Ordinance No. 3327

["Beginning July 1, 1998"]

(Amending or Repealing Ordinances)

Repealed by Ord. 3409
AN ORDINANCE of the City Council of the City of Kent, Washington, amending Chapter 15.04 of the zoning code, as recently amended by Ordinance No. 3268 and Ordinance No. 3290, making further clarification to previously established density standards.

WHEREAS, the City of Kent Comprehensive Plan contains goals and policies that support a variety of housing types and densities throughout the City, including more flexibility and innovation in terms of building and site design in single-family residential areas; and

WHEREAS the City of Kent Comprehensive Plan contains goals and policies which recommend expansion of home ownership opportunities for all income groups; and

WHEREAS, the City Council, on December 19, 1995, adopted Ordinance No. 3268 revising the Kent Zoning Code provisions for single-family residential development standards, consistent with the above goals and policies; and

WHEREAS, the City Council, on April 16, 1996, adopted Ordinance No. 3290 clarifying previously established density standards; and
WHEREAS, implementation of Ordinance No. 3290 had an unanticipated effect on potential subdivision of "in-fill" lots; specifically lots which could have been subdivided under the former R1-12.0 zoning were now prohibited from subdividing under the new SR-3 zoning; and

WHEREAS, the staff determined that the unintended effect on such "in-fill" lots was the result of "rounding off" maximum permitted density for each of the single-family residential zones amended by Ordinance No. 3290; and

WHEREAS, the Land Use & Planning Board considered alternatives to address the unintended effect on "in-fill" lots and determined that the maximum permitted densities be amended for all single-family residential zones to coincide with density factors that existed prior to adoption of Ordinance No. 3268; and

WHEREAS, the Land Use & Planning Board held a public hearing to discuss the proposed maximum permitted density standards for single family residential zoning on October 28, 1996; and

WHEREAS, the Land Use & Planning Board voted unanimously to accept the City Staff's recommendation to amend the maximum permitted density standards for single-family residential zoning districts to be based on mathematically precise calculations as opposed to the mere rounding of numbers in order to address the unintended impacts on "in-fill" lots; and

WHEREAS, the Kent City Council considered the recommendation of the Land Use & Planning Board at a regularly scheduled meeting on November 26, 1996, and approved the proposed Kent zoning code amendment (ZCA-96-6) to revise the current single family residential development standards as recommended by the Land Use & Planning Board; NOW THEREFORE,
THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 15.04.020 of the Kent City Code is hereby amended to read as follows:

Sec. 15.04.020. Single-family residential districts.

It is the purpose of the single-family residential 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 maximum permitted density. The following single-family residential districts and their densities are established:

(1) Two (2) SR-2: 2.18 single-family dwelling units per acre.

(2) Three (3) SR-3: 3.63 single-family dwelling units per acre.

(3) Four and one-half (4.5) SR-4.5: 4.53 single-family dwelling units per acre.

(4) Six (6) SR-6: 6.05 single-family dwelling units per acre.

(5) Eight (8) SR-8: 8.71 single-family dwelling units per acre.

B. Minimum zoning area. Minimum zoning area for the SR-8 district is fifteen thousand (15,000) square feet (three (3) lots).

C. Maximum zoning area. Maximum zoning area for the SR-8 district is eight (8) acres.

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

1. One (1) single-family dwelling per lot.

2. Crop and tree farming.

3. Group homes class I-A.
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.** Permitted accessory uses are as follows:

1. Accessory uses and buildings customarily appurtenant to a permitted use, such as garages, carports and 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. Accessory dwelling units. For purpose of this section, section 15.04.020, accessory dwelling units shall not be included in calculating the maximum permitted density.

G. **Conditional uses.** Conditional uses are as follows: General conditional uses as listed in section 15.08.030.

H. **Development standards.**

1. **Minimum lot.** Minimum lot area is as follows:
   a. SR-2: Sixteen thousand (16,000) square feet.
   b. SR-3: Ninety-six hundred (9,600) square feet.
   c. SR-4.5: Seventy-six hundred (7,600) square feet.
   d. SR-6: Fifty-seven hundred (5,700) square feet.
   e. SR-8: Four thousand (4,000) square feet.

2. **Minimum lot width.** Minimum lot width is as follows:
   a. SR-2: Fifty (50) feet.
b. SR-3: Fifty (50) feet.

c. SR-4.5: Fifty (50) feet.

d. SR-6: Fifty (50) feet.

e. SR-8: Forty (40) feet.

f. To determine minimum lot width for irregular lots, a circle of applicable diameter (the minimum lot width permitted) shall be scaled within the proposed boundaries of the lot, provided that an access easement to another lot is not included within the circle.

3. **Maximum site coverage.** Maximum site coverage is as follows:

   a. SR-2: Thirty (30) percent.

   b. SR-3: Forty-five (45) percent.

   c. SR-4.5: Forty-five (45) percent.

   d. SR-6: Fifty (50) percent.

   e. SR-8: Fifty-five (55) percent.

4. **Minimum yard requirements.**

   a. **Front yard.** Minimum front yard is ten (10) feet.

      (1) At least twenty (20) linear feet of driveway shall be provided between any garage, carport or other primary parking area and the street property line with the exception of an alley property line.

      (2) Porches and private and shared courtyard features may be built within the front building setback line.

      (3) Proposed front yards less than twenty (20) feet in depth are subject to approval by the planning director, based on review and recommendation from the public works department relative to the existing and future traffic volumes and right-of-way.
requirements as specified in the city comprehensive transportation plan and city construction standards.

b. **Side yard.** Minimum side yard is five (5) feet.

c. **Rear yard.** Minimum rear yard is eight (8) feet.

d. **Side yard on flanking street of corner lot.** Minimum side yard on the flanking street of a corner lot is fifteen (15) feet.

5. **Height limitation.** Height limitations are as follows:

a. **SR-2:** Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.

b. **SR-3:** Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.

c. **SR-4.5:** Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.

d. **SR-6:** Two and one-half (2 1/2) stories, not exceeding thirty-five (35) feet.

e. **SR-8:** 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, pertaining to general and supplementary provisions, for requirements concerning accessory buildings and additional standards; provided that solar access setback requirements of sections 15.08.230 through 15.08.234 shall not apply to the R1-5.0 zone.

8. **Maximum impervious surface coverage.** Maximum impervious surface coverages are as follows:

a. **SR-2:** Forty (40) percent.

b. **SR-3:** Fifty (50) percent.
c. SR-4.5: Sixty (60) percent.

d. SR-6: Seventy (70) percent.

e. SR-8: Seventy-five (75) percent.

f. Except for lots used for agricultural practices, the maximum impervious surface area allowed shall be ten thousand (10,000) square feet.

9. Zero lot line and clustering. Minimum lot width, building setbacks, and minimum lot size regulations may be modified consistent with provisions for zero lot line and clustering housing development.

I. Signs. The sign regulations of chapter 15.06 shall apply.

J. Offstreet parking. The offstreet parking regulations of chapter 15.05 shall apply.

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

(Ord. No. 2904, § 2, 2-20-90; Ord. No. 2958, § 5, 1-2-91; Ord. No. 3251, § 4, 11-21-95; Ord. No. 3268, §§ 11-17, 12-19-95; Ord. No. 3290, § 6, 4-18-95)

**SECTION 2.** If any one or more sections, subsections, or sentences of this Ordinance 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 effect.

**SECTION 3.** This Ordinance shall take effect and be in force five (5) days from and after its passage, approval, and publication as provided by law.
I hereby certify that this is a true copy of Ordinance No. 3327, 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

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