Ordinance No. 2424

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Sec. 15.04 Repealed by Ord. 3409;
Sec. 15.08.040 Amended by Ord. 3424
AN ORDINANCE of the City of Kent, Washington, relating to home occupations, amending Sections 15.02.190, 15.08.040, 15.04.070 of the Kent City Code.

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. KCC 15.02.190 is hereby amended as follows:

15.02.190 HOME OCCUPATION

(Any use customarily carried on within a dwelling by the inhabitants thereof which use is incidental to the residential use, and not primarily considered as a business and which complies with the conditions of Section 15.08.040.) The carrying on of a lawful business activity within the dwelling unit by the inhabitants of the dwelling unit.

Section 2. KCC 15.08.040 is hereby amended as follows.

15.08.040 HOME OCCUPATIONS

(Home occupations may be permitted, provided that they meet the following conditions.)

A. (Types of Use. Such activity shall be secondary to the use of the dwelling for living purposes. Home occupations are limited to those which are customarily carried on within a dwelling by members of the family, such as handicrafts, dressmaking, millinery, laundering, preserving and home cooking, music lessons (one pupil at a time). Home occupations shall not include beauty shops, barber shops, television and radio repair shops, stable or kennels, real estate offices or restaurants.)

PURPOSE. It is the purpose of this section to outline general conditions in which home occupations may be permitted in all zoning districts. These conditions have been designed to help preserve the residential character of Kent's neighborhoods from commercial encroachment while recognizing that certain selected business activities are compatible with residential uses.

B. (Do not require nonresident employees in the RA, R1 or MR-D districts; and do not exceed one nonresident employee in the MR-G, MR-K and MR-H districts.)

Home Occupations Permitted.

Home occupations which meet the requirements of this section are permitted in every zone where a dwelling unit was lawfully established. The requirements of this section shall not apply to the following home occupations:
1. Home child care
2. The sale of agricultural products produced on the premises.

C. (Do not occupy more than twenty-five (25) percent of the floor space of the main floor of the residence, and in no event, more than three hundred (300) square feet.)

Development Standards.

All dwelling units in which a home occupation is located must meet the following minimum development standards:

1. The residential character of the exterior of the building shall be maintained.
2. The outdoor storage or display of material, goods, products or equipment is prohibited.
3. A home occupation shall not occupy more than 300 square feet.
4. The sign regulations of Chapter 15.05 shall apply.

D. (Are not conducted in accessory buildings detached from the main structure.)

Performance Standards.

All home occupations must meet the following minimum performance standards.

1. A home occupation may not employ, on premise, more than one person who is not a resident of the dwelling unit.
2. The traffic generated by a home occupation shall be limited to four 2-way, client-related trips per day and shall not create a need for additional on or off site parking spaces.
3. The sale of goods or services directly to the consumer at the dwelling unit is prohibited.
4. Electrical or Mechanical Equipment Usage. The use of electrical or mechanical equipment that would change the fire rating of the structure or create visual or audible interference in radio or television receivers or electronic equipment, or cause fluctuations in line voltage outside the dwelling unit is prohibited.
5. Utility Demand. Utility demand for sewer, water, electricity, garbage or natural gas shall not exceed normal residential levels.
6. Other Criteria. There shall be no noise, vibration, smoke, dust, odors, heat, glare or other conditions produced as a result of the home occupation which would exceed that normally produced by a single residence, or which would create a disturbing or objectional condition in the neighborhood.
E. (Do not require the storage, exchange, or transfer of merchandise for such buildings or premises, except for franchise parties, where minimum storage or transfer of goods is made.)

Permit Required.

A zoning permit is required as provided in Section 15.09.020.

((F.) Do not create a disturbing or objectionable condition in the neighborhood, such as excess traffic generation, noise, glare, dust, etc.))

((G.) Do not require exterior modification of the structure which would suggest use other than residential.))

((H.) A business license for the home occupation is issued by the City of Kent.))

Section 3. KCC 15.04.070 is hereby amended as follows.

15.04.070 MOBILE HOME PARK COMBINING DISTRICT OR MHP

Purpose: This combining district is designed to provide proper locations for mobile home parks. Mobile home parks may be located in any residential district, except in the R-1 Single Family Residential Districts, when MHP Combining District regulations and development plans are approved for that location.

A. Principally Permitted Uses
   1. Mobile home parks.

B. Accessory Uses
   1. Service buildings.
   2. Storage buildings and storage of recreational vehicles.
   3. Recreational buildings.
   4. Customary incidental home occupations subject to the provisions of Section 15.08.040.

C. Development Standards

The standards and procedures of the Kent Mobile Home Park Code shall apply.

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.

ISABEL HOGAN, MAYOR
ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY

PASSED the ___ day of ___, 1983.
APPROVED the ___ day of ___, 1983.
PUBLISHED the ___ day of ___, 1983.

I hereby certify that this is a true copy of Ordinance No. 2424, 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)