

1. CALL TO ORDER:

- a. Roll Call/Pledge of Allegiance

2. CONSENT AGENDA: All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated December 4, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Zoning Ordinance Amendment (ZOA) # 17-09; proposing an amendment to 18.12.130(10)(c) of the Kennewick Municipal Code to reduce the rear yard setback for mini-storages from 15 feet to 5 feet. Applicant, William D. McKay, 3516 W. 46th Avenue, Kennewick, WA 99337.
- b. Zoning Ordinance Amendment (ZOA) #17-08; Batch 3 Kennewick Municipal Code amendments to Title 18.

4. VISITORS NOT ON AGENDA:**5. OLD BUSINESS:****6. NEW BUSINESS:****7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:****8. ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
DECEMBER 4, 2017
MEETING MINUTES**

CALL TO ORDER

Chairman Pacheco called the meeting to order at 6:30 p.m.

Commissioner Moore led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Anthony Moore, Clark Stolle, Charles Torelli, Vice Chairman Victor Morris, and Chairman Ed Pacheco.

Excused:

Unexcused: Commissioner Fraser Hawley

Staff Present: Greg McCormick, AICP Planning Director; Steve Donovan, Planner; Melinda Didier, Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Minutes dated November 20, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Moore moved to accept the consent agenda. Commissioner Rettig seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:34 p.m. for Zoning Ordinance Amendment (ZOA) #17-06; proposing amendments to Sections 4.12.110: Define area wide and site specific rezones; 15.52.020: Assigning numbers, Addressing Conditions; 18.09.940, 18.12.010A.2, 18.12.010B.2, 18.27.030: Heights of buildings; 18.12.250: Temporary and Parking Lot Businesses.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report ZOA #17-06 and recommend to City Council approval of the request.

Questions from Planning Commissioners of staff included: where building heights are measured for lots with sloping grades; has the tow-able portion of the amendment for temporary and parking lot businesses been reviewed by the City Attorney's office; does the addressing conditions apply to residences as well as commercial; are there any current buildings exceeding

the height limit within the city; are the existing food trucks that are there longer than 90 days legal; how does the city monitor existing and new food trucks; does a contractor need a new permit to raise height of structure already under construction.

Testimony in favor:

Jose Chavallo
5927 W. Quinault Ave
Kennewick

Mr. Chavallo is In favor of temporary and parking lot businesses; had concerns about the food trucks having to be off-site for 30 days before they can return to the same site.

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for ZOA #17-06 closed at 6:54 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report ZOA #17-06 and forward a recommendation to City Council of APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Planning Commission discussion: How 30 day time limit was selected for temporary and parking lot businesses; is there way to monitor the new time limit moving forward.

The motion passed unanimously on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. McCormick relayed the upcoming meeting schedule: December 18, 2017 – cancelled, no agenda items; January 1, 2018 – Cancelled, City Hall is closed for the New Year Holiday; January 15, 2018 – Cancelled, City Hall is closed for the Martin Luther King, Jr. Holiday; February 5, 2018 – zoning ordinance amendments, most likely for Residential Manufactured Home zone; February 19, 2018 – Cancelled, City Hall is closed for the Presidents' Day Holiday.

Chairman Pacheco asked for an update on planning short course training; Mr. McCormick is seeking surrounding jurisdiction participation and training to be scheduled for March or April of 2018.

ADJOURNMENT:

The meeting was adjourned at 7:04 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 17-09/AMD-2017-02991

Public Hearing Date: January 3, 2018

Proposal: Amend Kennewick Municipal Code (KMC) Section 18.12.130(10)(c) by reducing the Rear Setback from 15 feet to 5 feet.

Applicant: William D. McKay, 3516 W 46th Avenue, Kennewick, WA 99337

Staff Contact: Steve Donovan, Planner

Background:

On November 8, 2017 the applicant applied to amend KMC Section 18.12.130 – Mini-Storage Development Standards. Specifically, subsection 18.12.130(10)(c) that establishes a 15 (fifteen) rear yard setback for mini storage facilities.

The City requested on November 20, 2017 and was granted Expedited Review for the proposed amendment by the Department of Commerce on December 5, 2017.

