ORDINANCE NO. 1073

An Ordinance of the City of Kent amending Section 10.3.02, 10.5.35, 10.5.45, 10.6.02 and 10.6.2 and amending Chapter 10.10 by adding thereto a new section 26, 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 21st day of January, 1963, 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 control; prescribing procedures and standards for granting conditional 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, be and it is hereby amended in the following particulars, to-wit:

(a) Section 10.3.02, specific definitions, be and it is hereby amended by changing the definition of lot to read as follows:

"Lot. A parcel of land under one ownership used or capable of being used under the regulations of this ordinance, including both the building site and all required yards and other open spaces, and having frontage upon a street or alley, or private easement."

(b) Section 10.5.35 is amended to read as follows:

1.
"10.5.35 R4 ZONING DISTRICT -DENSITY PROVISIONS. Density provisions of the R4 Zoning District are as follows:

1. Maximum height of buildings: 3 stories but not to exceed 40 ft.;

2. Minimum area of lot:
   - R1: One single family detached dwelling structure-6000 square feet.
   - R2: One two-family attached dwelling structure-7000 square feet.
   - R4: 1500 square feet per dwelling unit for first four dwelling units; 1000 square feet per unit for each dwelling unit in excess of the first four.

3. Minimum depth of lot: 90 feet.

4. Minimum width of lot: 50 feet.

5. Maximum percent of lot coverage: 60%.


7. Minimum side yard width: 5 feet, except when abutting an SR, R1, or R2 Zoning District, then 10 feet shall be required.

8. Minimum side yard width along flanking street of corner lot: 10 ft.

9. Additional side yard required per story when in excess of two stories: 2 feet.

10. Minimum rear yard required: 20 feet.

(c) Section 10.5.45 be and it is hereby amended to read as follows:

"10.5.45 R5 ZONING DISTRICT -DENSITY PROVISIONS. Density provisions of the R5 Zoning District are as follows:

1. Maximum height of buildings: 3 stories but not to exceed 40 ft.;

2. Minimum area of lot: One single family detached dwelling structure-5000 square feet.
   One two-family attached dwelling structure-5000 square feet.
   Multiple dwelling structures-1000 square feet for each dwelling unit for the first four dwelling units; 800 square feet for each dwelling unit in excess of the first four.

3. Minimum depth of lot: 100 feet.

4. Minimum width of lot: 100 feet.

5. Maximum percent of lot coverage: 60%.


2.
(7) Minimum side yard width: 5 feet except when abutting an SR, R1, or R2 Zoning District, then 10 feet shall be required.

(8) Minimum side yard width along flanking street of corner lot: 10 ft.

(9) Additional side yard required per story when in excess of 2 stories; 2 feet.

(d) Section 10.6.02 be and it is hereby amended to read as follows:

"10.6.02 Cl ZONING DISTRICT - PRINCIPAL USES PERMITTED OUTRIGHT. The principal uses permitted outright in the Cl Zoning District are as follows:

(1) Retail stores, shops, services and business activities serving primarily the residents of the surrounding neighborhood, supplying the necessary daily convenience goods for households, such as: groceries; meats, dairy products; drugs; confectionery, cleaning-laundry (pick-up only) and self-service laundries; clinics; variety; florists; barbershop; beauty shop; retail baker (all merchandise to be sold on the premises); ice dispensary; sporting goods; supermarket.

(2) Uses permitted outright or as conditional exceptions in Residential Districts R1, R2, R3, R4, and R5.

(3) Any other similar uses which in the judgment of the Planning Commission are compatible to the neighborhood.

(e) Section 10.6.2 be and it is hereby amended to read as follows:

"10.6.2 C2 ZONING DISTRICT - PRINCIPAL USES PERMITTED OUTRIGHT. The principal uses permitted outright in the C2 Zoning District are the uses as specified in the Cl District, and sales, service or business establishments necessary to supply the retail needs of residents in an area such as described in Section 10.6.1 such as, but not limited to, the following uses:

(1) Hardware; drygoods; apparel; interior decorating; appliance center, photographic studio; home appliance; furniture.

(2) Cafe and catering establishment; tavern; theater; gift, music, radio, T.V.shops; bank, business or professional offices; insurance or real estate offices; undertaking establishments.

(3) Garage (minor auto repair, but no service stations); refrigerated locker; shoe repair; book store; fruit and vegetable markets; bakery, self-service laundry; printing establishments.

(4) Bus and railway depots; taxi stands; and similar transportation facilities, but not including railroad yards, bus garages or storage yards, and similar operating facilities.

(5) Hotels, motels and similar facilities offering accommodations on a transient tenancy basis, but not including mobile home or trailer courts.

3.
(6) Uses permitted outright or as conditional exceptions in R2, R3, R4 and R5 Districts, provided that they are located so as to serve as transition uses between business and more restrictive residential uses.

(f) That Chapter 10.10 be and it is hereby amended by adding thereto a new section denominated Section 10.10.26. Easements, to read as follows:

"Section 10.10.26. EASEMENTS. Dwelling units may be permitted upon land fronting on private easements giving access to public streets or alleys provided that said easement shall have a minimum width of 20 feet and shall serve no more than 3 dwelling units."

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.

Mayor

City Clerk

City Attorney

Passed February 4, 1963
Approved February 5, 1963
Published February 6, 1963.