Ordinance No. 3277

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3409
ORDINANCE NO. 3377

AN ORDINANCE of the City Council of the City of Kent, Washington, amending Section 15.04.195(A) of the Kent City Code to expand the principally permitted uses in the gateway commercial (GWC) zone.

WHEREAS, an applicant made a regulatory review request concerning the uses of the GWC, Gateway Commercial Zone, on August 1, 1995; and

WHEREAS, the applicant filed an application for a Zoning Code amendment on September 14, 1995, specifically requesting that the Gateway Commercial (GWC) Zone be amended to permit a wider range of land uses than is presently allowed; and

WHEREAS, the request was reviewed by the Planning Commission at its October 9, 1995, workshop; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendment on November 27, 1995; and

WHEREAS, the Kent City Council reviewed the recommendation of the Planning Commission and moved to approve
the amendment to the GWC Zone at its regularly scheduled meeting on December 19, 1995; NOW, THEREFORE,

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

SECTION 1. Section 15.04.195(A) of the Kent City Code is hereby amended by adding new sub-sections (15), (16) and (17) as follows:

Sec. 15.04.195. Gateway commercial district, GWC.

It is the purpose of the gateway commercial district to provide retail commercial uses appropriate along major vehicular corridors while encouraging appropriate and unified development among the properties within the district. It is designed to create unique, unified and recognizable streetscapes while ensuring land use compatibility and the exclusion of inappropriate uses. It is also intended to promote flexibility in appropriate areas of site design and to encourage mixed use developments. The gateway commercial district recognizes the significance of the automobile while simultaneously minimizing its dominance in commercially developed areas and avoiding unsightly highway strip commercial development. The gateway commercial development standards promote land uses which minimize physical and visual impacts normally associated with highway commercial developments. Landscaping, parking and sign standards have all been enhanced as compared to the current commercial and industrial zoning districts. These standards will promote a
viable, unique and recognizable commercial area along East Valley Highway. Moreover, the gateway commercial district will encourage the development of commercial uses capable of benefitting and ensuring the longterm enhancement of properties throughout the study area.

A. Principally permitted uses. Principally permitted uses are as follows:

1. Retail establishments wherein all sales, storage and display occur within enclosed buildings. Such uses include the sale of food, clothing, furniture, appliances, hardware and similar hard line and soft line goods.

2. Personal services such as barbershops and beauty shops, shoe and clothing repair, funeral and crematory services, laundering and dry cleaning and photographic studios.

3. Office uses and professional services such as medical, dental and optometric offices, legal, architectural, engineering, real estate, banking and financial services and similar uses.

4. Business services such as blueprinting, photocopying, advertising and consulting services and similar uses.
5. Restaurants, taverns and nightclubs, provided that any restaurant with drive-in or drive-through facilities shall be located a minimum of one thousand (1,000) feet from any other drive-in restaurant use.

6. Repair services wherein all repair and storage occurs within an enclosed building. Such uses include radio, television and small appliance repair, watch, clock and jewelry repair and similar uses, but not automotive or vehicular repair.

7. Educational services and facilities such as art and music schools, barber and beauty schools and business schools.

8. Miscellaneous services such as animal grooming parlors, business, civic, social and fraternal associations, welfare and charitable services and veterinary clinics and animal hospital services when located no less than one hundred fifty (150) feet from any residential use, provided the animals are housed indoors and the building is soundproofed.

10. Cultural, entertainment and recreational facilities, including art galleries, museums, motion picture theaters, video arcades, athletic clubs, bowling alleys and enclosed skating rinks.

11. Governmental offices and facilities, except for such uses and buildings subject to section 15.04.200.

12. Existing dwellings may be rebuilt, repaired and otherwise changed for human occupancy. Accessory buildings for existing dwellings may be constructed. Such buildings include garages, carports, storage sheds and fences.

13. Crop and tree farming.

14. Any other use that is determined by the planning director to be of the same general character as the uses permitted in this subsection and that is in accordance with the stated purpose of the district.

15. Contractor shops where most of the work is done on call, and which do not rely on walk-in trade, but where some incidental storage or semi-manufacturing work is done on the premises, such as carpentry, heating, electrical or glass shops, printing, publishing, or lithographic shops.
furniture, upholstery, dry cleaning and exterminators.

16. Small scale, light industrial or manufacturing operations where the building, structure or total operation does not encompass more than 10,000 square feet of area. The 10,000 square feet total shall include all indoor and outdoor storage areas associated with the manufacturing operation. Only one of these uses shall be allowed per lot.

17. Mini Warehouses.

SECTION 2. If any one or more sections, sub-sections or sentences of this chapter are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance and the same shall remain in full force and effects.

SECTION 3. This Ordinance shall take effect and be in force thirty (30) days from and after its passage, approval, and publication as provided by law.

JIM WHITE, MAYOR
I hereby certify that this is a true copy of Ordinance No. 3277, 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, CITY CLERK