Discussion and Analysis:

Mini-storage facilities are permitted uses in several zoning districts including:

Residential Zones:

1. RH, Residential High (multi-family); and
2. RMH, Residential Manufactured Home (single family).

Commercial Zones:

1. CC, Community Commercial;
2. CR, Regional Commercial; and
3. CG, General Commercial.

Industrial Zones:

1. IL, Industrial Light; and
2. IH, Industrial Heavy.

Mini-storage facilities in any zone are subject to the development standards contained in KMC 19.12.130. These standards include site access, lighting on the site, screening mini-storage from commercial and residential zoning districts, exterior building design in residential and commercial zones, off-street parking and street front landscaping, roofing materials and setbacks. Setbacks for mini-storage facilities are: front yard - 15 feet; side yard – 5 feet; rear yard – 15 feet; primary gate entry – 50 feet (to allow for vehicle queuing); and in commercial zones 150 feet from the street frontage property line.

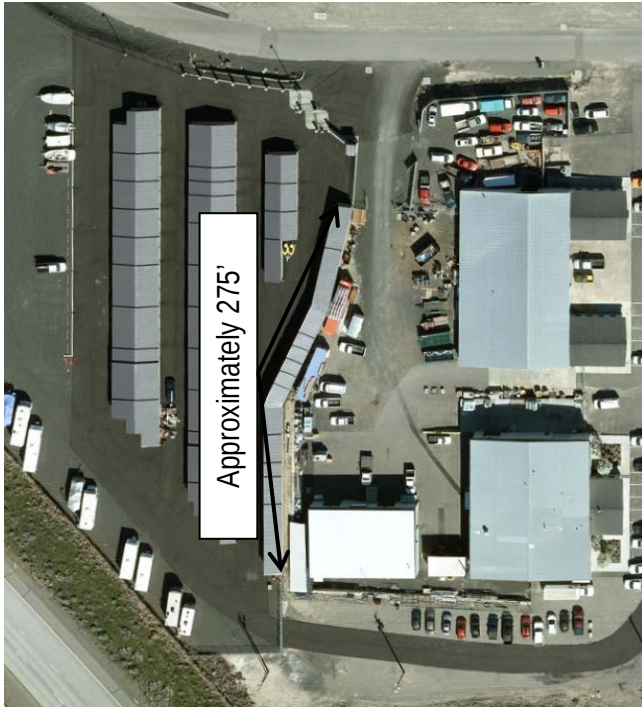


Figure 1 - Mini-storage facility in Light Industrial zone.



Figure 2 - Mini-storage facility in RMH zone adjacent to residential.

Figures 1, 2, and 3 are various examples of mini-storage facilities in Kennewick. Figure 1 is a facility located in south Kennewick within an Industrial zoning district. As can be seen, locating an approximately 275 foot long building within 5 feet of the property line will not impact the adjacent industrial use.

Figure 2 is a mini-storage facility located in an RMH (single family zone) district with several adjacent single family residential uses. As indicated in the Figure – the western building is approximately 290 feet in length, while the northerly building is approximately 340 feet in length. The visual impacts from the scale of this building would be much greater on the adjacent residential properties than in the example in Figure 1.

In Figure 3 is a situation where the mini-storage facility is located in a Community Commercial zoning district and is adjacent to a Residential Low (single family) zoning district. Again, with a minimal setback of 5 feet along the residential uses the visual impact affects the three single family residences adjacent to the mini-storage facility.

