AN ORDINANCE of the City of Kent, Washington relating to LAND USE AND ZONING regulations; adding an Agricultural General (A-G) Zone, Section 15.04.015, to the Kent City Code.

WHEREAS, the City Council of the City of Kent, on August 16, 1982, directed preparation of a staff report to evaluate amendments to the Comprehensive Plan and Zoning Code of the City of Kent relating to agricultural land uses. The Council's action was taken pursuant to its review and adoption of the recommendations of the Planning Department contained in the Kent Agricultural Lands Study in order to implement the Agricultural Preservation Policy set out in Resolution 955; and

WHEREAS, the staff report recommended the creation of new zoning designations, which would limit land uses to farming and associated activities; 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 certain agricultural zoning amendments were held on March 27, 1984, April 17, 1984 and May 8, 1984; and

WHEREAS, the Planning Commission on March 29, 1983 recommended that changes to the Comprehensive Plan and Zoning Code, relating to agricultural uses be made, but that the area, described on Exhibit A attached hereto, not be included; and

WHEREAS, an Environmental Impact Statement was prepared and filed on June 29, 1984 which discussed impacts and alternatives of rezoning certain property A-1, and which
incidentally addressed some impacts of rezoning the property to A-G; 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 recommended by the Planning Commission, at which time the Council directed that the Zoning Code be further amended to include an A-G zone; and

WHEREAS, on August 6, 1984, the Agricultural Preservation Element of the Kent Comprehensive Plan was adopted by Resolution 1026; and

WHEREAS, a Declaration of Nonsignificance was issued on the proposed A-G zoning text and map amendments on November 8, 1984; and

WHEREAS, public hearings were held on the A-G text and map amendments on December 3, 1984; January 7, 1985; and January 21, 1985; and the Council found that:

The City of Kent recognizes the importance of preserving prime agricultural soils which are a scarce and nonrenewable 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 proposed A-G zone will encourage the long-term status of agricultural activities, particularly agriculturally related industrial 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 City Council on January 21, 1985 approved the creation of the Agricultural General (A-G) 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 15.04.015 is added to the Kent City Code as follows:

15.04.015. AGRICULTURAL - GENERAL (A-G) ZONE.

Purpose: The purpose of the A-G zone is to provide appropriate locations for agriculturally related industrial uses in or near areas designated for long-term agricultural use. Such areas may contain prime farmland soils which may be currently or potentially used for agricultural production.

A. Principally Permitted Uses
   1. Agricultural uses, including any customary agricultural building and structure, and such uses as livestock ranges, animal husbandry, field crops, tree crops, nurseries, greenhouses, and other agricultural occupations.
   2. Storage, warehousing, processing and conversion of agricultural, dairy and horticultural products, but not including slaughtering or meat packing.

   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.

B. Accessory Uses
   Accessory uses and buildings customarily appurtenant to a permitted use, such as:
   1. Farm dwellings appurtenant to a principal agricultural use for the housing of farm owners, operations or employees, but not accommodations for transient labor.
   2. Guest houses, not rented or otherwise conducted as a business.
   3. Roadside stand not exceeding four hundred (400) square feet in floor area exclusively for agricultural products grown on the premise.

C. Conditional Uses
   1. General uses as listed in Section 15.08.030.
   2. Boarding kennels, breeding establishments.
   3. Veterinary clinics and veterinary hospitals.
D. Development Standards

1. Minimum lot. One (1) acre.

2. Maximum site coverage. Fifty (50) percent.

3. Front yard. There shall be a front yard of at least thirty (30) feet depth.
   a. For properties abutting on West Valley Highway, the frontage on West Valley Highway shall be considered the front yard.

4. Side yard. An aggregate side yard of thirty (30) feet shall be provided. A minimum of ten (10) feet shall be provided for each side yard. On a corner lot the side yard setback shall be a minimum of twenty (20) feet from the property line.

5. Maximum height. Two (2) stories or thirty-five (35) feet. Beyond this height, to a height not greater than either four (4) stories or sixty (60) feet, there shall be added one additional foot of yard for each additional foot of building height.

   The Planning Director shall be authorized to approve a height greater than four (4) stories or sixty (60) feet, provided such height does not detract from the continuity of the area. When a request is made to exceed the building height limit, the Planning Director may impose such conditions, within a reasonable amount of time, as may be necessary to reduce any incompatibilities with surrounding uses.

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

   b. Transitional conditions shall exist when an A-G district adjoins a residential district containing a density of two (2) dwelling units or more per acre or a proposed residential area indicated on the Kent Comprehensive Plan. Such transitional conditions shall not exist where the separation includes an intervening use such as river, railroad mainline, major topographic differential or other similar conditions; or where the industrial properties face on a limited access surface street on which the housing does not face. When transitional conditions exist as herein defined, a yard of not less than fifty (50) feet shall provided.
7. **Setbacks, Green River.** Industrial development in the A-G district abutting the Green River (or Russell or Frager Roads where such roads follow the river bank) shall set back from the ordinary high water mark of said river a minimum of two hundred (200) feet. Such setbacks are in accordance with the Kent Comprehensive Plan and are in accordance with the high quality of site development typically required for the industrial parks areas of the City, and in accordance with the State Shoreline Management Act of 1971, and shall be no more restrictive than, but as restrictive as, said Shoreline Management Act.

8. The landscaping requirements of Chapter 15.07 shall apply.

9. **Outdoor storage.** (Industrial Uses) Outdoor storage shall be at the rear of a principally permitted structure and shall be completely fenced.

   E. **Signs**
   The sign regulations of Chapter 15.06 shall apply.

   F. **Off-Street Parking**
   The off-street parking requirements of Chapter 15.06 shall apply.

G. **Performance Standards**
The performance standards as provided in Section 15.08.060 shall apply.

H. **Development Plan Review**
Development plan approval is required, as provided in Section 15.09.010.

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivisions, 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 or 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.
I hereby certify that this is a true copy of Ordinance No. 2300-100, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.
Exhibit A

That parcel of property located in the City of Kent, Washington, more particularly described as follows:
Beginning at the point of intersection of the Valley Freeway (SR 167) and the west bank of the Green River; thence south along the westerly right-of-way line of the Valley Freeway (SR 167) to a point of intersection with South 277th Street, thence west along the northerly boundary of South 277th Street to a point of intersection with the West Valley Highway, thence northerly along the easterly right-of-way line of the West Valley Highway to the point of intersection with South 262nd Street, thence west along the south right-of-way line of South 262nd Street to the point of intersection of the Kent City limits, thence north along the Kent City limits to the point of intersection with the westerly bank of the Green River, thence southerly and easterly along the westerly bank of the Green River to the point of beginning.