AN ORDINANCE of the City of Kent, Washington relating to land use and zoning regulations. Adding Sections 15.02.343, 15.02.527 and amending 15.02.530 and removing the requirement of a Conditional Use Permit for commercial office, retail and service uses in the M1, Industrial Park, and M2, Limited Industrial, zoning districts and prohibiting such uses in the M3, General Industrial, zoning district; amending Subsections 15.04.170 A and C, 15.04.180 A and C and Subsections 15.04.190 A and C Kent City Code.

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

Section 1. KCC 15.02.343 is added as follows:

15.02.343 SERVICE USES OR ACTIVITIES
A business which sells the knowledge or work of its people rather than a tangible product.

Section 2. KCC 15.02.527 is added as follows:

15.02.527 TRADE, RETAIL. The sale or rental of goods and merchandise for final use or consumption.

Section 3. KCC 15.02.530 is amended as follows:

15.02.530 USE. An activity (or purpose) for which land or premises or a building thereon is designed, arranged, intended, or for which it is occupied or maintained, let or leased.

Section 4. KCC 15.04.170 is amended as follows:

15.04.170 INDUSTRIAL PARK DISTRICT OR M1

Purpose: The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of a broad range of industrial activities including modern, large scale administrative facilities, research institutions and specialized manufacturing organizations, all of a non-nuisance type. This district is intended to provide areas for those industrial activities that desire to conduct business in an atmosphere of prestige location in which environmental amenities are protected through a high level of development standards.

A. Principally Permitted Uses
The following list is illustrative of the types of permitted uses and is not intended to be exclusive.
1. 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 semi-precious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool and yarn.

2. 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 foundry casting and forging operations and other forming operations.

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

4. Manufacturing, processing, blending, and packaging of the following:
   a. Drugs, pharmaceuticals, toiletries, and cosmetics.
   b. Food and kindred products, such as confectionary products, chocolate, cereal breakfast foods, bakery products, paste products, fruits and vegetables, beer, beverages (except fermenting and distilling), prepared food specialties (such as coffee, dehydrated and instant foods, extracts, spices and dressings) and similar products.
   c. 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.

5. 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.

6. Crop and tree farming.

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

8. Scientific research, testing and experimental development laboratories.

9. 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.
10. 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.

11. Headquarter offices of industrial operations.

12. Retail and service uses as listed below. Such uses shall be limited to twenty-five (25) percent of the gross floor area of any single or multi building development. Retail and service uses which exceed the twenty-five (25) percent limit on an individual or cumulative basis shall be subject to review individually through the Conditional Use Permit process. (See Section 15.04.170 subsection D paragraph 3.)

Retail Trade Uses

Merchandise vending machine operators
Tire, batteries, and accessory (industrial vehicles and equipment)
Eating places
(Except drive-ins or those with drive-in or drive through facilities)

Service Uses

a. Finance, insurance and real estate services

Banking and related services
Security broker, dealers and related services
Commodity brokers, dealers and related services
Insurance carriers
Insurance brokers, agents and related services
Real estate operators, lessors and management services
Real estate agents, brokers and related services
Real estate subdividing and developing services
Housing and investment services

b. Personal services

Linen supply and industrial laundry services
Diaper services
Rug cleaning and repair services
Photographic services
Beauty and barber services
Fur repair and storage services

c. Business services

Advertising services (general)
Outdoor advertising services
Consumer and mercantile credit reporting
services; adjustment and collection services
Direct mail advertising services
Blueprinting and photocopying service
Photocopying services (including self-service)
Stenographic services and other duplicating and mailing services
Window cleaning services
Disinfecting and exterminating services
News syndicate services
Employment services
Food lockers (with or without food preparation facilities)
Warehousing and storage (mini-warehouse)
Research, development, and testing services
Business and management consulting services
Detective and protective services
Equipment rental and leasing services
Photofinishing services
Automobile and truck rental services
Motion picture distribution and services
Travel Agencies
d. Repair services
Electrical repair services
Radio and television repair services
Reupholstery and furniture repair services
Armature rewinding services
e. Professional services
Medical and dental laboratory services
Legal services
Engineering and architectural services
Educational and scientific research services
Accounting, auditing, and bookkeeping services
Urban planning services
f. Contract construction services
Building construction - general contractor services
Plumbing, heating, and air conditioning services
Painting, paperhanging and decorating services
Electrical services
Masonry, stonework, tile setting, and plastering services
Carpentering and wood flooring
Roofing and sheet metal services
Concrete services
Water well drilling services
g. Educational services
Vocational or trade schools
Business and stenographic schools
Driving schools - truck
h. Miscellaneous services

Business associations and organizations  
Labor unions and similar labor organizations

Other retail trade and service uses which may be deemed by the Planning Director to be of the same general character and compatible with those uses listed.