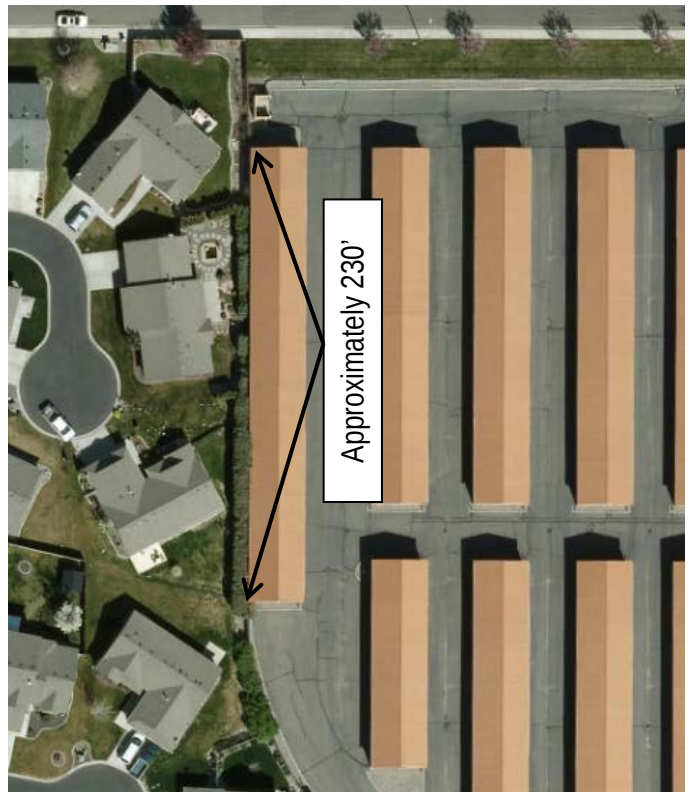


Figure 3- Mini-storage facility in Commercial zone adjacent to residential

City staff's main concern with the proposed reduction of the rear yard setback is related to situations where the neighboring use or zone is single family residential. As noted in the above examples, by nature these structures can be several hundred feet in length and completely out of scale with adjacent residential neighborhoods. Staff supports a setback reduction for all Industrial zoned property when those Industrial zones are not adjacent to a single family residential zone.

Likewise, in the Commercial zoning districts reduced setbacks would be supported except in cases where the proposed development is adjacent to single family residential zoning districts. As mini-storage facilities are also allowed in the RH, Residential High (multi-family) and the RMH, Residential Manufactured Home (single family) zones staff supports a reduction in the RH and RMH zones as long as the mini-storage facility is not abutting a single family zoning district.

Staff generally agrees with the proposed amendment, except when the proposed mini-storage facility abuts a single family residential zoning district. In those cases, staff recommends that the current 15 foot setback be maintained. That recommendation is reflected in the language in Exhibit 3 attached to this staff report.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapter 18.12 – Zone Districts and Standards
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is William D. McKay, 3516 W 46th Avenue, Kennewick, WA 99337.
2. The application was submitted to the City on November 8, 2017.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on December 15, 2017.
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on November 20, 2017 consistent with the requirements of RCW 36.70A.106.
5. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on December 5, 2017.

Conclusions of Law:

1. The staffs proposed amendments will promote the public health, safety, and general welfare by allowing additional access options.
2. The staffs proposed amendments do not conflict with the goals and policies of the Comprehensive Plan.

Staff Recommendation:

Based on the above analysis of this request, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 17-06 and recommend to City Council approval of the request to change KMC Section 18.12.130(10)(c) as modified by City staff.

Exhibits:

1. Staff Report
2. Application
3. Mini-Storage Layout Materials
4. Proposed Amendments to KMC Section 18.12.130(10)(c)
5. Environmental Determination of Non-significance for ZOA 17-09
6. WSDOT Comments



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

FEE \$ 1,014

AMD-2017-02991

ZOA 17-09

REQUEST FOR AMENDMENT TO ZONING OR SUBDIVISION CODE

Applicable Filing Fee and SEPA Review Fee are due at the time of application ([Fee Schedule](#))

Applicant William D. McKay
 Address 2652 W. 15th Ave., Kennewick, WA
 Telephone _____ Cell 509-460-9278 Fax _____ E-mail bc6mckay@gmail.com

The amendment, if adopted, will not be restricted to the applicant's particular situation, but will apply to any future situation that may fall under the amendment, regardless of location or other circumstances. Therefore, please state how, in your opinion, the requested amendment will be to the best interests of the City. Use additional paper if needed.

Requested Amendment: Requesting a change to code 18.12.130.10c. It has to do with setbacks
and reads "Rear: fifteen (15) feet": I am requesting that it be changed to five (5) feet the
same as the side setback. The reason for this is that the Industries best practices suggest that
Facilities be built in compound style with the sides and rear buildings actually acting as the
fence. This makes them much more secure, thus needing less city services like police. The 15' setback
that is required now leaves a lot of land that has to be maintained that is out of sit and mind.


