ORDINANCE NO. 2396

AN ORDINANCE of the City of Kent, Washington, relating to zoning and land use, amending Sections 3.17.1, 3.18.1 and 3.19.1 of the Kent Zoning Code (Ordinance 1827) relating to Principally Permitted Uses; allowing alcoholic beverage processes as a Principally Permitted Use in the M-1, Industrial Park and M-2, Limited Industrial zoning, districts and deleting the same from the M-3, General Industrial, zoning district.

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 3.17.1 of the Kent Zoning Code entitled "Principally Permitted Uses" (M1, Industrial Park District) is amended as follows:

Section 3.17.1 Principally Permitted Uses

The following list is illustrative of the types of permitted uses and is not intended to be exclusive.

A. Manufacturing, processing, assembling and packaging of articles, products or merchandise from previously prepared natural or synthetic materials, including but not limited to asbestos, bristles, bone, canvas, cellophane and similar synthetics, chalk, clay (pulverized only, with gas or electric kilns), cloth, cork, feathers, felt, fiber, fur, glass (including glass finishing), graphite, hair, horn, leather, paints (except boiling processes), paper, paraffin, plastic and resins, precious or semiprecious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool and yarn.

B. Manufacturing, processing, treating, assembling, and packaging of articles, products, or merchandise from previously prepared ferrous, nonferrous or alloyed metals (such as bar stock sheets, tubes, and wire and other extrusions), including light foundary casting and forging operations and other forming operations.

C. Printing, publishing and allied industries, including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, film processing, and similar operations or activities.

D. Manufacturing, processing, blending, and packaging of the following:

1. Drugs, pharmaceuticals, toiletries, and cosmetics.

2. Food and kindred products, such as confectionary products, chocolate, cereal breakfast foods, bakery products, pasta products, fruits and vegetables, beer, beverages
(except fermenting and distilling), prepared food specialities (such as coffee, dehydrated and instant foods, extracts, spices and dressings) and similar products.

3. Dairy products and by-products, such as milk, cream, cheese, and butter; including the processing and bottling of fluid milk and cream and wholesale distribution.

E. Warehousing and distribution facilities and the storage of goods or products, except for those goods or products specifically described as permitted to be stored only as conditional uses in the M3 District.

F. Crop and tree farming.

G. Administrative or executive offices which are part of a predominant industrial operation.

H. Scientific research, testing and experimental development laboratories.

I. Establishments engaged in electronic, automotive, aerospace, missile, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, accessories, assemblies, systems, engines, major components, and whole electronic or electrical devices, automobiles, aircraft, missiles, aerospace, or underwater vehicles, or similar products, including research and test facilities, but specifically excluding explosive fuels and propellants.

J. Manufacturing, processing, assembling, and packaging of precision components and products; including precision machine shops for products such as radio and television equipment, business machine equipment, home appliances; scientific, optical, medical, dental, and drafting instruments, photographic and optical goods; phonograph records and prerecorded audio-visual tape, measurement and control devices, sound equipment and supplies, personal accessories, and products of similar character.

K. Headquarter offices of industrial operations.

L. Alcoholic beverage processes, such as distilling and fermenting.

M. Other similar uses which the Planning Director finds compatible with the Principally Permitted Uses described herein; consistent with the purpose and intent of the M1 District and not of a type to adversely affect the use of adjoining properties.

Existing dwellings may be rebuilt, repaired and otherwise changed for human occupancy. Accessory uses for existing dwellings may be constructed. Such uses are garages, carports, storage sheds and fences. (Amendment - per City Council action, 3/17/75).

Section 2. Section 3.18.1 of the Kent Zoning Code entitled "Principally Permitted Uses" (M2, Limited Industrial District) is amended as follows:
Section 3.18.1 Principally Permitted Uses

The following list is illustrative of the types of permitted uses and is not intended to be exclusive.

A. Manufacturing, processing, assembling and packaging of articles, products or merchandise from previously prepared natural or synthetic materials, including but not limited to asbestos, bristles, bone, canvas, cellophane and similar synthetics, chalk, clay (pulverized only, with gas or electric kilns), cloth, cork, feathers, felt, fiber, fur, glass (including glass finishing), graphite, hair, horn, leather, paints (except boiling processes), paper, paraffin, plastic and resins, precious or semiprecious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool and yarn.

B. Manufacturing, processing, treating, assembling, and packaging of articles, products, or merchandise from previously prepared ferrous, nonferrous or alloyed metals (such as bar stock sheets, tubes, and wire and other extrusions), including light foundary casting and forging operations and other forming operations.

C. Printing, publishing and allied industries, including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, film processing, and similar operations or activities.

D. Manufacturing, processing, blending, and packaging of the following:

1. Drugs, pharmaceuticals, toiletries, and cosmetics.

2. Food and kindred products, such as confectionary products, chocolate, cereal breakfast foods, bakery products, pasta products, fruits and vegetables, beer, beverages (except fermenting and distilling), prepared food specialities (such as coffee, dehydrated and instant foods, extracts, spices and dressings) and similar products.

3. Dairy products and by-products, such as milk, cream, cheese, and butter; including the processing and bottling of fluid milk and cream and wholesale distribution.

E. Warehousing and distribution facilities and the storage of goods or products including rail-truck transfer facilities.

