Ordinance No. 2904

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Sec. 15.04.020 Repealed by Ord. 3409
ORDINANCE NO. 2904

AN ORDINANCE of the City of Kent, Washington, relating to land use and zoning, creating a R1-5.0, Single Family Residential district amending Section 15.04.020 of the Kent City Code.

WHEREAS, the City Council, by Resolution 1123, evidenced a desire to achieve reduction in the density of multifamily housing through revisions to Kent's Comprehensive Plan and Zoning Code; and

WHEREAS, the City Council, by Resolution 1172, directed the Planning Department to conduct a study and proposed update of the housing element of the City's Comprehensive Plan, including an area by area analysis of multifamily density for East Hill, West Hill and Valley Floor Planning Areas; and

WHEREAS, the Council directed that the results of said area-wide study are to be proposed for implementation through text and/or map zoning amendments to be presented to the Council; and

WHEREAS, the Council had directed that the Planning Department work with the City Council to develop a work program for the area by area analysis; and

WHEREAS, Kent City Code 2.32.050 (Ordinance 2469, Section 1) authorizes the Planning Commission to hear and make recommendations to the City Council on Zoning Text amendments; and

WHEREAS, public notice and opportunity for input on the Work Program process, procedure and results has been of the highest priority to the City Council; and

WHEREAS, an amendment to the Kent City Zoning Text Section 15.04.020 of the Kent City Code, creating a new
residential zone R1-5.0, was recommended to the Planning Commission; and

WHEREAS, in accordance with the provisions of Kent City Code 2.32.050 (Kent City Ordinance 2469 Section 1) and the provisions of RCW 35A.63.100(2), public hearings were held before the Planning Commission of the City of Kent on August 28, September 18, October 16, November 20 and November 27, 1989 to consider the proposed amendments; and

WHEREAS, after the final hearing of the Planning Commission and its final deliberations, the Planning Commission's Findings of Fact, Conclusions of Law, and recommendations for proposed amendments to the Kent Zoning Code Text were issued on December 11, 1989; and

WHEREAS, the Kent City Council considered the Findings of Fact, Conclusions of Law and recommendations of the Planning Commission concerning the zoning code text amendments at a public meeting on January 30, 1990; NOW, THEREFORE,

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

Section 1. The Findings of Fact and Conclusions of Law recommended by the Kent Planning Commission on December 11, 1989 relating to amendments to Kent City Code Section 15.04.020, creating a R1-5.0 Single Family Residential district are adopted by reference in totality.

Section 2. The Kent City Code 15.04.020 is amended to create a R1-5.0, Single Family Residential district as follows:

15.04.020. SINGLE FAMILY RESIDENTIAL DISTRICTS. Purpose: It is the purpose of these districts to stabilize and preserve low density, single-family residential neighborhoods. It is further the purpose to provide a range of minimum lot sizes in order to promote diversity and recognize a variety of residential environments.
A. **Districts Established by Lot Area**

The following single-family residential districts are established:

1. R1-20. 20,000 square feet minimum lot area.
2. R1-12. 12,000 square feet minimum lot area.
3. R1-9.6. 9,600 square feet minimum lot area.
4. R1-7.2. 7,200 square feet minimum lot area.
5. R1-5.0. 5,000 square feet minimum lot area.

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.

B. **Minimum Zoning Area**

R1-5.0. 15,000 square feet (3 lots)

C. **Maximum Zoning Area**

R1-5.0. 8 acres

D. **Principally Permitted Uses**

1. One single-family dwelling per lot.
2. Crop and tree farming.

E. **Special Permit Uses**

The following uses are permitted provided they conform to the development standards listed in Section 15.08.020.

1. Churches.
2. Nursery schools and day care centers.

F. **Accessory Uses**

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

G. **Conditional Uses**

General Conditional Uses as listed in Section 15.08.030.

H. **Development Standards**

1. **Minimum Lot**
   a. R1-20. 20,000 square feet.
   b. R1-12. 12,000 square feet.
   c. R1-9.6. 9,600 square feet.
   d. R1-7.2. 7,200 square feet.
   e. R1-5.0. 5,000 square feet.
2. **Minimum lot width.**
   a. R1-20. 70 feet.
   b. R1-12. 70 feet.
   c. R1-9.6. 70 feet.
   d. R1-7.2. 70 feet.
   e. R1-5.0. 50 feet.

3. **Maximum site coverage.**
   a. R1-20. 30 percent.
   b. R1-12. 30 percent.
   c. R1-9.6. 30 percent.
   d. R1-7.2. 30 percent.
   e. R1-5.0. 40 percent.

4. **Minimum yard requirements.**
   a. Front yard. 20 feet.
   b. Side yard. 5 feet.
   c. Rear yard. 8 feet.
   d. Side yard on flanking street of corner lot. 15 feet.

5. **Height limitation.**
   a. R1-20. Two and one-half (2-1/2) stories not exceeding thirty-five (35) feet.
   b. R1-12. Two and one-half (2-1/2) stories not exceeding thirty-five (35) feet.
   c. R1-9.6. Two and one-half (2-1/2) stories not exceeding thirty-five (35) feet.
   d. R1-7.2. Two and one-half (2-1/2) stories not exceeding thirty-five (35) feet.
   e. R1-5.0. Two and one-half (2-1/2) stories not exceeding thirty (30) feet.

6. **Interior yards.** Interior yards shall not be computed as part of the site coverage.

7. **Additional standards.** See Chapter 15.08, General and Supplementary Provisions, for requirements concerning accessory buildings and additional standards. **PROVIDED:** that solar access setback requirements of Kent City Code 15.08.230-234 shall not apply to the R1-5.0 zone.

   **G-I. Signs**
   The sign regulations of Chapter 15.06 shall apply.

   **H-J. Off-Street Parking**
   The off-street parking regulations of Chapter 15.05 shall apply.
Development Plan Review

Development plan review is required when the property to be developed is classified as view property.

Section 2. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 3. Effective Date. This ordinance shall take effect and be in force thirty (30) days from the time of its final passage as provided by law.

DAN KELLEHER, MAYOR

ATTEST:

BRENDA JACOBER, DEPUTY CITY CLERK

APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the 20 day of JUN, 1990.
APPROVED the 21 day of JUN, 1990.
PUBLISHED the 23 day of JUN, 1990.

I hereby certify that this is a true copy of Ordinance No. 2904, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENDA JACOBER, DEPUTY CITY CLERK

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