 Signature

11-08-2017

Date

Checklist:

 Application & fee State Environmental Policy Act checklist (SEPA) & fee

The Art and Science of Self-Storage Layout: Building Positioning, Unit Mix and More

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<http://www.insideselfstorage.com/>

By: Steve Hajewski

Posted on: 09/17/2017

Once you've found the right land parcel on which to build a self-storage facility, the next step is to create the ideal site layout and unit mix, which is both art and science. How wide should the buildings be, and how should they be positioned? What size units should you include? How wide should you make the drive aisles? Following are some factors to help determine what to build and how to build it.

Market Factors

First, consider the competition. Are there unit sizes that local storage facilities never seem to have available? Do they offer discounts on certain sizes? This might tell you which are in demand and which are hard to rent, which is a good starting point.

Next, consider area demographics. Homeowners rent less frequently, but when they do, they generally need bigger units. They're also more likely to store large "toys" such as boats, cars and campers, especially if neighborhood covenants prohibit outdoor storage of these items at their homes. Suburban and rural self-storage sites that serve mostly homeowners can do well with 40-foot-wide buildings and larger unit sizes.

On the other hand, people who live in multi-family properties tend to move and require storage more often, but need smaller units. In high-density areas, 30-foot-wide storage buildings that provide more and smaller units make sense. You can even add units at the end of each building.

Higher-income clients and those in urban areas are more likely to rent climate-controlled units. These buildings can be wider, with hallways for better property coverage. They'll typically include few, if any, interior units larger than 10-by-20.

Finally, consider local land features. If your site is near a body of water or vacation/recreation area, vehicle storage may be a smart addition to your layout. Just be aware that even if boat- and RV-storage units are in demand, the lower rent per square foot and larger driveway requirements may not make it a worthwhile investment.

Building Sizes

Self-storage buildings are typically designed in five-foot increments. Start with a simple sketch. Rectangular structures will be the easiest to build and maintain, while jogs in buildings will increase the cost.

Once you've created some outlines, begin dividing the structures into 10-foot bays for standard-size units. To some extent, your building footprints will drive your unit sizes. For example, a 30-foot-wide building will most likely include 20-foot-deep units backed up against 10-foot-deep units, or 15-foot-deep units on each side, or some combination of both. Add smaller units to endwalls as desired.

Look for opportunities to incorporate larger units where there's room. These will be highly sought by boat and RV owners.

Narrow buildings with access on only one side (often 20 feet wide) are sometimes constructed along the edge of the property. These will cost more per square foot to build, but they can offset fencing costs. Wider, interior-access buildings can also be placed on the edge of a site, shifting potentially paved areas to rentable space. Pencil out a few financial projections to decide which layout makes sense for you.



Traffic Flow

Design driveways to go all the way around your buildings to avoid dead ends. They can be a minimum of 20 feet for two-way traffic, but 23 to 28 feet is most common. While driveways are often closer to 20 feet in areas that don't get snow, wider drives are preferred in regions that do, as we'll discuss a bit later.

At the ends of buildings, 30 feet or more is typical to allow for vehicle turnaround. Your renters may drive trailers or trucks and are more likely to damage your buildings while backing up if faced with a dead end or too little room to maneuver.

As you lay out the site, pay specific attention to the location of the management office or self-serve kiosk. It should be accessible from outside the access gate. Many developers will pencil in an office for a future phase if they can't afford one upfront.

You'll need ample room for parking and turning around outside the gate as well. A standard parking space is 10-by-20 feet.

Utilities

When planning for utilities such as electricity and Internet, think not only about your first phase but any potential future construction. It's much easier to run underground conduit before paving. Even if your site won't immediately feature controlled security access, it's a good idea to install conduits at the construction phase to leave options for yourself or a future owner. Separate conduits should be placed for data and power lines.

* Security

To increase site security, buildings should be positioned perpendicular to the road. This allows passing traffic to see between structures, which serves as a crime-deterrent and increases the feeling of safety for your customers. Again, positioning buildings around the perimeter of the site creates a natural fence effect.

Weather

In northern climates, consider where snow will be plowed, leaving sufficient room for stacking. Ideally, it should be plowed toward the property's pond or low point.

Ice buildup is also a concern. Avoid situations where water sheds from a rooftop's northern exposure onto the unit door. When buildings must run east to west, a lean-to roof shedding water to the south will help reduce ice-related problems.

