Ordinance No. 2486

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

CONO=0131 Zoning Codes
Passed 8/6/1984
Zoning Code Amendments

Amended by Ord. 3501 (Sec. 15.06.040(R) & adding Sec. 15.06.040(S))
AN ORDINANCE of the City of Kent, Washington, relating to zoning; amending Section 15.03.010 - Establishment and Designation of Districts; repealing Section 15.04.130 - Highway Commercial, amending Sections 15.04.140 - General Commercial; 15.06.040 - Sign Regulations, All Districts - General Restrictions and Limitations, 15.06.050 - Regulations By Districts, 15.07.060 - Landscaping Regulations, Regulations by Zoning District, Kent City Code; and rezoning all Highway Commercial (HC) property to General Commercial (GC).

THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS

FOLLOWS:

Section 1. Section 15.03.010 of the Kent City Code is amended as follows:

15.03.010 ESTABLISHMENT AND DESIGNATION OF DISTRICTS

The various districts hereby established and into which the City of Kent is divided are designated as follows:

<table>
<thead>
<tr>
<th>District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA</td>
<td>Residential Agricultural</td>
</tr>
<tr>
<td>R1-20</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>R1-12</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>R1-9.6</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>R1-7.2</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>MR-D</td>
<td>Duplex Multifamily Residential</td>
</tr>
<tr>
<td>MR-G</td>
<td>Garden Density Multifamily Residential</td>
</tr>
<tr>
<td>MR-M</td>
<td>Medium Density Multifamily Residential</td>
</tr>
<tr>
<td>MR-H</td>
<td>High Density Multifamily Residential</td>
</tr>
<tr>
<td>MHP</td>
<td>Mobile Home Park Combining District</td>
</tr>
<tr>
<td>PUD</td>
<td>Planned Unit Development</td>
</tr>
<tr>
<td>NCC</td>
<td>Neighborhood Convenience Commercial</td>
</tr>
<tr>
<td>CC</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>DC</td>
<td>Downtown Commercial</td>
</tr>
<tr>
<td>CM</td>
<td>Commercial Manufacturing</td>
</tr>
</tbody>
</table>

((HC - Highway Commercial))
Section 2. Section 15.04.130 of the Kent City Code is hereby repealed.

Section 3. Section 15.04.140 of the Kent City Code is amended as follows:

15.04.140 GENERAL COMMERCIAL OR GC

Purpose: (It is the purpose of this district to allow existing "strip" or uncontained commercial development to continue as permitted uses while not expanding these areas as contemporary planning practice recognizes the undesirable impact such development may have on traffic circulation, aesthetics, and economic welfare of the community. It is not the intent to create additional districts of this type nor to enlarge the limits of such districts.)

The purpose and intent of the General Commercial district is:

1. To recognize the existence of commercial areas developed in strips along certain major thoroughfares.

2. To provide use incentives and development standards which will encourage the redevelopment and upgrading of such areas.

3. To provide for a range of trade, service, entertainment and recreation land uses which occur adjacent to major traffic arterials and residential uses.
4. To provide areas for development which are automobile oriented and designed for convenience, safety and the reduction of the visual blight of uncontrolled advertising signs, traffic control devices and utility equipment.

A. Principally Permitted Uses

1. Retail uses, including convenience goods, shopping goods such as "soft lines" (clothing, variety, florists, books) and "hard lines" (hardware, paint, furniture, appliances).

2. Personal services such as barber and beauty shops, launderette, dry cleaners, television and radio repair, shoe repair.

3. Restaurants, taverns

4. Commercial uses permitted outright in CM District

5. Uses permitted outright in HC district

6. Office uses

7. Trade

   a. Wholesale

      Bakery

   b. Retail - general merchandise

      Department stores
      Dry goods and general merchandise
      Electrical supplies
      Farm equipment
      Hardware
      Heating and plumbing equipment
Lumberyards
Mail order houses
Merchandise vending machine operators
Paint, glass and wallpaper
Variety stores

c. Retail - food

Bakeries (with accessory manufacturing)
Candy, nut, and confectionery (with accessory manufacturing)
Dairy products
Fruits and vegetables
Groceries
Meat, fish, and poultry

d. Retail - automotive, marine craft, aircraft and accessories

Aircraft and accessories
Marine craft and accessories
Motor vehicles (new and/or used cars and recreation vehicles)
Tires, batteries, and accessories

e. Retail - apparel and accessories

New and/or used apparel and accessories

f. Retail - furniture, home furnishings and equipment

New and/or used and finished and/or unfinished furniture, home furnishings and equipment

g. Retail - eating and drinking establishments

Drinking establishments (taverns and cocktail lounges)
Eating establishments (restaurants) without drive-in or drive-through facilities.