F. Crop and tree farming.

G. Administrative or executive offices which are part of a predominant industrial operation.

H. Scientific research, testing and experimental development laboratories.

I. Establishments engaged in electronic, automotive, aerospace, missile, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, accessories, assemblies, systems, engines, major
components, and whole electronic or electrical devices, automobiles, aircraft, missiles, aerospace, or underwater vehicles, or similar products, but specifically excluding explosive fuels and propellants.

J. Manufacturing, processing, assembling, and packaging of precision components and products; including precision machine shops for products such as radio and television equipment, business machine equipment, home appliances; scientific, optical, medical, dental, and drafting instruments, photographic and optical goods; phonograph records and pre-recorded audio-visual tape, measurement and control devices, sound equipment and supplies, personal accessories, and products of similar character.

K. Headquarter offices of industrial operations.

L. Warehousing with retail sales.

M. Alcoholic beverages processes, such as distilling and fermenting.

((M+)) N. Other similar uses which the Planning Director finds compatible with the Principally Permitted Uses described herein; consistent with the purpose and intent of the M2 District and not of a type to adversely affect the use of adjoining properties.

Existing dwellings may be rebuilt, repaired and otherwise changed for human occupancy. Accessory uses for existing dwellings may be constructed. Such uses are garages, carports, storage sheds and fences. (Amendment - per City Council action, 3/17/75).

Section 3. Section 3.19.1 of the Kent Zoning Code entitled "Principally Permitted Uses" (M3, General Industrial District) is amended as follows:

Section 3.19.1 Principally Permitted Uses

The description of Principally Permitted Uses is illustrative of the types of uses which shall be permitted in the M3 District and is not intended to be exclusive.

A. Administrative or executive offices which are part of a predominant industrial operation.

B. Scientific research, testing, and experimental development laboratories conducted in conjunction with a Principally Permitted Use.

C. Manufacturing, processing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, including but not limited to asbestos, bristle, bone, canvas, cellophane and similar synthetics, chalk, clay, leather, paints, paper, paraffin, plastics and resin, precious and semiprecious stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool, and yarn.

D. Manufacturing, processing, treating, assembling and packaging of articles, products, or merchandise from previously
prepared ferrous, nonferrous or alloyed metals, excluding predominantly drop forge and drop hammer operations.

E. Printing, publishing and allied industries, including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, film processing and similar operations or activities.

F. Manufacturing, processing, blending and packaging of products such as the following:
   1. Drugs, pharmaceuticals, toiletries, and cosmetics.
   2. Soaps, detergents, and other basic cleaning and cleansing preparations.
   3. Plastics and synthetic resins.
   4. Synthetic and natural fiber and cloth.
   5. Prepared and basic food, beverage and kindred products, including ice manufacture and storage and cold storage plants, but excluding meat and sea food products.
   6. Plywood, composition wallboard and similar structural wood products.
   7. Nonmetallic mineral products such as abrasives, asbestos, chalk, pumice, and putty.
   8. Heat resisting or structural clay or cement products (brick, tile, pipe) or porcelain products (bath fixtures, tanks).
   9. Machinery and heavy machine tool equipment for general industry and mining, agriculture, construction, or service industries.
   10. Transportation machinery and equipment, such as motor vehicles, aircraft, trucks and trailers, mobile homes, boats, missiles, railroad rolling stock, and other transportation-oriented apparatus, but excluding explosive fuels and propellants.
   11. Business and domestic machinery, equipment, and supplies.

G. Basic wood processing, including such operations as sawmills, planing mills, and the primary preserving, veneering or laminating of wood.

H. Aisheéie-beverage-proceessess, such as distilling and fermenting

I. Machine shops and specialty job shops.

J. Warehousing and distribution facilities (this may include limited retail sales) and the storage of goods and products, except for those goods or products specifically
described as permitted to be stored as Conditional Uses. (Amended - per City Council action 3/17/75)

((K†)) J. Contractors’ service yards and shops and construction suppliers.

((L†)) K. Truck storage yards.

((M†)) L. Enameling, galvanizing, painting, electroplating.

((N†)) M. Public utility service yards and shops and major public utility facilities, including steam electric generating stations, electric transmission substations and attendant microwave facilities incorporated as part of such uses.

((O†)) N. Transportation and transit terminals, including repair and storage facilities and rail-truck stations, except classification yards in the category of “hump yards.”

((P†)) O. Crop and tree farming.

((Q†)) P. The reasonable expansion or evolution of a legally established use whose expanded or altered sphere of activity may include uses normally considered M1 and M2 types of operations, whose standards of operation shall not be affected by the reasonable level of performance expected in the M3 district.

((R†)) Q. Other similar uses which the Planning Director finds compatible with the Principally Permitted Uses described herein, and consistent with the purpose and intent of the M3 District.

((S†)) R. Manufacturing of paint. (Amendment - per City Council action 5/17/76)

Existing dwellings may be rebuilt, repaired and otherwise changed for human occupancy. Accessory uses for existing dwellings may be constructed. Such uses are garages, carports, storage sheds and fences. (Amendment - per City Council action, 3/17/75)

Section 4. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

[Signature]
ISABEL HOGAN, MAYOR

ATTEST:

[Signature]
MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY

PASSED the 4th day of April, 1983.
APPROVED the 5th day of April, 1983.
PUBLISHED the 8th day of April, 1983.

I hereby certify that this is a true copy of Ordinance No. 1983-29, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK

(SEAL)