ORDINANCE NO. 784

An Ordinance of the City of Kent amending section 3, amending paragraph 4 of section 7, and adding new paragraphs numbered 5. and 6. to section 7, all of Ordinance No. 784 of the City of Kent, relating to the regulation and restriction of the location and use of buildings and the use of land within the City.

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

Section 1. That Section 3 of Ordinance No. 784, 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 by the City Council September 15, 1947, approved by the Mayor September 16, 1947, and published September 23, 1947, be and the same is hereby amended to read as follows:

Section 3. Use districts. The City of Kent is hereby divided into five (5) types of use districts as follows:

1. Residential district (R-1 is symbol on maps).
2. Residential and light commercial (R-2 is symbol on maps).
3. Commercial use district (C is symbol on maps).
4. Manufacturing district (M is symbol on maps).
5. Off-street parking (B-P is symbol on maps).

Section 2. That paragraph 4. of section 7 of said ordinance No. 784 of the City of Kent be and the same is hereby amended to read as follows:

4. B-P, off-street parking district.

A. essential use- off-street automobile parking.
The use of a building or structure, for which BP zoning on property has been granted as required for the use, shall be dependent on the existence of such B-P zoning for its continued operation. If the required B-P zoning ceases to exist in connection with the use for which it was granted, and no equivalent B-P zoning is provided in connection with the use, the occupancy and use of the building or structure becomes illegal and the occupancy permit is void. For a new building or structure, or for the enlargement or increase in size of any existing building of structure, there shall be established and maintained a permanent B-P zoned off-street parking area within 300 feet thereof. The capacity and requirements of such parking areas shall be as set forth in sub-paragraph B. and paragraph 5. following.
B. Off-street parking requirement. In all zoning districts off-street parking facilities for the storage or parking of self-propelled motor vehicles for use of occupants, employees, and patrons of the buildings hereafter erected, altered or extended after the effective date of this ordinance, shall be provided and maintained as herein prescribed.

1. Loading spaces as required in paragraph 6 shall not be construed as supplying off-street parking space.

2. When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

3. Whenever a use requiring off-street parking is increased in floor area, and such use is located in a building existing on or before the effective date of this ordinance, additional parking space for the additional floor space shall be provided and maintained in amount hereafter specified for that use.

4. For the purposes of this ordinance "floor area" in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients, or patients, or as tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise.

5. Off-street parking facilities for one and two family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, and shall provide at least one, but not more than three, spaces for non-commercial vehicles for each family unit.

The location of required off-street parking facilities for other than one and two family dwellings shall be within three hundred feet of the building they are intended to serve, measured from the nearest point of the off-street parking facilities and the nearest point of the building. This shall not prohibit any industry which employs 500 or more employees from supplying off-street parking at a reasonable distance, greater than 300 feet, from the building in which said employees are employed, upon approval of the Planning Commission.

6. In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned, and which said use is similar shall apply.

7. Nothing in this section shall be construed to prevent collective provisions of offstreet parking facilities for two or more buildings or uses, provided collectively. Such facilities shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table hereafter set forth.
The amount of required off-street parking space for new uses or buildings, additions thereto, and addition to existing buildings, as specified above, shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use. The term parking space as used herein shall mean a space having minimum dimensions of 10 x 20 feet.

**TABLE**

<table>
<thead>
<tr>
<th>Use</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>One and two family dwellings or mixed occupancy</td>
<td>One, but not more than 3, parking spaces for each family unit.</td>
</tr>
<tr>
<td>Multiple dwellings or apartment houses</td>
<td>One parking space per dwelling unit for multiple dwellings containing four units or less. One parking space for each or not less than seventy-five percent of the number of dwelling units in each multiple-dwelling structure containing more than four units.</td>
</tr>
<tr>
<td>Tourist homes or motels</td>
<td>One parking space for each guest or sleeping room or suite in a tourist home, tourist cabin or motel, plus one additional space for the owner or manager if resident on the premises.</td>
</tr>
<tr>
<td>Hospital, sanitorium, convalescent homes, and homes for the aged or similar uses</td>
<td>One parking space for each four beds, plus one space for each staff or visiting doctor, plus one space for each four employees including nurses.</td>
</tr>
<tr>
<td>Orphanage or similar use</td>
<td>One parking space for each ten beds.</td>
</tr>
<tr>
<td>Hotels</td>
<td>One parking space for each three guest rooms, plus one additional space for each five employees.</td>
</tr>
<tr>
<td>Private clubs, fraternities, boarding and lodging houses</td>
<td>One parking space for each two guest bedrooms.</td>
</tr>
<tr>
<td>Community centers, libraries, museums, post offices, civic clubs, etc</td>
<td>Provide about each building an improved area other than the front yard which shall be sufficient in size to provide adequate facilities for parking as approved by the Planning Commission.</td>
</tr>
<tr>
<td>Theaters and auditoriums (other than incidental to schools.)</td>
<td>One parking space for each four seats, plus additional spaces equal in number to fifty (50) percent of the number of employees of the theater.</td>
</tr>
<tr>
<td>Schools</td>
<td>One parking space for each two employees (including teachers and administrators) plus sufficient off-street space for the safe and convenient loading and unloading of students.</td>
</tr>
<tr>
<td>Dance halls, pool and billiard rooms, assembly halls and exhibition halls without fixed seats</td>
<td>One parking space for each one hundred square feet of floor area used for dancing or assembly.</td>
</tr>
<tr>
<td>Stadiums and sports arenas</td>
<td>One parking space for each four seats.</td>
</tr>
</tbody>
</table>
Bowling alleys.
Five parking spaces for each alley.

