Ordinance No. 2695

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3409
AN ORDINANCE of the City of Kent, Washington, relating to municipal uses and buildings in all commercial and industrial zoning districts, except for uses and buildings subject to Special Use Combining District regulations; amending Section 15.04.090(A), 15.04.100(A), 15.04.110(A), 15.04.120(A), 15.04.130(A), 15.04.140(A), 15.04.150(A), 15.04.160(A), 15.04.170(A), 15.04.180(A), and 15.04.190(A) of the Kent City Code.

WHEREAS, municipal uses and buildings are generally similar in size, shape, design and use to those uses and buildings permitted in commercial and industrial zoning districts; and

WHEREAS, the Kent Planning Commission held a public hearing on December 16, 1986 and recommended to the Kent City Council that municipal uses and buildings be permitted outright in all commercial and industrial zoning districts; and

WHEREAS, at a public hearing on January 5, 1987, the City Council directed the preparation of an ordinance authorizing such;

NOW THEREFORE

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

Section 1. Section 15.04.090(A) of the Kent City Code is amended as follows:

15.04.090. NEIGHBORHOOD CONVENIENCE COMMERCIAL OR NCC. Purpose: It is the purpose of this district to provide small nodal areas for retail and personal service activities convenient to residential areas and to provide ready access to everyday convenience goods for the residents of such neighborhoods.

A. Principally Permitted Uses.

1. Any local retail business for the sale of new merchandise, such as supermarkets, food stores, drugstores, restaurants (excluding drive-in restaurants), taverns.
2. Personal services such as barber and beauty shops, launderettes, dry cleaning establishments.

3. Any other retail or personal service use that is determined by the Planning Director to be of the same general character as the above permitted local retail businesses or services and is in accordance with the stated purpose of the district.

4. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

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. Section 15.04.100(A) of the Kent City Code is amended as follows:

15.04.100. COMMUNITY COMMERCIAL DISTRICT OR CC.
Purpose: The purpose of this district is to provide areas for limited commercial activities that serve several residential neighborhoods. This district shall only apply to such commercial districts as designated in the Kent Comprehensive Plan.

A. Principally Permitted Uses.

1. Retail establishments, selling primarily new merchandise, including convenience goods, shopping goods such as "soft lines" (clothing, shoes) and "hard lines" (hardware, furniture, paint, appliances).

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

3. Restaurants (excluding drive-in restaurants), taverns.
4. Veterinary clinics 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.

5. Branches of financial institutions.

6. Car washes.

7. Nurseries and greenhouses.

8. Commercial recreational facilities including theaters, bowling alleys, skating rinks, miniature golf.


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

11. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

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. Section 15.04.110(A) 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.**

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.

12. All of the principally permitted uses in the DC-1 zone.

13. Automobile wash services.

14. Food lockers (with or without food preparation facilities).
15. Automobile rental services.
16. Sales of tire and auto accessories with on-site installation.
17. Marine craft sales and accessories.
18. Motor vehicle sales (new and used).
19. Motion picture distribution and services.
20. Upholstery and furniture repair services.
21. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

Section 4. Section 15.04.120(A) of the Kent City Code is amended 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.

10. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

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. (0.2578, §2)

Section 5. Section 15.04.130(A) of the Kent City Code is amended 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 G.C., 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-warehouses.

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.
8. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

Section 6. Section 15.04.140(A) of the Kent City Code is amended as follows:

15.04.140. GENERAL COMMERCIAL OR GC. Purpose: 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. 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
      Real estate agents, brokers and related services
      Real estate operators, lessors and management services
      Real estate subdividing and developing services
      Security brokers, dealers and related services
      Title abstracting and insurance services

   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 services
Blueprinting and photocopying services
Business and management consulting services
Consumer and mercantile credit reporting 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 services
Watch, clock and jewelry repair services
Truck 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 services
Concrete services
Electrical services

- 9 -
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. **Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.**

Section 7. Section 15.04.150(A) of the Kent City Code is amended as follows:

15.04.150. **PROFESSIONAL AND OFFICE DISTRICT OR O.**

**Purpose:** It is the purpose of this district to provide for areas appropriate for professional and administrative offices. It is intended that such districts shall buffer residential districts and the development standards are such that office uses should be compatible with residential districts.

