Ordinance No. 2764

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3409
ORDINANCE NO. 2764

AN ORDINANCE of the City of Kent, Washington, relating to uses in the Professional and Office zoning district, amending Kent City Code 15.04.150.

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

Section 1. Kent City Code Section 15.04.150 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; medical and dental laboratory services.

2. Administrative and professional offices such as lawyers, engineers, real estate, accountants, financial offices such as banks, savings and loan institutions, insurance offices, auditing, bookkeeping, architectural and urban planning services, business and management consulting services, advertising services.

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. Educational and scientific research, research and development services.

5. Blueprinting and photocopying services.

6. Consumer and mercantile credit reporting services, adjustment and collecting services.

7. Detective and protective services.

8. Stenographic services and other duplicating and mailing services.


10. Employment services.

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

12. 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.

B. Accessory Uses. Incidental sales and services, such as restaurants, pharmacies and retail sales to serve occupants and patrons of permitted uses, when conducted within the same building, provided there is no exterior display or advertising.

C. Conditional Uses.

1. Multifamily development over office uses and multifamily developments (apartments and townhouses).
2. Mortuaries.

3. Beauty and barber services.

4. Tanning salons.

5. Nail manicuring services.

6. General Conditional Uses as listed in Section 15.08.030.

7. Retail sales as follows:

As part of a planned development where at least fifty (50) percent of the total development is for office use.

Drive-in restaurants, service stations, drive-in cleaning establishments and other similar retail establishments are not permitted.

D. 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.

E. Development Standards.

1. Minimum lot. 10,000 square feet.

2. Maximum site coverage. Thirty (30) percent.


4. Side yard. None, except abutting a residential district and then twenty (20) feet minimum.
5. **Rear yard.** None, except abutting a residential district and then twenty (20) feet.

6. **Height limitations.** Three (3) stories or forty (40) feet.

7. The landscaping requirements of Chapter 15.07 shall apply.

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

G. **Off-Street Parking.** The off-street parking requirements of Chapter 15.05 shall apply.

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

**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.

ATTEST:

\[Signature\]

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

\[Signature\]

SANDRA DRISCOLL, CITY ATTORNEY
PASSED the 5 day of , 1983.
APPROVED the 6 day of , 1983.
PUBLISHED the 8 day of , 1983.

I hereby certify that this is a true copy of Ordinance No. 2764, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

[Signature]
MARIE JENSEN, CITY CLERK