h. Retail - other

Antiques
Bicycles
Books
Bottled gas
Cameras and photographic supplies
Cigars and cigarettes
Computers and software
Drug and proprietary items
Florists
Fuel and ice dealers
Fuel oil
Gifts, novelties, and souvenirs
Hay, grains, and feeds
Jewelry
Liquor
Newspapers and magazines
Optical goods
Pets and pet supplies
Secondhand merchandise
Sporting goods
Stationery
Video cassette sales and rentals

2. Services

a. Finance, insurance and real estate services

Banking and related services
Commodity brokers, dealers and related services
Housing and investment services
Insurance brokers, agents and related services
Insurance carriers
b. Personal services

- Beauty and barber services
- Diaper services
- Funeral and crematory services
- Laundering and dry cleaning (self-service)
- Laundering, dry cleaning, and dyeing services
- Linen supply and industrial laundry services
- Photographic services
- Pressing, alteration, and garment repair services
- Rug cleaning and repair services
- Shoe repair, shoe shining, and hat cleaning services

c. Business services

- Advertising services
- Automobile and truck rental
- Blueprinting and photocopying services
- Business and management consulting services
- Consumer and mercantile credit reporting services; adjustment and collection services
- Detective and protective services
- Disinfecting and exterminating services
- Employment services
- Equipment rental and leasing services
Food lockers (without food preparation facilities)
Motion picture distribution and services
News syndicate services
Other dwelling and business services
Outdoor advertising services
Photofinishing services
Research, development, and testing services
Stenographic services and other duplicating and mailing services
Trading stamp services
Window cleaning services

d. Repair services

Armature rewinding services
Automobile repair services
Automobile wash services
Electrical repair services
Fleet vehicle maintenance
Radio and television repair services
Reupholstery and furniture repair services
Small engine repair
Truck repair
Watch, clock and jewelry repair services

e. Professional services

Accounting, auditing, and bookkeeping services
Educational and scientific research services
Engineering and architectural services
Hospital services
Legal services
Medical and dental laboratory services
Medical and dental services
Medical clinic - out-patient services
Sanitarium, convalescent, and rest home services
Urban planning services

f. Contract construction services

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

g. Educational services

Art and music schools
Barber and beauty schools
Business and stenographic schools
Correspondence schools
Dancing schools
Driving schools - auto
Driving schools - truck
Vocational or trade schools

h. Miscellaneous services

Animal grooming parlors
Business associations and organizations
Civic, social, and fraternal associations
Labor unions and similar labor organizations
Veterinary clinics and animal hospital services when located no closer than one
hundred fifty (150) feet to any residential use, providing the animals are housed indoors (no outside runs) and the building is soundproofed. Soundproofing must be designed by competent acoustical engineers. 

Welfare and charitable services

3. Residential

a. Lodgings

Hotels
Motels

b. 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.

4. Cultural, entertainment and recreational

a. Cultural activities and nature exhibitions

Art galleries
Historic and monument sites

b. Public assembly

Amphitheaters
Arenas and field houses
Auditoriums
Drive-in movies
Exhibition halls
Legitimate theaters (live)
Motion picture theaters
Stadiums
c. Amusements and recreation

Amusement parks
Athletic clubs
Bowling
Fairgrounds
Go-cart tracks
Golf driving ranges
Miniature golf
Skating (roller or ice)
Tennis
Video arcades

5. Other uses

a. Other retail trade, service, or entertainment/recreational uses that are of the same general character as those listed; which are deemed compatible with other permitted uses in this district and which operate in accordance with the stated purpose of this district.

B. Special Permit Uses

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

1. Gasoline service stations.

2. Eating establishments (restaurants) with drive-in or drive-through facilities.

3. Nursery schools and day care centers.

C. Accessory Uses

Accessory uses and buildings customarily appurtenant to a permitted use such as incidental storage facilities.

