Ordinance No. 2843

(Amending or Repealing Ordinances)

CFN=131 = Zoning Codes
Passed 4/18/1989
Processing of butchered meats and seafood

Repealed by Ord. 3409
ORDINANCE NO. 2843

AN ORDINANCE of the City of Kent, Washington, amending the Kent Zoning Code Sections 15.04.180(A)(4)(b), 15.04.190(A)(6)(e), and 15.04.190(C)(6)(b) to allow packaging, freezing, and processing of previously butchered meat and seafood as principally permitted uses in M2 and M3 zones.

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

Section 1. Section 15.04.180(A)(4)(b) 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, 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 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), previously butchered meat or seafood packaging, freezing, and processing, (excluding rendering, curing, canning, or slaughtering); 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. These uses are intended primarily to serve the needs of the industrial area, are compatible with the permitted types of industrial uses, and will not interfere with the orderly development of the industrial area. 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.) (0.2676 §2)
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. (0.2695 §10)

Section 2. Section 15.04.190(A)(6)(e) 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, photcopying, 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 and including packaging, processing and freezing of previously butchered meat and seafood products, excluding rendering, curing, canning, or slaughtering.
   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. (0.2695 §11)

Section 3. Section 15.04.190(C)(6)(b) of the Kent City Code is amended as follows:

C. Conditional Uses. The following are the types of conditional uses permitted in the M3 District, subject to approval by the Hearing Examiner. The list of conditional uses is illustrative of the types of uses which shall be permitted and not intended to be exclusive.

1. Manufacture of such types of basic materials as follows:
   a. Gum and wood chemicals and fertilizers, and basic industrial organic and inorganic chemicals or products such as alkalies and chlorine, industrial, and liquid petroleum, gases, cellophane, coal tar products, dyes and dye products, impregnated products, tanning compounds, and glue and gelatin.
   b. Hydraulic cement, concrete, gypsum, lime, carbon, carbon black, graphite, coke, glass, and similar products.

2. Manufacture of products such as the following:
   a. Ammunition, explosives, fireworks, matches, photographic film, missile propellants, and similar combustibles.
   b. Rubber from natural, synthetic, or reclaimed materials.
   c. Paving and roofing materials or other products from petroleum derivatives.

3. Refining of materials such as petroleum and petroleum products, metals and metal ores, sugar, and fats and oils.

4. Distilling of materials such as bone, coal, coal tar, coke, wood, and other similar distillates.

5. Heavy metal processes, such as ore reduction or smelting, including blast furnaces, and including drop forging, drop hammering, boiler plate works, and similar heavy metal operations.
   a. Asphalt batching plants.
   b. Concrete mixing and batching plants, including ready-mix concrete facilities.
c. Rock crushing plants and aggregate dryers.
d. Sandblasting plants.

6. Animal and food processing, including the following and similar operations:
   a. Tanning, dressing, and finishing of hides, skins, and furs.
   b. Meat and seafood products packaging, freezing, curing, canning, and processing rendering, and slaughtering.
   c. Nitrating of cotton and other materials.
   d. Rendering of animal grease or tallow, fish oil, and similar materials.
   e. Slaughtering, stockyard, feed lot, dairy, and similar operations.
   f. Pickling and brine curing processes.
   g. Wholesale produce markets.

7. Salvage, wrecking, and disposal activities, including the following and similar operations:
   a. Automobile and building wrecking and salvage.
   b. Salvage of industrial waste materials, such as metal, paper, glass, rag, and similar materials.
   c. Sewage disposal and treatment plants.
   d. Dump and sump operations for such uses as rubbish, garbage, trash, and other liquid and solid wastes.

8. Storage of the following kinds of goods:
   a. Bulk storage of oil, gas, petroleum, butane, propane, liquid petroleum gas, and similar products, and bulk stations and plants.
   b. Used building materials, mover's equipment, relocated buildings, impounded vehicles, and similar materials.
   c. Explosives or fireworks, except where incidental to a Principally Permitted Use.
   d. Fertilizer or manure.

9. General Uses as listed in Section 15.08.030.
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 ________, 1989.
APPROVED the ___ day of ________, 1989.
PUBLISHED the ___ day of ________, 1989.

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 (SEAL))