13. 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.

14. Existing dwelling 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]

B. Special Permit Uses

The following uses are permitted provided they conform to the development standards listed in Section 15.08.020.

1. Gasoline service stations
2. Nursery schools and day care centers

C. Accessory Uses

The following are the accessory uses permitted in the M1 District.

1. Repair operations for products described as Principally Permitted Uses and sales and service incidental to a Principally Permitted Use, provided such operations are housed as a part of the building or buildings comprising the basic operation.

2. Dwelling units, limited to not more than one per establishment, for security or maintenance personnel and their families, when located on the premises where they are employed in such capacity. No other residential use shall be permitted.

3. Employee recreation facilities and play areas.

4. Restaurant, cafe or cafeteria operated in conjunction with a Principally Permitted Use for the convenience of persons employed on the premises.

5. Nursery schools and day care facilities operated in conjunction with a permitted use.

6. Other accessory uses and buildings customarily appurtenant to a Principally Permitted Use.
(Ex) **D. Conditional Uses**

The following are the types of conditional uses permitted in the Ml district, subject to approval by the Hearing Examiner. The list of Conditional Permitted Uses is illustrative of the types of uses which shall be permitted and is not intended to be exclusive. [Amendment – per City Council action, 7/2/79]

1. Any Principally Permitted Use whose operations are predominantly conducted out of doors rather than completely enclosed within a building.

2. Any type of Principally Permitted Use whose operations are predominantly for the repair of products described rather than the manufacturing or processing of such products.

3. (Commercial office, retail and service type uses which are intended primarily to serve the needs of the M1 district, are compatible with the permitted types of industrial uses and will not interfere with the orderly development of the industrial area. [Amendment – per City Council action, 3/17/75]

   The following types of uses are suggested as inclusive but not necessarily exclusive of the types of uses that may be permitted:

   **Office:** Real estate, lawyers, engineers, accountants, land surveyors, dispatch offices, credit unions and insurance type offices.

   **Retail:** Barber shops, branch banks, auto services (car wash, auto repair and body repair shops, gasoline station), truck and auto rental and sales, electric motor repair, electronic equipment repair and sales, forklift repair and sales, and other retail uses which serve the needs of the M1 district.

3. Retail and service uses as listed in Section 15.04.170 subsection A, paragraph 12, which individually or on a cumulative basis exceed twenty-five (25) percent of the gross floor area of any single or multi building development. Conditional Use Permits shall be required on an individual tenant or business basis and shall be granted only when it is demonstrated that the operational characteristics of the use will not adversely impact on or off site conditions on either an individual or cumulative basis.

4. General Conditional Uses as listed in Section 15.08.030.

   (5. Roadside stands for the sale of agricultural goods.)

   (6.) 5. Carloading and distribution facilities, rail-truck transfer stations.

   (7. Warehousing with retail sales.)

   (8.) 6. Manufacturing of paint. [Amendment – per City Council action, 5/17/76]
Section 5. KCC 15.04.180 is amended as follows:

15.04.180 LIMITED INDUSTRIAL DISTRICT OR M2

Purpose: The purpose of this district is to provide areas suitable for a broad range of industrial activities whose characteristics are of a light industrial nature. The permitted uses are similar to those of the Industrial Park District but the development standards are not as restrictive. However, development standards are aimed at maintaining an efficient and desirable industrial area.

A. Principally Permitted Uses

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

1. 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 semi-precious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool, and yarn.

2. 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.

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

4. Manufacturing, processing, blending, and packaging of the following:
   a. Drugs, pharmaceuticals, toiletries, and cosmetics.
   b. Food and kindred products, such as confectionary products, chocolate, cereal breakfast foods, bakery products, paste products, fruits and vegetables, beer, beverages (except fermenting and distilling), prepared food specialties (such as coffee, dehydrated and instant foods, extracts, spices and dressings) and similar products.
   c. 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.

