ORDINANCE NO. 858

AN ORDNANCE of the City of Kent, amending Section 5. of Ordinance No. 784, to regulate and restrict the location and use of buildings and the use of land within the City of Kent, Washington, to limit the height of buildings, to prescribe building lines and the size of yards and other open spaces, and for these purposes to divide the City into districts.

THE CITY COUNCIL OF THE CITY OF KENT DO ORDAIN AS follows:

SECTION 1. That Ordinance No. 784 of the City of Kent, entitled "An Ordinance to regulate and restrict the location and use of buildings and the use of land within the City of Kent, Washington, to limit the height of buildings, to prescribe building lines and the size of yards and other open spaces, and for these purposes to divide the City into districts", passed on the 15th day of September, 1947, and approved by the Mayor on the 16th day of September, 1947, be and the same is hereby amended to read as follows:

SECTION 5

C-COMMERCIAL USE DISTRICT

In the C-Commercial Use District, no building or premises shall be used and no building shall be hereafter erected or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

1. Any use permitted in the R-Residential District, providing regulations pertaining thereto as heretofore provided, are complied with.

2. Retail stores and shops, such as are usually needed to serve residential district, such as grocery stores, meat shop, retail baker, etc..

Auto laundries, fender and body repair shops.

Hanks

Bakeries

Barber shops, beauty parlors, personal service shops.

Billboards and advertising signs and devices of any size, providing the same height and yard regulations governing buildings and structures in C-Commercial Use District are complied with.
Bottling works

Builders supplies

Electric shops, furniture stores, drug stores.

Hand laundries, clothes cleaning, and pressing.

Locksmith, shoe and other repair shops.

Lumber and building materials, cartage, express, hauling,
coal and fuel stores, provided no such lumber, building material,
coal and fuel yards shall be constructed closer than one hundred
(100) feet to the boundaries of an R-District.

Parking lots.

Photography shop

Plumbing shops.

Place for fire stations

Printing establishments and newspaper printing.

Public garage, repair shops and battery service station,
tire repair shops.

Restaurants, cafeterias and catering.

Retail trade or shops for custom work or the making of
articles not manufactured by chemical processes.

Sales room or store rooms for motor vehicles and other
articles of merchandise, and used car lots in connection with new
car agencies.

Service Stations

Stores, retail and markets.

Studios, offices, business or professional

Telephone exchanges.

 Undertaking establishments and crematories, only when a per-
mit has been first obtained from the Planning Commission.

Theaters, dance halls, skating rinks, or other commercial
amusement places, only when a permit therefore has been first
obtained from the Planning Commission.

Height Limit: Whenever any C-Commercial Use District is
located with or is adjacent to, on two or more sides, any R-
Residential District, the building in such C-Commercial Use
District shall be limited to one (1) story in height, provided
however, that the City Planning Commission may allow a building
to be erected to an additional height not exceeding two (2)
additional stories, by special permit after public hearing and
examination of the location upon due proof to the satisfaction
of the City Planning Commission that such additional height will
not be unduly detrimental to adjacent and surrounding property.
No buildings shall exceed a height limit of forty five (45)
feet nor four (4) stories.

FRONT YARD, SIDE YARD: No yards are required except for lots
whose side line is adjacent to a residential district, where said
yard regulations shall then be the same as in the R-Residential
District, and front yards shall conform to adjacent residences,
and side yard shall not be less than five (5) feet and side
yard on flanking street shall conform to front yards of residences
to the rear, but not less than ten (10) feet; provided, however,
a rear yard shall be required only where a Commercial District
fronts on a residential district with no intervening street or
alley, in which case a rear yard of not less than ten (10) feet
is required.

SECTION 2. That this ordinance shall take effect and be in
force from and after its passage, approval and publication as by
law provided.

Attested:

City Clerk.

Approved as to form:

City Attorney

Passed: April 6, 1953.

Approved: April 7, 1953.

Published: April 9, 1953.
Amending Sec 5 of
Yeechung Amendment Act 1978

REPLACED
BY ORD 2005