinance.

"(1) Principal uses permitted outright in the M1 District provided that residential uses may be permitted only in conformance with Section 10.7.5.

"(2) In any other use established after the effective date of this ordinance shall be so operated as to conform with performance standards set forth in Chapter 10.8 of this ordinance.

"(3) No use located in an M2 District and already established on the effective date of this ordinance shall be so altered or modified as to conflict with, or if already in conflict with, to conflict further with any performance standards established by this ordinance."

"Section 10.7.5. M2 Zoning District - Prohibited Uses. No building structure, or premises, or portions thereof, established after the effective date of this ordinance, shall be used for human habitation, except as quarters for a caretaker, guard or other persons whose permanent residency on the premises is required for operational, safety or protective purposes.

"In the M2 Zoning District no mobile home, camping trailer or similar conveyance while being used for living,
and/or sleeping quarters, or human habitation of any kind, shall be allowed to stand or to be parked on or to occupy any portion of a lot in said district. No more than one of each of such mobile, camping trailer, boat or other similar conveyance may be stored on a single lot used for residential purposes, providing that such conveyance shall (1) be located on the rear half of the lot; (2) not project beyond the front line of the principal building; (3) not be less than ten feet from any flanking or side street line; (4) not be less than five feet from any side or rear lot line. One mobile home may be permitted, upon approval by the Planning Commission, for use to house a caretaker on an industrial site."

"Section 10.10.18. Accessory Use Lot Coverage. Accessory structures, whether attached or detached, shall occupy no more than 15% of the lot area and shall not exceed 35% of floor area of the principal use, even though such use may be situated on several floor levels; provided that a two-car garage of not more than 24 x 26 ft. may be constructed, provided it does not occupy more than 15% of the lot area."

"Section 10.11.3. Table of Minimum Standards. Required parking spaces (where alternative standards prevail, the greater applies in conflicting computations),

<table>
<thead>
<tr>
<th>USE</th>
<th>SPACES REQUIRED</th>
</tr>
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<tbody>
<tr>
<td>(1) Residential structures</td>
<td>1 for each dwelling unit</td>
</tr>
<tr>
<td>(2) Rooming houses, lodging homes, similar uses</td>
<td>1 for each sleeping room</td>
</tr>
<tr>
<td>(3) Auto courts, motel</td>
<td>1 for each sleeping unit</td>
</tr>
<tr>
<td>(4) Hospitals, nursing homes and institutions</td>
<td>1 for each 4 beds.</td>
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<tr>
<td>(5) Theaters</td>
<td>1 for each 4 seats, except 1 for each 8 seats in excess of 800 seats</td>
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<tr>
<td>(6) Churches, auditoriums and similar enclosed places of assembly</td>
<td>1 for each 6 seats and/or 1 for each 50 square feet of floor area for assembly not containing fixed seats.</td>
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<tr>
<td>(7) Stadiums, sport arenas, and similar open assemblies</td>
<td>1 for each 8 seats and/or 1 for each 100 square feet of assembly space without fixed seats.</td>
</tr>
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<td>(8) Libraries, classrooms</td>
<td>1 for each 250 square feet of gross floor area</td>
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<tr>
<td>(9) Dance Halls</td>
<td>1 for each 50 square feet of gross floor area</td>
</tr>
<tr>
<td>(10) Bowling alleys</td>
<td>6 for each alley</td>
</tr>
<tr>
<td>(11) Medical and dental clinics</td>
<td>1 for each 150 square feet of gross floor area</td>
</tr>
<tr>
<td>(12) Banks, business and professional offices</td>
<td>1 for each 200 square feet of gross floor area</td>
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</tbody>
</table>
(13) Mortuaries, funeral homes
1 for each 75 square feet of floor space used for assembly.

(14) Warehouse, storage and wholesale business
1 for each 2 employees.

(15) Food and beverage places with sale and consumption on premises;
If less than 4000 square ft. 1 for each 200 square feet of gross floor area.
If over 4000 square feet 20 plus 1 for each 100 square feet of gross floor area in excess of 4000 square feet.