5. Warehousing and distribution facilities and the storage of goods or products including rail-truck transfer facilities.
6. Crop and tree farming.

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

8. Scientific research, testing and experimental development laboratories.

9. Establishments engaged in electronic, automotive, aerospace, missile, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, 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.

10. Manufacturing, processing, assembling and packing 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.

11. Headquarter offices of industrial operations.

12. (Warehousing with retail sales.)

Retail and service uses as listed below. Such uses shall be limited to twenty-five (25) percent of the gross floor area of any single or multi-building development. Retail and service uses which exceed the twenty-five (25) percent limit on an individual or cumulative basis shall be subject to review individually through the Conditional Use Permit process. (See Section 15.04.180 subsection D. paragraph 3.)

Retail Trade Uses

Merchandise vending machine operators
Tire, batteries, and accessory (industrial sales)
Eating places
(Except drive-ins or those with drive through facilities)

Service Uses

a. Finance, insurance and real estate services
  Banking and related services
  Security broker, dealers and related services
  Commodity brokers, dealers and related services
  Insurance carriers
  Insurance brokers, agents and related services
  Real estate operators, lessors and management services
Real estate agents, brokers and related services
Real estate subdividing and developing services
Housing and investment services

b. Personal services

Linen supply and industrial laundry services
Diaper services
Rug cleaning and repair services
Photographic services
Beauty and barber services
Fur repair and storage services

c. Business services

Advertising services (general)
Outdoor advertising services
Consumer and mercantile credit reporting services; adjustment and collection services
Direct mail advertising services
Blueprinting and photocopying service
Photocopying services (including self-service)
Stenographic services and other duplicating and mailing services
Window cleaning services
Disinfecting and exterminating services
News syndicate services
Employment services
Food lockers (with or without food preparation facilities)
Household goods warehousing and storage
Warehousing and storage
Research, development, and testing services
Business and management consulting services
Detective and protective services
Equipment rental and leasing services
Photofinishing services
Automobile and truck rental services
Motion picture distribution and services
Travel Agencies

d. Repair services

Electrical repair services
Radio and television repair services
Reupholstery and furniture repair services
Armature rewinding services

e. Professional services

Medical and dental laboratory services
Legal services
Engineering and architectural services
Educational and scientific research services
Accounting, auditing, and bookkeeping services
Urban planning services
f. Contract construction services

Building construction - general contractor services
Plumbing, heating, and air conditioning services
Painting, paperhanging and decorating services
Electrical services
Masonry, stonework, tile setting, and plastering services
Carpentering and wood flooring
Roofing and sheet metal services
Concrete services
Water well drilling services

g. Educational services

Vocational or trade schools
Business and stenographic schools
Driving schools - truck

h. Miscellaneous services

Business associations and organizations
Labor unions and similar labor organizations

Other retail trade and service uses which may be deemed by the Planning Director to be of the same general character and compatible with those uses listed.

13. 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.

14. Existing dwelling 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]

B. Special Permit Use

The following uses are permitted provided they conform to the development standards listed in Section 15.08.020.

1. Gasoline service stations
2. Nursery schools and day care centers

(Added) C. Accessory Uses

The following are the accessory uses permitted in the M2 District:
1. \((\text{Limited})\) Repair operations for products described as Principally Permitted Uses and \((\text{commercial})\) sales and service incidental to a Principally Permitted Use, provided such operations are housed as a part of the building or buildings comprising the basic operations.

2. Dwelling units, limited to not more than one per establishment, for security or maintenance personnel and their families, when located on the premises where they are employed in such capacity. No other residential use shall be permitted.

3. Employee recreation facilities and play areas.

4. Restaurant, cafe, or cafeteria operated in conjunction with a Principally Permitted Use for the convenience of persons employed on the premises.

5. \((\text{Temporary buildings for construction purposes for a period not to exceed the duration of such construction.})\)

   Nursery schools and day care facilities operated in conjunction with a Permitted Use.

