AN ORDINANCE of the City of Kent, Washington, amending Kent City Zoning Code Chapters 15.04.040, 15.04.050 and 15.04.060 reducing multifamily residential densities for lots of more than 15,000 square feet in size.

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

Section 1. Kent City Zoning Code Section 15.04.040 is amended as follows:

15.04.040. GARDEN DENSITY MULTIFAMILY RESIDENTIAL - MR-G. Purpose: It is the purpose of this district to provide locations for garden apartment densities suitable for suburban living.

A. Principally Permitted Uses.
   1. Single-family dwellings and two-family dwellings or duplexes.
   2. Multiple family dwellings including apartments and townhouses.
   3. Crop or tree farming.

B. 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 school and day care centers.

C. Accessory Uses.
   1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports, minor structures for storage of personal property.
   2. Rooming and boarding of not more than three (3) persons.
   3. Customary incidental home occupations subject to the provisions of Section 15.08.040.
   4. Offices incidental and necessary to the conduct of a principally permitted use.
D. Conditional Uses. General Conditional Uses as listed in Section 15.08.030.

E. Development Standards.

1. Single-family dwelling and duplexes. The development standards of Section 15.04.020 and Section 15.04.030 shall apply.

2. Multifamily dwelling units:
   
   a. Minimum lot. 8,500 square feet for the first two-dwelling units; 2,500-square-feet-per-each-additional dwelling-unit.
   
   b. Minimum lot width. 80 feet.
   
   c. Density. 16-dwelling-units-per-acre.

      i. For lots 15,000 square feet or smaller: 16 dwelling units per acre.

      ii. For lots greater than 15,000 square feet: 14 dwelling units per acre.

   d. Maximum site coverage. 45 percent.
   
   e. Minimum yard requirements

      i. Front yard. 20 feet.

      ii. Side yard. Each side yard shall be a minimum of ten (10) percent of the lot width; however, regardless of lot width, the yard width need not be more than thirty (30) feet.

      iii. Rear yard. 20 feet.

      iv. Side yard on flanking street of corner lot. 15 feet.

   f. Distances between buildings

      i. An inner court providing access to double-row building shall be a minimum of twenty (20) feet.

      ii. The distance between principle buildings shall be at least one-half (1/2) the sum of the height of both buildings; provided, however, that in no case shall the distance be less than twelve (12) feet. This requirement shall also apply to portions of the same building separated from each other by a court or other open space.

   g. The landscaping requirements of Chapter 15.07 shall apply.

   h. Height limitations. Three (3) stories, not exceeding 40 feet.

   i. Additional standards. See Chapter 15.08, General and Supplementary Provisions, for requirements concerning accessory buildings and additional standards.
j. Multifamily Transition Areas. The requirements of Section 15.08.215 shall apply in any Multifamily Transition Areas, which includes any portion of a multifamily district within 100 feet of a Single-Family District or within 100 feet of a public street right-of-way.

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

G. Off-Street Parking.

1. The off-street parking requirements of Chapter 15.05 shall apply.

2. Off-street parking may be located in required yards except for the front ten (10) feet abutting any public right of way which must be landscaped. No off-street parking is permitted in the required open green area.

H. Development Plan Review. Development plan review is required as provided in Section 15.09.010.

Section 2. Kent City Zoning Code Section 15.04.050 is amended as follows:

15.04.050. MEDIUM DENSITY MULTIFAMILY RESIDENTIAL - MR-M. Purpose: It is the purpose of this district to provide for locations for medium density residential districts suitable for urban-suburban living.

A. Principally Permitted Uses.

1. Single-family dwellings and two family dwellings or duplexes.

2. Multiple family dwellings.

3. Crop and tree farming.

B. 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.

C. Accessory Uses.

1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports, or minor structures for storage of personal property.

2. Rooming and boarding of not more than three (3) persons.

3. Customary incidental home occupations subject to the provisions of Section 15.08.040.
4. Offices incidental and necessary to the conduct of a permitted use.

**D. Conditional Uses.** General Conditional Uses as listed in Section 15.08.030.

**E. Development Standards.**

1. **Single-family dwellings and duplexes.** The development standards of Section 15.04.020 and 15.04.030 shall apply.