A. **Principally Permitted Uses.**

1. Medical and dental offices.

2. Administrative and professional offices such as lawyers, engineers, real estate, accountants, financial offices such as banks, savings and loan institutions, insurance offices.

3. Veterinary clinics 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.

4. Schools and studios for art, crafts, photography, music, dance.

5. Any other use that is determined by the Planning Director to be of the same general character as the above permitted uses.

6. **Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.**

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 8. Section 15.04.160(A) of the Kent City Code is amended as follows:

15.04.160. INDUSTRIAL AGRICULTURAL OR MA. Purpose: The City has, through its RA and MA zones, the key to assuring efficient and attractive growth. It is essential that the City avoid excessive zoning far in advance of demand.

Rezoning of RA and MA lands to more intensive use shall be predicated upon the documentation of the need for additional residential, commercial, or industrial land in Kent. This documentation shall consist of a fiscal impact analysis showing the other lands already zoned and accessible to municipal services are not sufficient and/or suitable to accommodate demand for the proposed uses and that the market demand for the proposed development is sufficient to generate the revenues necessary to provide municipal services (including but not limited to police, fire, streets, water, drainage and sewer) required by the project.

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.

3. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

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 9. Section 15.04.170(A) of the Kent City Code is amended as follows:

15.04.170. INDUSTRIAL PARK DISTRICT OR MI. Purpose: The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of a broad range of industrial activities including modern, large scale administrative facilities, research institutions and specialized manufacturing organizations, all of a nonnuisance type. This district is intended to provide areas for those industrial activities that desire to conduct business in an atmosphere of prestige location in which environmental amenities are protected through a high level of development standards.

A. Principally Permitted Uses. The following list is illustrative of the types of permitted uses and is not intended to be exclusive.
1. Manufacturing, processing, assembling and packaging of articles, products or merchandise from previously prepared natural or synthetic materials, including but not limited to asbestos, bristles, bone, canvas, cellophane and similar synthetics, chalk, clay (pulverized only, with gas or electric kilns), cloth, cork, feathers, felt, fiber, fur, glass (including glass finishing), graphite, hair, horn, leather, paints (except boiling processes), paper, paraffin, plastic and resins, precious or semi-precious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool and yarn.

2. Manufacturing, processing, treating, assembling, and packaging of articles, products, or merchandise from previously prepared ferrous, nonferrous or alloyed metals (such as bar stock sheets, tubes, and wire and other extrusions), including light foundary casting and forging operations and other forming operations.

3. Printing, publishing and allied industries, including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, film processing, and similar operations or activities.

4. Manufacturing, processing, blending, and packaging of the following:
   a. Drugs, pharmaceuticals, toiletries, and cosmetics.
   b. Food and kindred products, such as confectionary products, chocolate, cereal breakfast foods, bakery products, paste products, fruits and vegetables, beer, beverages (except fermenting and distilling), prepared food specialties (such as coffee, dehydrated and instant foods, extracts, spices and dressings) and similar products.
   c. Dairy products and by-products, such as milk, cream, cheese, and butter; including the processing and bottling of fluid milk and cream and wholesale distribution.

5. Warehousing and distribution facilities and the storage of goods or products, except for those goods or products specifically described as permitted to be stored only as conditional uses in the M3 District.

6. Crop and tree farming.

7. Administrative or executive offices which are part of a predominant industrial operation.

8. Scientific research, testing and experimental development laboratories.

9. Establishments engaged in electronic, automotive, aerospace, missile, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, accessories, assemblies, systems, engines, major components, and whole electronic or electrical devices, automobiles, aircraft, missiles, aerospace, or underwater vehicles, or similar products, including research and test facilities, but specifically excluding explosive fuels and propellants.
10. Manufacturing, processing, assembling and packaging of precision components and products; including precision machine shops for products such as radio and television equipment; business machine equipment; home appliances; scientific, optical, medical, dental, and drafting instruments; photographic and optical goods; phonograph records and prerecorded audio-visual tape; measurement and control devices; sound equipment and supplies; personal accessories, and products of similar character.