6. Other accessory uses and buildings customarily appurtenant to a Principally Permitted Use.

\((\text{Commercial})\) D. Conditional Uses

The following are the types of conditional uses permitted in the M1 District, subject to approval by the Hearing Examiner. The list of Conditional Permitted Uses is illustrative of the types of uses which shall be permitted and is not intended to be exclusive. [Amendment - per City Council action, 7/2/79]

1. Any Principally Permitted Use whose operations are predominantly conducted out-of-doors rather than completely enclosed within a building.

2. Any type of Principally Permitted Use whose operations are predominantly for the repair of products described rather than the manufacturing or processing of such products.

3. Commercial office, retail and service type uses which are intended primarily to serve the needs of the M1 District, are compatible with the permitted types of industrial uses and will not interfere with the orderly development of the industrial area. [Amendment - per City Council action, 3/17/75]

   The following types of uses are suggested as inclusive but not necessarily exclusive of the types of uses that may be permitted:

   Office: Real estate, lawyers, engineers, accountants, land surveyors, dispatch offices, credit unions and insurance type offices.
Retail: Barber shops, branch banks, auto
services (car wash, auto repair and body repair shops, gasoline
station), truck and auto rental and sales, electric motor repair,
electronic equipment repair and sales, forklift repair and sales,
and other retail uses which serve the needs of the M3 District.)

3. Retail and service uses as listed in Section
15.04.180 subsection A, paragraph 12 which individually or on a
cumulative basis exceed twenty-five (25) percent of the gross
floor area of any single or multi building development.
Conditional Use Permits shall be required on an individual tenant
or business basis and shall be granted only when it is
demonstrated that the operational characteristics of the use will
not adversely impact on or off site conditions on either an
individual or cumulative basis.

4. General Conditional Uses as listed in Section
15.08.030.

5. Principally Permitted Uses in the M3 Districts.

(6. Roadside stands for the sale of agricultural
goods.)

(7.) 6. Manufacturing of paint. [Amendment - per
City Council action, 5/17/76]

Section 6. KCC 15.04.190 is amended as follows:

15.04.190 GENERAL INDUSTRIAL DISTRICT OR M3

Purpose: The purpose of this district is to provide
areas suitable for the broadest range of industrial activities,
and to specify those industrial activities having unusual or
potentially deleterious operational characteristics, where special
attention must be paid to location and site development. Light
industrial uses which require restrictive standards on the part of
adjoining uses are discouraged from locating in this district.

A. 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.

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

2. Scientific research, testing, and experimental
development laboratories conducted in conjunction with a Princi-
pally Permitted Use.

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

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4. 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.

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

6. Manufacturing, processing, blending and packaging of products such as the following:
   a. Drugs, pharmaceuticals, toiletries, and cosmetics.
   b. Soaps, detergents, and other basic cleaning and cleansing preparations.
   c. Plastics and synthetic resins.
   d. Synthetic and natural fiber and cloth.
   e. Prepared and basic food, beverage and kindred products, including ice manufacture and storage and cold storage plants, but excluding meat and seafood products.
   f. Plywood, composition wallboard and similar structural wood products.
   g. Nonmetallic mineral products such as abrasives, asbestos, chalk, pumice and putty.
   h. Heat resisting or structural clay or cement products (brick, tile, pipe) or porcelain products (bath fixtures, tanks).
   i. Machinery and heavy machine tool equipment for general industry and mining, agriculture, construction, or service industries.
   j. 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.
   k. Business and domestic machinery, equipment and supplies.

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

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

10. Warehousing and distribution facilities (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. [Amendment - per City Council action, 3/17/75]

11. Contractors' service yards and shops and construction suppliers.

12. Truck storage yards.


14. 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.

15. Transportation and transit terminals, including repair and storage facilities and rail-truck stations, except classification yards in the category of "hump yards."


17. 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.

18. Truck repair and service facilities.

19. 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.

20. Manufacturing of paint. [Amendment - per City Council action, 5/17/76]

21. Existing dwelling 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, 7/17/75]

B. Accessory Uses

1. (Limited) repair operations for products described as Principally Permitted Uses and (commercial) sales and service incidental to a Principally Permitted Use, provided such operations are housed as a part of the building or buildings comprising the basic operations.

2. Dwelling units, limited to not more than one per establishment, for security or maintenance personnel and their families, when located on the premises where they are employed in such capacity. No other residential use shall be permitted.