Mortuaries or funeral homes.
One parking space for each fifty square feet of floor space in the slumber rooms, parlors or individual funeral service rooms.

Establishments for sale and consumption on the premises of alcoholic beverages, food or refreshments.
One parking space for each one hundred square feet of floor area, plus one parking space for each four employees.

Medical or dental clinics, banks, business or professional offices.
One parking space for each two hundred square feet of floor area.

Furniture and appliance stores, personal service shops, not including beauty parlor and barber shops, household equipment or furniture repair shops, clothing or shoe repair or service shops, hardware stores, motor vehicle sales, wholesale stores and machinery sales.
One parking space for each one hundred percent of the total floor space.

Beauty parlors and barber shops.
Two parking spaces per barber and/or beauty shop operator.

All retail stores, except as otherwise specified herein.
One parking space for each one hundred and fifty square feet of floor space.

Industrial establishments, including manufacturing, research and testing laboratories, creameries, bottling works, printing and engraving shops, warehouses and storage buildings.
Provide about each industrial building, buildings or use, an improved area, other than the front yard, which shall be sufficient in size to provide adequate facilities for the parking of automobiles and other motor vehicles used by the firm or the employees or persons doing business therein, such space shall not be less than one parking space for each four employees computed on the basis of the greatest number of persons to be employed at any one period during the day or night, and in no case shall the area allotted to off-street parking be less than one hundred percent of the total floor area.

Section 3. That section 7 of said Ordinance No. 784 be and it is hereby amended by adding thereto new paragraphs numbered 5. and 6. and reading as follows:

5. Off-street parking facilities. In all districts where off-street parking facilities are a permitted or required use, as an adjunct to business, and such facilities provide service to the patrons or customers patronizing such businesses, such off-street parking lots shall be established and maintained subject to the following regulations:

(a) Adequate ingress and egress shall be provided in accordance with a plan submitted in triplicate to and approved by the City Engineer. As near as possible, ingress shall be from abutting street frontage, and egress by way of public alley, in a manner approved by the City Engineer and Chief of Police.
5. Loading and unloading. On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, drycleaning, or other uses similarly involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services, adjacent to the opening used for loading and unloading in order to avoid undue interferences with public use of the streets or alleys. Such loading and unloading space, unless otherwise adequately provided for, shall be an area not less than ten feet in width and having a total of 400 square feet area for each 20,000 square feet of gross floor area of building being served. Such space shall be so located that no part of any vehicle using the same projects into any public thoroughfare. If said loading area is covered there shall be provided a 14 foot height clearance.

(a) The use of a building or structure for which loading and unloading space is required shall be dependent upon the existence of such space for its continued operation. If the required spaces ceases to exist in connection with the building or structure for which it was provided, and no equivalent space is provided in connection with said building or structure, the occupancy and use of the building or structure becomes illegal and the occupancy permit void.

(b) Such parking lots shall be hard surfaced with concrete or plant-mixed bituminous material and maintained in a usable dustproof condition and shall be graded and drained to dispose of surface water.

(c) Whenever such parking lot boundary adjoins property zoned for residential use, a four-foot chain length fence or a solid masonry wall, not less than 2 feet, nor more than 42 inches in height shall be erected or maintained thereon.

(d) All street boundaries of such parking lots, where residential property is located on the opposite side of the street shall be treated the same as set forth in subparagraph (c) above, except such portions as are used for entrances and exits.

(e) Necessary curbs or other protections against damage to adjoining properties, street and sidewalks, shall be provided and maintained.

(f) No sign shall be erected upon such parking lots, except not more than one sign at the entrance, to indicate to the public the purpose for which operated. Such sign shall not exceed 15 square feet in area, shall not extend more than ten feet in height above the nearest curb, and shall be entirely upon the parking lot.

(g) Plans for the development of any such parking lot must be approved by the City Engineer before construction is started. No such land shall be used for parking until approved and zoned for such use by the Planning Commission.
Section 4. This ordinance shall take effect and be in force five (5) days after its passage, approval and publication as
by law provided.

Attest:

City Clerk

Approved as to form:

City Attorney

Passed by the City Council this 6\textsuperscript{th} day of April, 1955
Approved by the Mayor April 7, 1955
Published April 14, 1955.
Ordinance No. 898

Amending Sec. 3,
up 4 of Sec. 7,
adding new
par. 5 & 6 to Sec. 7,
Ord. 784

Amended by Ord.
924 - Sec. 2
and Para. 5, Sec.
7

Repealed
by Ord. 2005.