11. Headquarter offices of industrial operations.

12. Alcoholic beverage processes, such as distilling and fermenting.

13. Retail and service uses as listed below. Such uses shall be limited to twenty-five (25) percent of the gross floor area of any single or multibuilding development. Retail and service uses which exceed the twenty-five (25) percent limit on an individual or cumulative basis shall be subject to review individually through the Conditional Use Permit process. (See Subsection 15.04.170 D3.)

Retail Trade Uses
Merchandise vending machine operators
Tire, batteries, and accessory (industrial vehicles and equipment)
Eating places (except drive-ins or those with drive-in or drive-through facilities)

Service Uses
a. Finance, insurance and real estate services
Banking and related services
Security broker, dealers and related services
Commodity brokers, dealers and related services
Insurance carriers
Insurance brokers, agents and related services
Real estate operators, lessors and management services
Real estate agents, brokers and related services
Real estate subdividing and developing services
Housing and investment services

b. Personal services
Linen supply and industrial laundry services
Diaper services
Rug cleaning and repair services
Photographic services
Beauty and barber services
Fur repair and storage services

c. Business services
Advertising services
Outdoor advertising services
Consumer and mercantile credit reporting services; adjustment and collection services
Direct mail advertising services
Stenographic services and other duplicating and mailing services
Window cleaning services
Disinfecting and exterminating services
News syndicate services
Employment services
Food lockers (with or without food preparation facilities)
Business and management consulting services
Detective and protective services
Equipment rental and leasing services
Automobile and truck rental services
Motion picture distribution services
Travel agencies
d. **Repair services**
   Electrical repair services
   Radio and television repair services
   Reupholstery and furniture repair services
   Armature rewinding services
e. **Professional services**
   Medical and dental laboratory services
   Legal services
   Engineering and architectural services
   Educational and scientific research services
   Accounting, auditing, and bookkeeping services
   Urban planning services
f. **Contract construction services**
   Building construction - general contractor services
   Plumbing, heating, and air conditioning services
   Painting, paperhanging and decorating services
   Electrical services
   Masonry, stonework, tile setting, and plastering services
   Carpentering and wood flooring
   Roofing and sheet metal services
   Concrete services
   Water well drilling services
g. **Educational services**
   Vocational or trade schools
   Business and stenographic schools
   Driving schools - truck
h. **Miscellaneous services**
   Business associations and organizations
   Labor unions and similar labor organizations

Other retail trade and service uses which may be deemed by the Planning Director to be of the same general character and compatible with those uses listed.

14. Other similar uses which the Planning Director finds compatible with the Principally Permitted Uses described herein; consistent with the purpose and intent of the M1 District and not of a type to adversely affect the use of adjoining properties.

15. 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.

16. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

Section 10. Section 15.04.180(A) of the Kent City Code is amended as follows:

15.04.180. LIMITED INDUSTRIAL DISTRICT OR M2. Purpose:
The purpose of this district is to provide areas suitable for a broad range of industrial activities whose characteristics are of a light industrial nature. The permitted uses are similar to those of the Industrial Park District but the development standards are not as restrictive. However, development standards are aimed at maintaining an efficient and desirable industrial area.

A. Principally Permitted Uses. The following list is illustrative of the types of permitted uses and is not intended to be exclusive.

1. Manufacturing, processing, assembling, and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, including but not limited to asbestos, bristles, bone, canvas, cellophane, and similar synthetics, chalk, clay (pulverized only, with gas or electric kilns), cloth, cork, feathers, felt, fiber, fur, glass (including glass finishing), graphite, hair, horn, leather, paints (except boiling processes), paper, paraffin, plastic and resins, precious or semiprecious metals or stones, putty, pumic, rubber, shell, textiles, tobacco, wire, wood, wool and yarn.

2. Manufacturing, processing, treating, assembling, and packaging of articles, products, or merchandise from previously prepared ferrous, nonferrous or alloyed metals (such as bar stock sheets, tubes, and wire and other extrusions), including light foundry casting and forging operations and other forming operations.