3. Employee recreation facilities and play areas.
4. Restaurant, cafe, or cafeteria operated in conjunction with a Principally Permitted Use for the convenience of persons employed on the premises.

5. ((Temporary buildings for construction purposes for a period not to exceed the duration of such construction.))

((6r)) Other accessory uses and buildings customarily appurtenant to a Principally Permitted Use.

C. Conditional Uses

The following are the types of conditional uses permitted in the M3 District, subject to approval by the Hearing Examiner. The list of conditional uses is illustrative of the types of uses which shall be permitted and not intended to be exclusive. [Amendment - per City Council action, 7/2/79]

1. Manufacture of such types of basic materials as follows:
   a. Gum and wood chemicals and fertilizers, and basic industrial organic and inorganic chemicals or products such as alkalies and chlorine, industrial, and liquid petroleum, gases, cellophane, coal tar products, dyes and dye products, impregnated products, tanning compounds, and glue and gelatin.
   b. Hydraulic cement, concrete, gypsum, lime, carbon, carbon black, graphite, coke, glass, and similar products.

2. Manufacture of products such as the following:
   ((a. Paints, varnishes, turpentine, lacquers, enamels, and similar products.))

   ((b. Ammunition, explosives, fireworks, matches, photographic film, missile propellants, and similar combustibles.))

   ((c. Rubber from natural, synthetic, or reclaimed materials.))

   ((d. Paving and roofing materials or other products from petroleum derivatives.))

3. Refining of materials such as petroleum and petroleum products, metals and metal ores, sugar, and fats and oils.

4. Distilling of materials such as bone, coal, coal tar, coke, wood, and other similar distillates.

5. Heavy metal processes, such as ore reduction or smelting, including blast furnaces, and including drop forging, drop hammering, boiler plate works, and similar heavy metal operations.
   a. Asphalt batching plants.
   b. Concrete mixing and batching plants, including ready-mix concrete facilities.
c. Rock crushing plants and aggregate dryers.

d. Sandblasting plants.

6. Animal and food processing, including the following and similar operations:
   a. Tanning, dressing, and finishing of hides, skins, and furs.
   b. Meat and seafood products packaging, freezing, curing, canning and processing.
   c. Nitrating of cotton and other materials.
   d. Rendering of animal grease or tallow, fish oil, and similar materials.
   e. Slaughtering, stockyard, feed lot, dairy, and similar operations.
   f. Pickling and brine curing processes.
   g. Wholesale produce markets.

7. Salvage, wrecking, and disposal activities, including the following and similar operations:
   a. Automobile and building wrecking and salvage.
   b. Salvage of industrial waste materials, such as metal, paper, glass, rag, and similar materials.
   c. Sewage disposal and treatment plants.
   d. Dump and sump operations for such uses as rubbish, garbage, trash, and other liquid and solid wastes.

8. Storage of the following kinds of goods:
   a. Bulk storage of oil, gas, petroleum, butane, propane, liquid petroleum gas, and similar products, and bulk stations and plants.
   b. Used building materials, mover's equipment, relocated buildings, impounded vehicles, and similar materials.
   c. Explosives or fireworks, except where incidental to a Principally Permitted Use.
   d. Fertilizer or manure.

9. Commercial office, retail and service type uses which are intended primarily to serve the needs of the M3 District, are compatible with the permitted types of industrial uses or will not interfere with the orderly development of the industrial area.
The following types of uses are suggested as inclusive but not necessarily exclusive of the types of uses that may be permitted:

- **Office:** Real estate, lawyers, engineers, accountants, land surveyors, dispatch offices, credit unions and insurance type offices,

- **Retail:** Barber shops, branch banks, auto services (car wash, auto repair and body repair shops, gasoline stations), truck and auto rental and sales, electric motor repair, electronic equipment repair and sales, forklift repair and sales, and other retail uses which serve the needs of the M3 District.

((10)) General Conditional Uses as listed in Section 15.08.030.

((11. Roadside stands for the sale of agricultural goods.))

Section 7. 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.

ATTEST:


BETTY GRAY, DEPUTY 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. 244D, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

(SEAL)

BETTY GRAY, DEPUTY CITY CLERK