2. **Multifamily dwelling units**
   a. **Minimum lot.** 8,500 square feet for the first two dwelling units; 1,650-square-feet-for-each-additional-dwelling unit.
   b. **Minimum lot width.** 80 feet.
   c. **Density.** 23 dwelling units per acre.
      i. For lots 15,000 square feet or smaller: 23 dwelling units per acre.
      ii. For lots greater than 15,000 square feet: 19 dwelling units per acre.
   d. **Maximum site coverage.** 45 percent.
   e. **Minimum yard requirements**
      i. Front yard. 20 feet.
      ii. Side yard. Each side yard shall be a minimum of ten (10) percent of the lot width; however, regardless of lot width, the yard width need not be more than thirty (30) feet.
      iii. Rear yard. 20 feet.
      iv. Side yard on flanking street of corner lot. 15 feet.
   f. **Distances between buildings**
      i. An inner court providing access to double-row building shall be a minimum of twenty (20) feet.
      ii. The distance between principal buildings shall be at least one-half (1/2) the sum of the height of both buildings; provided, however, that in no case shall the distance be less than twelve (12) feet. This requirement shall also apply to portions of the same building separated from each other by a court or other open space.
   g. **The landscaping requirements of Chapter 15.07 shall apply.**
   h. **Height limitation.** Three (3) stories, not exceeding forty (40) feet.
i. **Additional standards.** See Chapter 15.08, General and Supplementary Provisions, for requirements concerning accessory buildings and additional standards.

j. **Multifamily Transition Areas.** The requirements of Section 15.08.215 shall apply in any Multifamily Transition Areas, which includes any portion of a multifamily district within 100 feet of a Single-Family District or within 100 feet of a public street right-of-way.

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

G. **Off-Street Parking.**
   1. The off-street parking requirements of Chapter 15.05 shall apply.
   2. Off-street parking may be located in required yards except for the front ten (10) feet abutting any public right of way which must be landscaped. No off-street parking is permitted in the required open green area.

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

Section 3. Kent City Zoning Code Section 15.04.060 is amended as follows:

15.04.060. **HIGH DENSITY MULTI-FAMILY RESIDENTIAL - MR-H.**
Purpose: It is the purpose of this district to provide for locations for high density residential districts suitable for urban living.

A. **Principally Permitted Uses.**
   1. Single-family dwellings and two-family dwellings or duplexes.
   2. Multiple-family dwellings.
   3. Crop and tree farming.

B. **Special Permit Uses.** The following uses are permitted provided that they conform to the development standards listed in Section 15.08.020.

C. **Accessory Uses.**
   1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports, or minor structures for storage of personal property.
   2. Rooming and boarding of not more than three (3) persons.
   3. Customary incidental home occupations subject to the provisions of Section 15.08.040.
4. Offices incidental and necessary to the conduct of a permitted use.

D. Conditional Uses. General Conditional Uses as listed in Section 15.08.030.

E. Development Standards.

1. Single-family dwellings and duplexes. The development standards of Section 15.04.020 and Section 15.04.030 shall apply.

2. Multifamily dwelling units
   a. Minimum lot. 8,500 square feet for the first two dwelling units; 900-square-feet-for-each-additional-dwelling unit.
   b. Minimum lot width. 80 feet.
   c. Density. 40-dwelling-units-per-acre.
      i. For lots 15,000 square feet or smaller: 40 dwelling units per acre.
      ii. For lots greater than 15,000 square feet: 28 dwelling units per acre.
   d. Maximum site coverage. 50 percent.
   e. Minimum yard requirements
      i. Front yard. 20 feet.
      ii. Side yard. Each side yard shall be a minimum of ten (10) percent of the lot width; however, regardless of lot width, the yard width need not be more than thirty (30) feet.
      iii. Rear yard. 20 feet.
      iv. Side yard on flanking street of corner lot. 15 feet.
   f. Distances between buildings
      i. An inner court providing access to double-row building shall be a minimum of twenty (20) feet.
      ii. The distance between principal buildings shall be at least one-half (1/2) the sum of the height of both buildings; provided, however, that in no case shall the distance be less than twelve (12) feet. This requirement shall also apply to portions of the same building separated from each other by a court or other open space.
   g. The landscaping requirements of Chapter 15.07 shall apply.
   h. Height limitation. Four (4) stories, not exceeding 50 feet.
i. Additional standards. See Chapter 15.08, General and Supplementary Provisions, for requirements concerning accessory buildings and additional standards.

j. Multifamily Transition Areas. The requirements of Section 15.08.215 shall apply in any Multifamily Transition Areas, which includes any portion of a multifamily district within 100 feet of a Single-Family District or within 100 feet of a public street right-of-way.

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

G. Off-Street Parking.

1. The off-street parking requirements of Chapter 15.05 shall apply.

2. Off-street parking may be located in required yards except for the front ten (10) feet abutting any public right of way which must be landscaped. No off-street parking is permitted in the required open green area.

H. Development Plan Review. Development plan review is required as provided in Section 15.09.010.

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.

DAN KELLEHER, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the ___ day of ____, 1988.
APPROVED the ___ day of ____, 1988.
PUBLISHED the ___ day of ____, 1988.
I hereby certify that this is a true copy of Ordinance No. 2-28, 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)