3. Printing, publishing and allied industries, including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, film processing, and similar operations or activities.

4. Manufacturing, processing, blending and packaging of the following:
   a. Drugs, pharmaceuticals, toiletries, and cosmetics.
   b. Food and kindred products, such as confectionary products, chocolate, cereal breakfast foods, bakery products, paste products, fruits and vegetables, beer, beverages (except fermenting and distilling), prepared food specialities (such as coffee, dehydrated and instant foods, extracts, spices and dressings), and similar products.
   c. Dairy products and by-products, such as milk, cream, cheese, and butter; including the processing and bottling of fluid milk and cream and wholesale distribution.
5. Warehousing and distribution facilities and the storage of goods or products including rail-truck transfer facilities.

6. Crop and tree farming.

7. Administrative or executive offices which are part of a predominant industrial operation.

8. Scientific research, testing, and experimental development laboratories.

9. Establishments engaged in electronic, automotive, aerospace, missile, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, accessories, assemblies, systems, engines, major components, and whole electronic or electrical devices, automobiles, aircraft, missiles, aerospace, or underwater vehicles, or similar products, but specifically excluding explosive fuels and propellants.

10. Manufacturing, processing, assembling and packaging of precision components and products; including precision machine shops for products such as radio and television equipment, business machine equipment, home appliances; scientific, optical, medical, dental, and drafting instruments, photographic and optical goods, phonograph records and prerecorded audio visual tape, measurement and control devices, sound equipment and supplies, personal accessories, and products of similar character.

11. Headquarter offices of industrial operations.

12. Alcoholic beverage processes, such as distilling and fermenting.

13. Retail and service uses as listed below. Such uses shall be limited to twenty-five (25) percent of the gross floor area of any single or multibuilding development. Retail and service uses which exceed the twenty-five (25) percent limit on an individual or cumulative basis shall be subject to review individually through the Conditional Use Permit process. (See Subsection 15.04.180 D3.)

Retail Trade Uses
Merchandise vending machine operators
Tire, batteries, and accessory (industrial sales)
Eating places (except drive-ins or those with drive-through facilities)

Service Uses
a. Finance, insurance and real estate services
   Banking and related services
   Security broker, dealers and related services
   Commodity brokers, dealers and related services
   Insurance carriers
   Insurance brokers, agents and related services
   Real estate operators, lessors and management services
   Real estate agents, brokers and related services
Real estate subdividing and developing services
Housing and investment services

b. Personal services
Linen supply and industrial laundry services
Diaper services
Rug cleaning and repair services
Photographic services
Beauty and barber services
Fur repair and storage services

c. Business services
Advertising services (general)
Outdoor advertising services
Consumer and mercantile credit reporting services; adjustment and collection services
Direct mail advertising services
Stenographic services and other duplicating and mailing services
Window cleaning services
Disinfecting and exterminating services
News syndicate services
Employment services
Food lockers (with or without food preparation facilities)
Business and management consulting services
Detective and protective services
Equipment rental and leasing services
Automobile and truck rental services
Motion picture distribution services
Travel agencies

d. Repair services
Electrical repair services
Radio and television repair services
Reupholstery and furniture repair services
Armature rewinding services

e. Professional services
Medical and dental laboratory services
Legal services
Engineering and architectural services
Educational and scientific research services
Accounting, auditing, and bookkeeping services
Urban planning services

f. Contract construction services
Building construction - general contractor services
Plumbing, heating, and air conditioning services
Painting, paperhanging and decorating services
Electrical services
Masonry, stonework, tile setting, and plastering services
Carpentering and wood flooring
Roofing and sheet metal services
Concrete services
Water well drilling services
g. **Educational services**  
   Vocational or trade schools  
   Business and stenographic schools  
   Driving schools - truck

h. **Miscellaneous services**  
   Business association and organizations  
   Labor unions and similar labor organizations

Other retail trade and service uses which may be deemed by the Planning Director to be of the same general character and compatible with those uses listed.

