Ordinance No. 2528

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Secs. 15.04.110 & 15.04.120 Repealed by Ord. 3409
AN ORDINANCE of the City of Kent, Washington, relating to land use and planning; expanding the permitted uses in the existing DC (Downtown Commercial) and CM (Commercial Manufacturing) zones in the greater downtown Kent area; amending KCC 15.04.110 and 15.04.120.

WHEREAS, the City Council of the City of Kent directed the Kent Planning Department to prepare a report on commercial planning and zoning policy in the greater downtown Kent area; and

WHEREAS, the Planning Department undertook a study of the greater downtown Kent area and issued its Phase I report on December 11, 1984 which recommended text changes in the DC and CM zone districts; and

WHEREAS, a Declaration of Nonsignificance was filed by the Planning Department on December 28, 1984; and

WHEREAS, a public hearing was held on January 15, 1985, and testimony was received concerning the proposed zoning text changes in the DC and CM zone districts; and

WHEREAS, the Planning Commission voted on January 15, 1985 to recommend to the City Council that the proposed text modifications proposed in the Planning Department's staff report be adopted provided the changes to the CM zone text apply only in the Central Corridor area defined in said report; NOW THEREFORE

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

Section 1. The findings contained in the Planning Department staff report dated December 1984 and titled "Greater Downtown Commercial Planning and Zoning Report - Phase One" are hereby adopted.

Section 2. Section 15.04.110 of the Kent City Code is amended as follows:
15.04.110 DOWNTOWN COMMERCIAL OR DC.

Purpose: It is the purpose of this district to provide a place and create environmental conditions which will encourage the location of business, civic and recreational activities which will benefit and contribute to the vitality of a central "downtown" location. In the DC-1 area, permitted uses should be primarily pedestrian oriented and able to take advantage of off-street parking lots, while both auto and pedestrian-oriented uses may prevail in the DC-2 area.

A. Principally Permitted Uses in DC-1 Zone.

1. Retail establishments, including convenience goods, shopping goods such as "soft lines" (clothing, variety, shoes) and "hard lines" (hardware, furniture, appliances).

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

3. Restaurants (excluding drive-in restaurants), nightclubs, taverns.

4. Professional, administrative and financial offices.

5. Business and technical schools.

6. Recreational uses such as theaters, bowling alleys, dance halls (must be enclosed).


8. Printing establishments, business services such as copy services.


10. Any other use that is determined by the Planning Director to be of the same general character as the above.
permitted uses and in accordance with the stated purpose of the district.

11. 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.

**Principally Permitted Uses in DC-2 Zone**

1. All of the principally permitted uses in the DC-1 zone.
2. Automobile wash services.
3. Food lockers (with or without food preparation facilities).
4. Automobile rental services.
5. Sales of tire and auto accessories with on-site installation.
6. Marine craft sales and accessories.
7. Motor vehicle sales (new and used).
8. Motion picture distribution and services.
9. Upholstery and furniture repair services.

**B. Prohibited Uses**

Heavy commercial uses with ((permitted in CM, and)) outdoor storage ((uses)) are prohibited in this district.

**C. 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.

3. Gasoline service stations in DC-2 zone only.

D. Accessory Uses
Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities, which must be enclosed, and loading and unloading areas.

E. Conditional Uses
1. Multifamily residential uses.

2. Commercial parking lots or structures.

3. Railway and bus depots, taxi stands.

4. General Conditional Uses as listed in Section 15.08.030.

5. Equipment rental and leasing services (DC-2 zone only).

6. Automotive repair services, not to include body and fender repair (DC-2 zone only).

Section 3. Section 15.04.120 of the Kent City Code is amended as follows:

15.04.120 COMMERCIAL AND MANUFACTURING OR CM

Purpose: It is the purpose of this district to provide locations for those types of developments which combine some characteristics of both retail establishments and small-scale, light industrial operations, heavy commercial and wholesale uses, and specialty manufacturing.

A. Principally Permitted Uses

1. Heavy commercial uses, which often include outdoor storage, such as lumber yards, trailer and truck rentals,
new and used car lots, building and contractor supply storage yards, body repair shops, auto repair, car washes)

1. Any principally permitted use in the GC, General Commercial zone.

2. Contractor shops, where most of the work is done on call, and which do not rely on walk-in trade but some storage or semi-manufacturing work is done on premise such as carpentry, heating, electrical, glass shops, printing, publishing, lithographic shops, furniture upholstery, dry cleaning, exterminators.)

3. Outdoor storage such as trucking, transfer, contractor storage yards.

4. a. Manufacturing uses such as bottling, bakeries (primarily wholesale) laundry and dyeing, welding shops.

   b. Specialty manufacturing such as custom sheet metal.

5. Other retail uses that are deemed to be compatible by the Planning Director. These uses shall not be convenience or soft line commercial uses but might include furniture or appliance stores, tire stores, auto parts, as these are large, non-pedestrian oriented retail uses. Such uses shall be in accordance with the stated purpose of this district.)

4. Small scale light manufacturing operations as follows: stamping, brazing, testing, electronic assembly, and kindred operations where the building, structure or total operation does not encompass more than 10,000 square feet of area. The 10,000 square foot total shall include all indoor and outdoor storage areas associated with the manufacturing operation. Only one 10,000 square foot manufacturing operation shall be permitted per lot.

5. Mini-warehouse.
6. (¶) Complexes which include combinations of uses, including a mixture of office, light manufacturing, storage and commercial uses.

(¶ Restaurants)

7. 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.

Section 4. The above said changes to the CM zone district text, Section 15.04.120 of the Kent City Code, shall apply only to those existing CM zoned properties lying south of Smith Street and located within the Central Corridor area as defined in the Planning Department staff report dated December 1984.

Section 5. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 6. 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:

ISABEL HOGAN, MAYOR

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY
PASSED the ___ day of ____, 1985.
APPROVED the ___ day of ____ , 1985.
PUBLISHED the ___ day of ____ , 1985.

I hereby certify that this is a true copy of Ordinance No. ___ , 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)
MARIE JENSEN, CITY CLERK

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