(16) Food and beverage places with consumption of food and beverages principally in cars or to go
If less than 4000 square ft. 1 for each 50 sq. ft. of gross floor area or a minimum of 10.
If over 4000 square feet 1 plus 1 for each 100 square feet gross floor area in excess of 4000 square feet.

(17) Self service laundries
1 for each 3 Washington machines or a minimum of 5.

(18) Drive-in cleaners and other similar self service uses on the premises
1 space for each 300 sq. ft. of gross floor area, but no less than 5.

(19) Furniture, appliance, hardware, clothing, shoe, personal service stores
1 for each 600 square feet of gross floor area.

(20) Motor vehicle, machinery, plumbing, heating, ventilating, building supplies stores and services
1 for each 1000 square feet of gross floor area, exclusive of displays, or 1 for each 3 employees.

(21) Other retail stores less than 5000 square feet floor area
1 for each 300 square feet floor area.

(22) Retail between 5000 and 20,000 square feet floor area
17 plus 1 for each 100 square feet in excess of 5000.

(23) Manufacturing uses, research, testing and processing, assembly, and all industries
1 for each 2 employees on the maximum working shift, and not less than 1 for each 500 square feet of gross floor area.

(24) Transportation terminal
By Planning Commission determination based upon the needs.

(25) Uses not specified
See Section 10.11.08

(26) Used Car Lots
1 for each 100 sq. ft. of gross floor area with ingress and egress not less than 10 ft. in width, with adequate provisions for passing to be provided on the property.
"Section 10.11.6. Enclosure - Ingress and Egress - Surfacing - Drainage.

(1) A rail fence, evergreen hedge, wall or other continuous barricade of harmonious material and design at least 18 inches, and no more than 24 inches in height, shall be provided along property lines which adjoin streets in business zoning districts. Off-street parking areas which adjoin or face across a street or property line toward residentially zoned and/or used property, or institutionally used premises, shall be more effectively screened on such sides by a continuous view reducing fence, wall, or compact evergreen hedge. Such fence, wall or hedge shall comply with the yard requirements of the more restrictive zoning district upon which the same abuts, adjoins or faces.

(2) In all districts where off-street parking facilities are a permitted or required use, as an adjunct to business, and such facilities provide service to the patrons and customers patronizing such businesses, such off-street parking lot shall be established and maintained subject to the following regulations:

(a) Adequate ingress and egress shall be provided in accordance with the plans submitted in triplicate to and approved by the City Engineer. As nearly as possible, ingress shall be from abutting street frontage, and egress by way of public alley, in a manner approved by the City Engineer and the Chief of Police.

(b) All such parking lots for commercial purposes shall be hard surfaced with concrete or plant mixed bituminous material and maintained in a usable dust proof condition and shall be graded to dispose of surface water.

"Section 10.12.06. Public Hearing. Except as hereinafter provided, whenever a public hearing is required by this ordinance, no less than three (3) notices therefor shall be posted by the City Engineer in conspicuous places on or adjacent to the tract, lot, or other land or building area affected. Written notices shall be mailed to adjacent land owners, or their agents, or others likely to be affected. Such notices shall state the time and place of such hearing and the nature of the question to be heard and shall be posted not less than 14 days prior to the date of hearing. Notices shall be sent to the names appearing on the tax rolls of all property within a distance of 200 feet, streets and alleys excluded, of all property which is the subject of the public hearing. Notices may also be sent to other property owners who might be affected. Notices of public hearing on proposed textual changes in this ordinance, or proposed changes in the Comprehensive Plan and Map of the City shall be published at least two (2) times successively in the city official newspaper prior to the date of hearing, and such notices shall contain the date, time and place of the public hearing, together with text or explanations of the proposed changes. In addition to other required data accompanying request involving public hearing, a check in the amount of Fifty ($50.00) Dollars, non-refundable and payable to the City, shall be filed to cover costs.
incurred in connection with the posting and mailing of notices."

Section 2. That the City Clerk of the City of Kent be and he is hereby authorized to certify a copy hereof and record the same with the County Auditor of King County, Washington.

Section 3. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as by law provided.

Attest:  

Approved as to form:  

Passed the 5th day of June, 1961  
Published the 7th day of June, 1961  
Approved the 5th day of June, 1961.