AN ORDINANCE of the City of Kent, Washington, relating to land use and zoning regulations. Adding an Agricultural (A-1) Zone Section 15.04.005 to the Kent City Code.

WHEREAS, the City Council of the City of Kent, on August 16, 1982, initiated a proposal for an amendment to the Zoning Code of the City of Kent and the official zoning map, pursuant to its review and adoption of the recommendations of the Planning Department contained in the Kent Agricultural Lands Study, which proposal would implement the Agricultural Preservation Policy; and

WHEREAS, the subject amendment would include the creation of a new zoning designation, that being A-1, Agricultural One Acre Minimum Lot Size; and

WHEREAS, the document titled "Economic Analysis of Agricultural Zoning Alternatives," prepared by Williams-Kuebelbeck, was reviewed by the City Council; and

WHEREAS, the Kent Planning Commission undertook a study of the Agricultural Preservation Element of the Kent Comprehensive Plan, and proposed agricultural zoning amendments; and public hearings on the Agricultural Preservation Element of the Kent Comprehensive Plan and on the text and map amendments were held on January 25, 1983; February 8, 1983; February 23, 1983; March 8, 1983; March 22, 1983 and March 29, 1983; and further hearings on the agricultural zoning amendments were held on March 27, 1984, April 17, 1984 and May 8, 1984; and

WHEREAS, the Planning Commission forwarded its recommendations to the City Council on May 8, 1984; and

WHEREAS, a final Environmental Impact Statement was filed by the Planning Department on June 29, 1984; and
WHEREAS, a public hearing was held by the City Council on July 16, 1984 and August 6, 1984 to consider the agricultural zoning amendments and the Council found that:

The City of Kent recognizes the importance of preserving prime agricultural soils which are a scarce and non-renewable resource; and

The City recognizes the contribution of agriculture to the local economy in terms of the employment opportunities it creates and the income it generates; and

The City desires to promote in-fill development in its existing commercial and industrial districts by reserving lands on the west and south sides of the Green River for agricultural and other low intensity land uses; and

Agricultural activities are generally compatible with the City's goals of protecting environmentally sensitive areas, such as wetlands, and preserving an open and rural character to certain parts of the community; and

The agricultural zoning is consistent with the Kent Comprehensive Plan and the King County Farmlands Preservation Acts and Farmlands Bond Program; and

WHEREAS, the Agricultural Preservation Element of the Kent Comprehensive Plan was adopted by Resolution No. 1026 on August 6, 1984; and

WHEREAS, the City Council on August 6, 1984 approved the creation of the Agricultural (A-1) Zone and directed the preparation of this ordinance; NOW THEREFORE

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

Section 1. A new Section 15.04.005 is added to the Kent City Code as follows:

15.04.005. AGRICULTURAL (A-1) ZONE.

Purpose: The stated goal of the City is to preserve prime agricultural land in the Green River Valley as a nonrenewable resource. The agriculture zone shall actively encourage the concentration of agricultural uses in areas where incompatibility with urban uses will be minimal to aid in the implementation of those goals. Further, such classification of prime agricultural land thus recognizes and encourages farming activity as a viable sector of the local economy.
A. **Principally Permitted Uses**

1. Agricultural uses, including any customary agricultural building or structure, such as planting, cultivation and harvesting of crops, animal husbandry, nurseries and greenhouses and other agricultural occupations.

2. One single-family dwelling per lot.

B. **Special Permit Uses**

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

1. Churches.

2. Nursery schools and day care centers.

C. **Accessory Uses**

1. Guest cottages, not rented or otherwise conducted as a business.

2. Accommodations for farm operators and employees, but not accommodations for transient labor.

3. Roadside stands not exceeding four hundred (400) square feet in floor area, and not over twenty (20) lineal feet on any side, primarily for the sale of agricultural products on the premises.

4. Customary incidental home occupations subject to the provisions of Section 15.08.040.

5. Other accessory uses and buildings customarily appurtenant to a permitted use.

D. **Conditional Uses**

General conditional uses as listed in Section 15.08.030.

E. **Development Standards**

1. **Minimum lot.** 1 acre.

2. **Minimum lot width.** 100 feet.

3. **Maximum site coverage.** 30 percent.

4. **Minimum yard requirements**
   a. Front yard. 20 feet.
   b. Side yard. 15 feet.
   c. Rear yard. 20 feet.
   d. Side yard on flanking street of corner lot. 20 feet.
5. **Height limitation.** Two and one-half (2-1/2) stories, not exceeding thirty-five (35) feet. The height limitations shall not apply to barns and silos provided that they are not located within fifty (50) feet of any lot line.

6. **Additional standards**

   a. Structures for feeding, housing and care of animals except household pets, shall be set back fifty (50) feet from any property line.

   b. See Chapter 15.08, General and Supplementary Provisions, for requirements concerning accessory building and additional standards.

F. **Signs**

   The sign regulations of Chapter 15.06 shall apply.

G. **Off-Street Parking**

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

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 3. **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:

[Signature]

MARCIE JENSEN, CITY CLERK
APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY

PASSED the 4th day of Sept., 1984.
APPROVED the 5th day of Sept., 1984.
PUBLISHED the 7th day of Sept., 1984.

I hereby certify that this is a true copy of Ordinance No. 2488, 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