AN ORDINANCE of the City of Kent, Washington, relating to land use and planning; correcting Ordinance 2528; renumbering and retitling KCC 15.04.120, "Commercial and Manufacturing" to KCC 15.04.130 "CM, Commercial Manufacturing-2"; reenacting and retitling KCC 15.04.120 CM, "Commercial Manufacturing" to "CM, Commercial Manufacturing-1."

WHEREAS, the amendments to the CM, Commercial Manufacturing zone affected only those CM zoned properties lying south of Smith Street and located within the Central Corridor Study Area as defined in the Planning Department staff report dated December 1984; and

WHEREAS, the effect of the CM zone change made by Ordinance 2528 eliminated the Zoning Code section applied to CM zoned properties lying outside the Central Corridor Study Area. These areas include CM zoned properties lying east and west of North Central Ave. at approximately South 228th Street and east of Pacific Highway South; and

WHEREAS, this ordinance corrects this zoning irregularity by creating a Zoning Code section to clarify those elements of Ordinance 2528 relating to CM zoning without substantive additions or amendments; NOW THEREFORE

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

Section 1. Kent City Code Section 15.04.120 titled "Commercial and Manufacturing," enacted by Section 3, Ordinance 2528 is hereby renumbered and retitled to Section 15.04.130 "Commercial Manufacturing-2," and shall read as follows:

15.04.130 COMMERCIAL MANUFACTURING-2 OR CM-2

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

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

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

   b. Specialty manufacturing such as custom sheet metal.

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.

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 2. Kent City Code Section 15.04.120 titled Commercial Manufacturing, which was inadvertently deleted by passage of Ordinance 2528 is hereby reenacted in an unchanged form, as KCC 15.04.120, and is hereby retitled: "Commercial Manufacturing-I," and shall read as follows:
15.04.120 COMMERCIAL MANUFACTURING-1 OR CM-1

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 industrial operations, heavy commercial and wholesale uses.

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.

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, nonpedestrian oriented retail uses. Such uses shall be in accordance with the stated purpose of this district.

6. 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.

7. Mini-warehouse.

8. Complexes which include combinations of uses, including a mixture of office, light manufacturing, storage and commercial uses.

9. Restaurants.

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

Section 4. 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:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

P. STEPHEN DIJULIO, CITY ATTORNEY
PASSED the 16 day of Sept., 1985.
APPROVED the 18 day of Sept., 1985.
PUBLISHED the 25 day of Sept., 1985.

I hereby certify that this is a true copy of Ordinance No. 2579, 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