ORDINANCE NO. 1144

An Ordinance of the City of Kent, Washington
amending Sections 10.7.02 (as amended by Ordinance No. 1100), adding a new Section 10.7.051, and amending Sections 10.7.3, 10.11.5, and 10.15.04, 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 16th day of July, 1962, after proper public notice of said hearing, now, therefore,

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

Section 1. That 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, 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 approved by the Mayor on the 20th day of September, 1960, as amended by Ordinance No. 1100, entitled" An Ordinance of the City of Kent, Washington amending Section 10.10.12 (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", passed the 7th day of August, 1961, and approved by the Mayor on the 7th day of August, 1961, be and it is hereby amended in the following particulars, to-wit:

1.
To change Section 10.7.02 of Ordinance No. 1071, as amended, by Section 3. of Ordinance No. 1100, to read as follows:

"10.7.02 M. LIGHT INDUSTRIAL DISTRICT --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 August 14, 1961, shall be operated so as to conform with all performance standards set forth in Chapter 10.8 of this title.

Assembly and fabrication of metal products.

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, 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 or 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, yarns 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 instruments, toys, novelties, and rubber and metal stampa

Railroad facilities of all types, except repair shops and engine roundhouses.

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."

(b) By adding a new section 10.7.051, reading as follows:

"10.7.051 M1 District- CONDITIONAL EXCEPTIONS. The following uses may be permitted in an M1 Zoning District only when the location of said use shall have been approved by the Board of Adjustment after public hearing and examination of the location:

auto and truck wrecking."

(c) To amend Section 10.7.3 to read as follows:

"10.7.3 M2 DISTRICT- CONDITIONAL EXCEPTIONS. The following uses may be permitted in an M2 Zoning District only when the location of such use shall have been approved by the Board of Adjustment after public hearing and examination of the location:

Acid manufacture.

Auto and truck wrecking

Blast furnace.

Cement, lime, gypsum or plaster of paris manufacture.

Coal distillation.

Coke ovens.

Distillation of bones.

Dump, rubbish, slag or sawdust.

Explosives, manufacture or storage.

Fat rendering.

Fertilizer manufacture.

Garbage, offal, or dead animal reduction or dumping.

Gas manufacture or storage (artificial, natural, industrial liquified or compressed gases.)
Glue manufacture.

Incinerator

Junk yards, including processing, storage and sales.

Ore reduction.

Paper or pulp manufacture.

Petroleum refining.

Salvaging, including processing, storage and sales.

Slaughter of animals or meat packing.

Smelting of copper, iron, lead, tin or zinc, and other metallic ores.

Steel manufacture.

Stock yards or feeding pens.

Tannery or the curing or storage of raw hides."

(d) To change Section 10.11.5 to read as follows:

"10.11.5. PROCEDURE. Applications, together with plans and specifications, shall be submitted to the City Engineer. His approval shall be required before site preparation or development work is commenced." 

(#) To change Section 10.15.04 to read as follows:

"10.15.04. COMPOSITION OF THE BOARD OF ADJUSTMENT; QUORUM. The Board of adjustment shall consist of citizens having an understanding of the benefits of planning and zoning to the municipality. It shall include a councilman, a planning commissioner, an attorney and two laymen, (but not the City Attorney, City Engineer, City Planner, nor any of their assistants, who shall serve as ex-officio non-voting members.) The presence of three voting members, including the Chairman, shall constitute a quorum.

Section 2. 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: 

City Clerk

Approved as to form:

City Attorney

Passed 8-6-1962

Approved 8-7-1962

Published 8-8-1962