D. Conditional Uses

1. Printing and publishing establishments, and accessory uses and buildings, customarily appurtenant to such use.

2. Mini-warehouses and self-service storage

3. General Conditional Uses as listed in Section 15.08.030.

4. Kennels

E. Development Standards

1. Minimum lot. 10,000 square feet.

2. Maximum site coverage. Forty (40) percent.

3. Front yard. There shall be a front yard of at least twenty (20) feet in depth.

4. Side yard. None, except when a side yard abuts a residential district, and then a twenty (20) foot rear yards shall be required.

5. Rear yard. None, except when a rear yard abuts a residential district, and then a twenty (20) foot rear yard shall be required.

6. Height limitations. Two (2) stories or thirty-five (35) feet. However, the Planning Director shall be authorized to grant one additional story in height, if during Development Plan Review, it is found that this additional story would not detract from the continuity of the area. More than one additional story may be granted by the Planning Commission.
7. The landscaping requirements of Chapter 15.07 shall apply.

8. Outdoor storage. Outdoor storage areas shall be fenced for security and public safety by a sight-obscuring fence unless determined through the Development Plan Review that a sight-obscuring fence is not necessary. ((Any unfenced outdoor storage areas shall be paved with asphaltic concrete, cement, or equivalent material to be approved by the City Engineer.))

F. Signs

The sign regulations of Chapter 15.06 shall apply.

G. Off-Street Parking

1. The off-street parking requirements of Chapter 15.05 shall apply.

2. Off-street parking may be located in required yards except in areas required to be landscaped.

H. Development Plan Review

Development plan approval is required, as provided in Section 15.09.010.

Section 4. Section 15.06.040 of the Kent City Code is amended as follows:

15.060.040 ALL DISTRICTS - GENERAL RESTRICTIONS AND LIMITATIONS

A. Signs in Street Right of Way or Future Street Right of Way

No sign shall be located in or project into the present or future right of way of any public street unless such locations or projection is specifically authorized by other provisions of this section.
B. Signs Interfering with Sight Distance

No sign shall be so designed or constructed as to interfere with the sight distance of motorists proceeding on or approaching adjacent streets, alleys, driveways, or parking areas, or of pedestrians proceeding on or approaching adjacent sidewalks or pedestrian ways.

C. Signs Over Driveways

No sign suspended over or projecting into the area above a driveway located on private property shall be situated at a height of less than fifteen (15) feet above the surface of the said driveway.

D. Signs Over Public Sidewalks and Pedestrian Ways

No sign suspended over or projecting into the area above a public sidewalk or pedestrian way shall be situated at a height of less than eight and one-half (8-1/2) feet above the surface of the said sidewalk or pedestrian way and no sign may project more than 75 percent of the distance between the property line and the curb line except for signs attached to the underside of a canopy or other architectural projection.

E. Directional Signs

Directional signs and signs indicating entrances, exists, service areas and parking areas shall be excluded from the sign provisions of this code, and may be erected on private property upon approval of the Building Director, Traffic Engineer and Planning Director. These signs shall not contain advertising or promotional information and may be restricted in size.

F. Closure of Business

Upon the closure and vacation of business or activity, the owner of said business or activity shall have one hundred twenty (120) days from the date of closure to remove all signs related to said business or activity.
G. Window Signs

Such signs shall be considered as a sign and computed as part of the aggregate sign area and number of signs. Any painted-over window shall be considered as a wall. The following signs, if used in the specified manner, are not computed as part of the aggregate sign area and do not require a permit:

1. Decals indicating credit cards honored.

2. Banners or posters on inside of windows—such signs may be used in conjunction with national advertising programs, or as weekly marketing specials, or as decorations customary for special holidays.

H. Painted Signs

Signs painted on exterior wall, window, or structure of any kind shall be computed as part of the aggregate sign area and number of signs.

I. Barber Poles

In addition to any other signs authorized by the provisions of this chapter, any barber shop shall be entitled to display a barber pole. The design of the pole, its location and manner of erection shall be subject to the approval of the Building Director.

J. Credit Cards Honored

Signs indicating credit cards honored may be displayed in window areas only. Such signs are not computed as part of the aggregate sign area and do not require a permit.

