An Ordinance of the City of Kent, Washington, amending Sections 10.6.12 (as amended by Ordinance No. 1094) 10.6.14, 10.7.02 (as amended by Ordinance No. 1094), and 10.14.03, 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 17th day of July, 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 Section 10.6.12 of Ordinance No. 1071 of the City of Kent, entitled "An Ordinance relating to planning and zoning for land use and development in the City of Kent, and 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, as said section was amended by Ordinance No. 1094 of said City, passed on the 5th day of June, 1961, and published on the 7th day of June, 1961, be and it is hereby amended to read as follows:

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

1. Those uses permitted outright or as conditional 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, auto reconditioning, painting, upholstering, motor rebuilding, body and fender works and farm equipment repair. Automobile wrecking, salvage, or storage related thereto shall not be permitted.

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.


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 2. That Section 10.6.14 of Ordinance No. 1071 of the City of Kent, entitled, passed and published as aforesaid, be and it is hereby amended to read as follows:

"Section 10.6.14 C3 Zoning District-Conditional Exceptions. Conditional exceptions which may be authorized by the Board of Adjustment in the C3 Zoning district are as follows:

1. Wholesale and storage establishments, provided they are enclosed in a building.

2. Truck terminals.

3. Tire retreading or recapping.

4. Any use determined to be of the same general character as the principal uses permitted outright."

Section 3. That Section 10.7.02 of Ordinance No. 1071, of the City of Kent, entitled, passed and published as aforesaid,
as amended by Ordinance No. 1094 of said City, passed and published as aforesaid, be and it is hereby amended to read as follows:

"Section 10.7.02 Light Industrial Zoning District - ML-
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
Automobile or truck wrecking
Assembly of electrical appliances, electronic instruments and devices
Boat building
Brewery, distillery or winery
Cereal mills
Concrete mixing plants
Contractors' or loggers' equipment and trucks storage yard, plant, repair, rental
Enameling or metal coating (galvanizing, electro-plating)
Foundry
Fuel Oil distributor, retail
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, yarn, 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.

3.
Spinning or knotting of cotton, wool, flax or other fibrous materials
Stone, marble and granite monument works
Welding 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 4. That Section 10.14.03 of Ordinance No. 1071, entitled, passed and published as aforesaid, be and it is hereby amended to read as follows:

"Section 10.14.03. Certificate required. No vacant land shall be occupied or used and no building hereafter erected (with the exception of single family dwellings) shall be occupied or used until a certificate of occupancy is issued by the City Engineer, stating that the provisions of this ordinance have been complied with, and a violation of the terms of this ordinance shall be grounds for the revocation of the certificate of occupancy."

Section 5. 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 6. This ordinance shall take effect and be in force five days from and after its passage, approval and publication as by law provided.

Attest: City Clerk

Approved as to form: City Attorney

Passed the 7th day of August, 1961.
Approved the 7th day of August, 1961.
Published the 9th day of August, 1961.

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