Ordinance No. 3377

["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Repealed by Ord. 3409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 Sec. 15.04.150(A)(3) in the Office (O) Zoning District (ZCA-97-7).

WHEREAS, on July 22, 1997, a regulatory review applicant proposed a zoning code amendment, which would modify the way in which veterinary clinics would be regulated in the office zoning district; and

WHEREAS, the applicant proposed a zoning amendment that would change the set-back for a veterinary clinic in the office zone from "150 feet from a residential use" to "150 feet from a residential zone;" and

WHEREAS, the City Council planning committee reviewed the proposed zoning code amendment on August 19, 1997 and referred the matter to the Land Use and Planning Board for consideration; and

WHEREAS, the Land Use and Planning Board addressed the proposed zoning code amendment at its October 13, 1997 workshop where it was forwarded for a public hearing on October 27, 1997; and

WHEREAS, on October 27, 1997, the Land Use and Planning Board held a public hearing on the proposed amendment to Sec. 15.04.150(A)(3) and recommended to the City Council that Sec. 15.04.150(A)(3) be amended;
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 15.04.150 is hereby amended as follows:

Sec. 15.04.150. Professional and office district, O.

It is the purpose of the O district to provide for areas appropriate for professional and administrative offices. It is intended that such districts shall buffer residential districts and the development standards are such that office uses should be compatible with residential districts.

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

1. Medical and dental offices and medical and dental laboratory services.

2. Administrative and professional offices such as lawyers, engineers, real estate and accountants, financial offices such as banks and savings and loan institutions, insurance offices, auditing, bookkeeping, architectural and urban planning services, business and management consulting services and advertising services.

3. Veterinary clinics when located no closer than one hundred fifty (150) feet to any residential use zone, providing the animals are housed indoors, with no outside runs, and the building is soundproofed. Soundproofing must be designed by competent acoustical engineers.

4. Schools and studios for art, crafts, photography, music or dance; educational and scientific research; and research and development services.

5. Blueprinting and photocopying services.

6. Consumer and mercantile credit reporting services, and adjustment and collecting services.

7. Detective and protective services.
8. Stenographic services and other duplicating and mailing services.
10. Employment services.
11. Group homes class I-A, I-B and I-C.
12. Any other use that is determined by the planning director to be of the same general character as the uses permitted in subsections A.1. through 11. of this section.
13. Municipal uses and buildings, except for such uses and buildings subject to section 15.04.200.

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.

B. **Accessory uses.** Permitted accessory uses are as follows:

1. Incidental sales and services, such as restaurants, pharmacies and retail sales, to serve occupants and patrons of permitted uses, when conducted within the same building, provided there is no exterior display or advertising.

2. For permitted uses, hazardous substance land uses, including onsite hazardous waste treatment or storage facilities, which are not subject to cleanup permit requirements of chapter 11.02 and which do not accumulate more than five thousand (5,000) pounds of hazardous substances or wastes or any combination thereof at any one (1) time on the site, subject to the provisions of section 15.08.050, except offsite hazardous waste treatment or storage facilities, which are not permitted in this district.

3. Accessory dwelling units.

C. **Conditional uses.** Conditional uses are as follows:

1. Multifamily residential use shall be permitted as a conditional use only when included within a mixed use development.
2. Mortuaries.
3. Beauty and barber services.
4. Tanning salons.
5. Nail manicuring services.
6. General conditional uses as listed in section 15.08.030.
7. Retail sales as follows:
   a. Retail sales are permitted as part of a planned development where at least fifty (50) percent of the total development is for office use.
   b. Drive-in restaurants, service stations, drive-in cleaning establishments and other similar retail establishments are not permitted.
8. Group homes class II-A, II-B, II-C and III.

D. 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.

E. Development standards.
1. Minimum lot. Minimum lot area is ten thousand (10,000) square feet.
2. Maximum site coverage. Maximum site coverage is thirty (30) percent.
3. Front yard. Minimum front yard setback is twenty-five (25) feet.
4. Side yard. No side yard is required, except abutting a residential district, and then the side yard shall be twenty (20) feet minimum.
5. Rear yard. No rear yard is required, except abutting a residential district, and then the rear yard shall be twenty (20) feet.
6. Height limitation. The height limitation is three (3) stories or forty (40) feet.
7. **Landscaping.** The landscaping requirements of chapter 15.07 shall apply.

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

G. **Offstreet parking.** The offstreet parking requirements of chapter 15.05 shall apply.

H. **Development plan review.** Development plan approval is required as provided in section 15.09.010.

**SECTION 2. Severability.** If any one or more sections, sub-sections, 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. 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.

JIM WHITE, MAYOR

ATTEST:

BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY
I hereby certify that this is a true copy of Ordinance No. 3377 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