K. Institutional Signs

For churches, schools, hospitals, public facilities, and institutional uses, one double-faced, freestanding or wall identification sign is permitted for each street frontage. Said
sign may have an aggregate area of one (1) square foot for each ten (10) lineal feet of street frontage. However, each use is guaranteed a minimum sign area of twelve (12) square feet per display face regardless of street frontage. The sign may be illuminated. Freestanding symbols of sculpture used as identification may be permitted with the approval of the Planning Department. Wall signs, lettering or symbols may also be approved by the Planning Department.

L. Gate or Entrance Sign

Gate or entrance signs may be permitted, and may be located in public rights of way, if approved by the Planning Department.

M. Community Bulletin Board

Subdivisions and residential communities may be allowed to erect a permanent structure as a community bulletin board if approved by the Building and Planning Directors.

N. Hour Signs

Signs stating business hours shall be excluded from the provisions of this code, and may be erected upon private property upon the approval of the Building Director and Planning Director. These signs shall not contain advertising or promotional information. Maximum number permitted shall be one (1) per entrance, maximum size four (4) square feet.

O. Nonadvertising or nonpromotional signs may be erected as a public service to the community by public service clubs or other nonprofit organizations. Such signs may be located in any zone upon approval by the Building and Planning Directors.

P. Real Estate Signs

Real estate signs are permitted as follows. No sign permit is required.
1. Residential uses

a. Single-family dwellings and duplexes: One (1) real estate sign shall be permitted for each street frontage of a lot. Said sign may have two (2) faces, shall not exceed a height of five (5) feet above the surface of the street unless placed in a window, shall not exceed an area of four (4) square feet per face, and shall be unlighted.

b. Multiple family dwelling: One (1) real estate sign shall be permitted for each street frontage of a development. The said sign shall not exceed an area of twelve (12) square feet, shall be attached flat against a principal building, shall not project above the eave of the roof or the top of the parapet of the said building and shall be unlighted.

2. Commercial and industrial uses. One (1) real estate sign shall be permitted for each public entrance but there shall not be more than four (4) signs per lot. The said sign shall not exceed an area of eight (8) square feet, shall be attached flat against the building or freestanding, shall not project above the eave of the roof or the top of the parapet of the said building and shall be unlighted.

3. Unimproved acreage. One (1) real estate sign shall be permitted for each lot. The sign shall not exceed an area of one-fourth (1/4) of a square foot for each foot of lot frontage and shall not, in any event, exceed fifty (50) square feet. It shall not exceed a height of ten (10) feet above the surface of the nearest street and shall be unlighted.

Q. Temporary Signs

Temporary signs may be authorized by the Planning Department for a time period specified for each type of temporary sign.

1. Temporary subdivision or apartment signs. A temporary real estate sign declaring a group of lots, dwellings,
or occupancies within a subdivision or apartment complex for sale or rent shall be permitted subject to the following conditions:

a. One (1) such sign shall be permitted for each street frontage of the premises being sold or leased. The said sign shall be located on the premises being sold or leased.

b. The area of said signs shall not exceed an area of twenty-five (25) square feet each.

c. Said signs shall not exceed a height of ten (10) feet above the level of the street.

d. Said signs shall be unlighted.

e. Said signs shall not interfere with the sign distance of pedestrians and motorists proceeding on or approaching adjacent streets.

f. Said signs may remain as long as the project remains unsold or unleased, or for one (1) year, whichever period shall be lesser, provided, however, that the Planning Director shall have the authority to extend the time period one (1) year.

2. Nonpolitical campaign signs. Temporary nonpolitical signs announcing a campaign, drive or event of a civic, philanthropic, educational or religious organization may be allowed upon any lot. Such signs may be posted thirty (30) days prior to the event, drive, campaign, etc. All such signs shall be collectively subject to the fifty (50) dollar deposit. Such signs shall be removed within seven (7) days after the event, drive, campaign, etc.

3. Construction signs. One (1) sign identifying a project under construction shall be permitted for each street frontage of the building or structure under construction. The said sign may contain the name of the building engineer. The said sign shall be permitted during the period of construction and not exceed fifty (50) square feet total of all faces.
4. Grand opening and special events signs. Special permits may be issued by the planning Department for a period not to exceed thirty (30) days for banners, streamers and temporary or portable signs for special events such as carnivals, outdoor affairs and sales, grand openings and events of a similar nature.

