Ordinance No. 2751

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3409
AN ORDINANCE of the City of Kent, Washington, relating to zoning, amending Section 15.05.040(A) of the Kent City Code to reduce the number of required parking stalls for senior citizen apartments.

WHEREAS, a regulatory review request was submitted to the Planning Department to reduce the number of parking stalls for senior citizen apartments; and

WHEREAS, the Planning Commission recommended amending Section 15.05.040(A) of the Kent City Code at its September 28, 1987 meeting; and

WHEREAS, the Kent City Council considered the recommendations of the Planning Commission, the Planning Department, and the regulatory review request at its regularly scheduled meeting on October 20, 1987; NOW, THEREFORE,

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

Section 1. Section 15.05.040(A)(1) is amended to add the following:

15.05.040. PARKING STANDARDS.

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>NUMBER OF PARKING SPACES</th>
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<tbody>
<tr>
<td>A. Living Activities.</td>
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<tr>
<td>1. Dwellings:</td>
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<tr>
<td>a. Single family</td>
<td>Two (2) parking spaces per single-family dwelling.</td>
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<tr>
<td>b. Two family</td>
<td>Two (2) parking spaces per dwelling unit.</td>
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c. Multifamily and apartment houses

One parking space per unit for efficiency apartments in all sized developments; Two parking spaces for each dwelling unit for developments with 49 or less dwelling units; 1.8 parking spaces per dwelling unit for developments of 50 or more dwelling units.

For developments of 50 or more dwelling units, one parking space for each 15 dwelling units for recreational vehicles. Recreational vehicle parking spaces shall be in a defined, fenced, and screened area with a minimum of a six-foot (6) high, sight-obscuring fence and/or landscaping as determined by the Planning Department; or the developer may provide an area of usable open space equal to that area that would be required for recreational vehicle parking. A vehicle less than 20 feet long that is used as primary transportation is not subject to recreational vehicle parking regulations. If open space in lieu of recreational vehicle parking is provided, its appropriateness will be determined at the time of development plan review by the Planning Department.

d. Multiple dwellings for low-income elderly

One parking space for each four dwelling units.

e. Multifamily and apartment houses in the Central Business District

One parking space per dwelling unit. This requirement supersedes Section 15.05.070, Off-Street Parking Regulations Downtown Commercial District.
f. Exceptions for senior citizen apartments in multifamily and apartment houses in the Central Business District

Approved building plans must show 1.8 spaces per dwelling unit and also shall show which spaces are not to be initially installed. The additional spaces plus any required landscaping shall be installed if at any time the structure is not used for senior citizen apartments or if the facility shows a continued shortage of parking.

The requirement of one (1) space per dwelling unit may be reduced to no less than one (1) space for every two (2) dwelling units plus employee parking as determined by the Planning Director. The Planning Director shall base his decision on the following:

- Availability of private, convenient, regular transportation services to meet the needs of the tenants;
- Accessibility to and frequency of public transportation;
- Pedestrian access to health, medical and shopping facilities;
- Minimum age requirement to reside in subject apartments;
- Special support services offered by the facility.

Special parking for recreational vehicles will not be required as long as the facility does not permit recreational vehicles other than campers or vehicles that will fit into a normal-sized parking stall. If recreational vehicles are to be permitted on the development, they must be screened and fenced.

Compact stalls will not be permitted except for one third of the required employee parking.
Section 2. 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 RELLEHER, MAYOR

ATTEST:

MARI JENSEN, 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. 75-1, 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)
MARI JENSEN, CITY CLERK

5260-180
An application was submitted to the City Attorney's office at 250 Main St. The application was rejected due to the inaccuracy in the information provided. The applicant was informed that the application was denied. The City Attorney's office requires a signed and witnessed form to proceed. The form was signed by the applicant.

City Attorney's Office
250 Main St.

City of Los Angeles

Date: 12-17-87

[Signature]