14. Other similar uses which the Planning Director finds compatible with the Principally Permitted Uses described herein; consistent with the purpose and intent of the M2 District and not of a type to adversely affect the use of adjoining properties.

15. 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.

16. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

Section 11. Section 15.04.190(A) of the Kent City Code is amended as follows:

15.04.190. GENERAL INDUSTRIAL DISTRICT OR M3. Purpose:  
The purpose of this district is to provide areas suitable for the broadest range of industrial activities, and to specify those industrial activities having unusual or potentially deleterious operational characteristics, where special attention must be paid to location and site development. Light industrial uses which require restrictive standards on the part of adjoining uses are discouraged from locating in this district.

A. **Principally Permitted Uses.** The description of Principally Permitted Uses is illustrative of the types of uses which shall be permitted in the M3 District and is not intended to be exclusive.

1. Administrative or executive offices which are part of a predominant industrial operation.

2. Scientific research, testing, and experimental development laboratories conducted in conjunction with a Principally Permitted Use.

3. Manufacturing, processing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, including but not limited to asbestos, bristle, bone, canvas, cellophane and similar synthetics, chalk, clay, leather, paints, paper, paraffin, plastics and resin, precious and semi-precious stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool, and yarn.
4. Manufacturing, processing, treating, assembling and packaging of articles, products, or merchandise from previously prepared ferrous, nonferrous or alloyed metals, excluding predominantly drop forge and drop hammer operations.

5. Printing, publishing and allied industries, including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, film processing and similar operations or activities.

6. Manufacturing, processing, blending and packaging of products such as the following:
   a. Drugs, pharmaceuticals, toiletries, and cosmetics.
   b. Soaps, detergents, and other basic cleaning and cleansing preparations.
   c. Plastics and synthetic resins.
   d. Synthetic and natural fiber and cloth.
   e. Prepared and basic food, beverage and kindred products, including ice manufacture and storage and cold storage plants, but excluding meat and seafood products.
   f. Plywood, composition wallboard and similar structural wood products.
   g. Nonmetallic mineral products such as abrasives, asbestos, chalk, pumice and putty.
   h. Heat resisting or structural clay or cement products (brick, tile, pipe) or porcelain products (bath fixtures, tanks).
   i. Machinery and heavy machine tool equipment for general industry and mining, agriculture, construction, or service industries.
   j. Transportation machinery and equipment, such as motor vehicles, aircraft, trucks and trailers, mobile homes, boats, missiles, railroad rolling stock, and other transportation-oriented apparatus, but excluding explosive fuels and propellants.
   k. Business and domestic machinery, equipment and supplies.

7. Basic wood processing, including such operations as sawmills, planing mills, and the primary preserving, veneering or laminating of wood.

8. Machine shops and specialty job shops.

9. Warehousing and distribution facilities and the storage of goods and products, except for those goods or products specifically described as permitted to be stored as Conditional Uses.
10. Contractors' service yards and shops and construction suppliers.

11. Truck storage yards.


13. Public utility service yards and shops and major public utility facilities, including steam electric generating stations, electric transmission substations and attendant microwave facilities incorporated as part of such uses.

14. Transportation and transit terminals, including repair and storage facilities and rail-truck stations, except classification yards in the category of "hump yards".

15. Crop and tree farming.

16. The reasonable expansion or evolution of a legally established use whose expanded or altered sphere of activity may include uses normally considered M1 and M2 types of operations, whose standards of operation shall not be affected by the reasonable level of performance expected in the M3 district.

17. Truck repair and service facilities.

18. Other similar uses which the Planning Director finds compatible with the Principally Permitted Uses described herein, and consistent with the purpose and intent of the M3 District.

19. Manufacturing of paint.

20. 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.

21. Municipal uses and buildings, except for such uses and buildings subject to Section 15.04.200.

Section 12. 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.

DAN MELLEHER, MAYOR

ATTEST:

MARIE JENSSN, CITY CLERK
APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the ____ day of ___, 1987.
APPROVED the ____ day of ___, 1987.
PUBLISHED the ____ day of ___, 1987.

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.

MARIE JENSEN, CITY CLERK