R. Off-Premise Signs

1. Not more than four (4) sign structures per one thousand (1,000) lineal feet are permitted.

2. Off-premise signs are permitted in M1, M2, and M3 ((and HC)) districts. They are not permitted in any other district.

3. Standards

   a. Maximum size: 300 square feet.

   b. Maximum height: 35 feet.

   c. Distance from any intersection: 300 feet.

   d. Back-to-back and V-type sign structures shall be considered one sign structure.

Section 5. Section 15.06.050 of the Kent City Code is amended as follows:

15.06.050 REGULATIONS BY DISTRICT

In all districts the Planning Director shall have the option to waive type requirements in unique and special cases where due to building design or other special circumstances the development is unable to conform to stated standards.
A. Signs Permitted in Residential Districts

1. Identification signs: Single-family dwellings and duplexes. One (1) identification sign shall be permitted for each occupancy. The said sign shall not exceed an area of three (3) square feet, shall not exceed a height of six (6) feet above the surface of the street, shall be attached directly to a building, fence, standard or mailbox, and shall be unlighted or provided with indirect illumination. Home occupations shall not be allowed additional sign area.

2. Identification signs: Multifamily dwellings. One (1) identification sign shall be permitted for each development except that multiple-family dwellings with more than one street frontage may be allowed an additional sign for each street frontage of such lot. Each sign shall not exceed an area of twenty-five (25) square feet, may be a wall or freestanding.

3. Farm product identification signs. No permit is required but said signs may not be located in the public right of way.

B. Signs Permitted in Neighborhood Convenience Commercial, Community Commercial, General Commercial ((Highway Commercial)) and Commercial Manufacturing Districts

1. Aggregate sign area. The aggregate sign area for any lot shall not exceed one and one-half (1-1/2) feet for each foot of street frontage. Aggregate sign area for corner lots shall not exceed one (1) square foot for each foot of street frontage. The permitted signs enumerated below shall be subject to the total aggregate sign area.

a. Identification signs: Occupancies. Each business establishment may have one (1) freestanding sign for each street frontage if not located in a shopping center and three (3) additional signs.
i. Freestanding sign. The freestanding sign shall not exceed a height of thirty (30) feet. The maximum sign area permitted is two hundred (200) square feet for the total of all faces. No one face shall exceed one hundred (100) square feet. Said sign may be illuminated.

ii. Three additional signs. Three additional signs shall be permitted subject to the following restrictions:

   The total area of all signs, graphics, or other advertising shall not be more than ten (10) percent of the building facade to which they are attached or displayed.

   On properties where a pole sign cannot be erected due to setback requirements or building placement, a projecting sign may be allowed in lieu of the permitted freestanding sign. Said projecting sign may not exceed fifteen (15) square feet (outside dimension).

2. Identification signs: Shopping centers. One (1) freestanding identification sign which may list the names of the occupants of the shopping center shall be permitted for each street frontage of each shopping center. The maximum sign area permitted for a freestanding sign is two hundred (200) square feet for the total of all faces. No one face shall exceed one hundred (100) square feet. A freestanding sign shall not exceed a height of thirty (30) feet and may be illuminated.

3. Automobile service station signs. The aggregate sign area for any lot shall not exceed one (1) square foot for each foot of lot frontage and the permitted signs enumerated below shall be subject to the total aggregate sign area.

   a. One (1) freestanding, lighted doublefaced identification sign, not exceeding one hundred fifty (150) square feet for the total of all faces with no one face exceeding seventy-five (75) square feet, is permitted. Such sign shall not
exceed a height of thirty (30) feet. The sign shall be lighted during business hours only.

b. For each occupancy one wall identification sign is permitted for each street frontage and shall not exceed twenty (20) percent of the building facade to which it is attached. Said sign may be illuminated.

c. Two (2) unlighted, double-faced signs not exceeding a total of thirty (30) square feet in combined display face are permitted, subject to the following restrictions:

i. Such signs shall be nonportable and shall be permanent in nature.

ii. Such signs may identify prices.

4. Farm product identification signs. No permit is required but said signs may not be located in the public right of way.

C. Signs Permitted in Downtown Commercial District - DC

1. Aggregate sign area. The aggregate sign area for any lot shall not exceed one and one-half (1-1/2) square feet for each foot of street frontage. The aggregate sign area for corner lots shall not exceed one (1) foot for each foot of street frontage. The permitted signs enumerated below shall be subject to the total aggregate sign area.

a. Identification signs: Multitenant buildings. Each multitenant building may have one (1) identification wall sign for the building's identification for each street frontage. Said sign shall not exceed a total of five (5) percent of the facade to which it is attached. Said sign shall not name or advertise the individual tenants of the building. Aggregate sign area shall apply.

b. Identification signs: Occupancies. Each occupant of a multitenant building shall be permitted two (2) wall
signs. Said signs shall not exceed ten (10) percent of the facade of the individual business unit. Aggregate sign area shall not apply. No freestanding sign shall be permitted.

c. Identification signs: Single tenant building. Each building may have one (1) freestanding sign for each street frontage. Said sign may not exceed in height of thirty (30) feet. The maximum sign area permitted for the freestanding sign is one hundred (100) square feet for the total of all faces; no one face shall exceed fifty (50) square feet.

Three additional signs shall be permitted. All signs are subject to the aggregate sign area allowed. The total area of all signs, graphics, or other types of signs shall not exceed ten (10) percent of the facade to which they are attached or displayed.

D. Signs Permitted in Office District

1. One (1) freestanding double-faced identification sign shall be permitted for each lot. The said sign shall not exceed a maximum area of fifty (50) square feet for the total of all faces. No one face shall exceed twenty-five (25) square feet. A freestanding sign shall not exceed a height of fifteen (15) feet and shall be unlighted or provided with indirect illumination.

2. Identification signs: Buildings. One (1) identification sign shall be permitted for each principal building. The said sign shall not exceed an area of five (5) percent of the facade to which it is attached, shall be attached flat against the said building, shall not project above the eave of the roof or the top of the parapet, and shall be unlighted or provided with indirect illumination. Said signs shall not advertise or name individual tenants of the building.

3. Occupancy. Signs not exceeding a total of five (5) percent of the facade of the business unit to which they are attached shall be permitted for each occupancy in a multitenant building when the occupancy has outside frontage.
E. Signs Permitted in Industrial Districts

1. Aggregate sign area. The aggregate sign area for lots in MA and M1 shall not exceed one-half (1/2) square foot for each foot of street frontage; in M2 shall not exceed three-fourths (3/4) square foot for each foot of street frontage; and in M3 shall not exceed one (1) square foot for each foot of street frontage; in no case shall the aggregate sign area exceed one-half (1/2) square foot for each foot of street frontage on a corner lot. The permitted signs enumerated below shall be subject to the total aggregate sign area.

a. Identification Signs. One (1) identification sign shall be permitted for each lot on each street frontage, which may be a freestanding sign or a wall sign. The maximum sign area permitted for a freestanding sign is two hundred (200) square feet for the total of all faces. No one face shall exceed one hundred (100) square feet. If the sign is a wall sign its size shall not exceed twenty (20) percent of the building facade. A freestanding sign shall not exceed a height of twenty (20) feet. The sign may be illuminated.

b. Identification signs: Occupancies. One (1) identification sign shall be permitted for each occupancy on each street frontage and shall be a wall sign. The maximum size of the sign shall be ten (10) percent of the identification sign permitted under (i) above is a wall sign, an additional wall sign may be permitted on a building facade not facing a street frontage.

2. Farm product identification signs. No permit is required but said sign may not be located in the public right of way.

F. Signs Permitted in Planned Unit Developments, Special Use Combining Districts, Mobile Home Park Districts and for Conditional Uses

All signs in Planned Unit Developments, Special Use Combining Districts, Mobile Home Parks and for Conditional Uses shall be incorporated as part of the developmental plan and
approved with the developmental plan. Subsequent changes which conform to the adopted signing program may be granted by the Planning Director.

G. Signs Permitted in Shopping Centers

1. Aggregate Sign Area. The aggregate sign area for each occupant of a shopping center shall not exceed twenty (20) percent of the front facade of the unit. Wall signs are permitted on each exterior wall of the individual business unit. A minimum of thirty (30) square feet shall be permitted for any occupancy. No combination of signs shall exceed ten (10) percent of the facade to which they are attached.

If there is an attached canopy or overhang, a ten (10) square foot sign may be attached to said canopy or overhang in addition to the other permitted signs. Such sign shall be at least eight (8) feet above any pedestrian walkway.

Section 6. Section 15.07.060 of the Kent City Code is amended as follows:

15.07.060 REGULATIONS BY ZONING DISTRICT

A. Residential Agricultural, RA

1. None.

B. Single-Family Residential, R1

1. None.

C. Duplex Multifamily Residential, MR-D

1. None.

D. Garden Density Multifamily Residential, MR-G

1. Minimum of ten (10) feet abutting public right of way.
2. Open green area shall occupy no less than twenty-five (25) percent of the area of the lot.

E. Medium Density Multifamily Residential, MR-M
   1. Minimum of ten (10) feet abutting public right of way.

   2. Open green area shall occupy no less than twenty-five (25) percent of the area of the lot.

F. High Density Multifamily Residential, MR-H
   1. Minimum of ten (10) feet abutting public right of way.

   2. Open green area shall occupy no less than twenty-five (25) percent of the area of the lot.

G. Mobile Home Park Combining District, MHP
   1. Requirements per Mobile Home Park Code.

H. Neighborhood Convenience Commercial, NCC
   1. The perimeter of properties abutting a residential district shall be landscaped to a minimum depth of ten (10) feet.

   2. A planting strip not less than five (5) feet in depth shall be provided along all abutting public rights of way and ingress/egress easements.

I. Community Commercial, CC
   1. The perimeter of properties abutting a residential district shall be landscaped to a minimum depth of ten (10) feet.
2. A planting strip not less than five (5) feet in depth shall be provided along all properties abutting public rights of way and ingress/egress easements.

J. Downtown Commercial, DC

1. The perimeter of properties abutting a residential district shall be landscaped to a minimum depth of ten (10) feet.

2. A minimum of three (3) feet of landscaping between the sidewalk and the building front shall be landscaped with ground cover, shrubs or flowers; or

3. Street trees in accordance with the Official Tree Plan shall be planted.

K. Commercial Manufacturing, CM

1. The perimeter of property abutting a residential district shall be landscaped to a minimum width of ten (10) feet.

2. A planting strip not less than five (5) feet in depth shall be provided along all property abutting public rights of way.

L. Highway Commercial, HC

1. The perimeter of property abutting a residential district shall be landscaped to a minimum depth of ten (10) feet.

2. A planting strip not less than five (5) feet in depth shall be provided along all property abutting public rights of way.)
L. General Commercial, GC

1. The perimeter of property abutting a residential district shall be landscaped to a minimum width of ten (10) feet.

2. A planting strip not less than five (5) feet in depth shall be provided along all property abutting public rights of way.

M. Professional and Office District, "O"

1. The perimeter of property abutting a residential district shall be landscaped to a minimum depth of ten (10) feet.

2. A planting strip not less than five (5) feet in depth shall be provided along all property lines abutting public rights of way.

N. Industrial Agricultural, MA (Industrial Uses)

1. Front yard. The front twenty (20) feet shall be improved with appropriate permanently maintained landscaping.

2. Side yard. At least fifteen (15) feet of the side yard shall be landscaped as in subsection 1 above.

O. Industrial Park District, M1

1. Front yard. The front twenty (20) feet shall be improved with appropriate permanently maintained landscaping.

2. Side yard. At least fifteen (15) feet of the side yard shall be landscaped as in subsection 1 above.

P. Limited Industrial District, M2

1. Front yard. The front fifteen (15) feet shall be improved with appropriate permanently maintained landscaping.
2. Side yard. At least ten (10) feet of the side yard shall be landscaped as in subsection 1 above.

(Q) General Industrial District, M3

1. Front yard. The front ten (10) feet shall be improved with appropriate permanently maintained landscaping.

2. Side yard. At least five (5) feet of the side yard shall be landscaped as in subsection 1 above.

Section 7. All property zoned Highway Commercial, HC, is rezoned to General Commercial, GC.

Section 8. 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:

BETTY GRAY, DEPUTY CITY CLERK

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY

PASSED the ___ day of ____________, 1984.
APPROVED the ___ day of ____________, 1984.
PUBLISHED the ___ day of ____________, 1984.
I hereby certify that this is a true copy of Ordinance No. [redacted], passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

[Signature]
(SEAL)
BETTY GRAY, DEPUTY CITY CLERK

10-10