The 'Right' Mix

Determining your site layout and unit mix can be complicated. Certainly, you want to get the building positioning and traffic flow right the first time; however, unit mix is more of a grey area. Demand will change from year to year and season to season, so what's "right" is a moving target. If you identify unit sizes in which you're consistently short, you can always address that in a future phase.

Steve Hajewski is the marketing manager at Trachte Building Systems, which designs, manufactures and erects a full line of pre-engineered and customized steel self-storage systems, including single- and multi-story, portable storage, interior partition and corridor, and canopy boat/RV. He also owns a self-storage facility in Wisconsin and is a frequent contributor on Self-Storage Talk, the industry's largest online community. For more information, call 800.356.5824; visit www.trachte.com.



18.12.130: Mini-Storage Development Standards: The following requirements are applicable to all new mini-storage complexes and to expansions of existing facilities:

- (1) Access driveways to all storage units shall be paved and shall include a storm water drainage system designed by a professional engineer or architect licensed in the State of Washington and be in conformance with the adopted City of Kennewick standards.
- (2) Each doorway shall be lighted with a minimum of one (1) foot candle of luminance. Automatic photocell or motion-activated lights can fulfill this requirement.
- (3) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.
- (4) Mini-storage complexes shall be screened from view from adjacent Commercial and Residential zones. Screening shall be accomplished in one or a combination of the following manners:
 - (a) A six-foot (6') masonry wall with one tree planted every fifty (50) feet along the side and rear yards, with trees to reach a height of at least thirty (30) feet at maturity; or
 - (b) A six-foot (6') fence with a solid landscape screen as defined in KMC 18.21.030(2) and one tree planted every fifty (50) feet along the side and rear yards with trees to reach a height of at least thirty (30) feet at maturity.
 - (c) Open style wrought iron fencing with masonry columns or similar may be used along street abutting property lines when complimentary landscaping and building design comparable to the commercial design standards is used along the street.
- (5) All buildings shall have an eave of at least one (1) foot.
- (6) In Commercial and Residential zones all buildings shall have a minimum of four feet of masonry wainscoting on the building exterior if visible from a public street.
- (7) Mini-storage complexes shall meet the requirements of KMC 18.21 for the office and parking lot areas as well as street frontage landscaping requirements.
- (8) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
- (9) Barbed wire, razor wire and electric fences are not permitted.
- (10) Setbacks:
 - (a) Front: fifteen (15) feet;
 - (b) Side: five (5) feet;
 - (c) Rear: five (5) feet, except when abutting single family residential zoning, then fifteen (15) feet;
 - (d) Primary entry gate: fifty (50) feet.
 - (e) When located in commercial zoning districts, mini-storage complexes shall be located a minimum of 150 feet from a street frontage property line. (Ord. 5647 Sec. 2, 2016; Ord. 5407 Sec. 7, 2012; Ord. 5180 Sec. 1, 2007)



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: ED 17-38/AMD-2017-02991

DESCRIPTION OF PROPOSAL: The proposal is to amend Kennewick Municipal Code Section 18.12.130(10)(c) to reduce the rear yard setback for mini-storages from 15 feet to 5 feet.

PROPONENT: William D. McKay, 3516 W 46th Avenue, Kennewick, WA 99337

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The update is not site specific; it is applicable area wide in the City Limits of Kennewick.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: December 15, 2017

Signature: *Mr B - for Gregory McCormick*

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
AMD-2017-02991 File



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

December 6, 2017

City of Kennewick
210 W. 6th Avenue
Kennewick, WA 99336

Attention: Steve Donovan

Subject: Proposed Zoning Code Change –Mini Storage Setbacks ZOA17-09

We have reviewed the proposed code changes to rear setbacks for mini-storage developments by the City of Kennewick and have the following comments.

- We support the proposal as long as the structures are able to be maintained without encroaching on highway right of way that a property may be adjacent to. To do this, we recommend a minimum setback of ten feet for structures abutting state right of way.
- As future developments are proposed, they will be subject to review for their impacts to the WSDOT system.

Thank you for the opportunity to review the proposed code change and provide comments. If you have any questions, please contact John Gruber at (509)577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg/df

cc: File: 2017-09, City of Kennewick/Benton County
Kara Shute, Area 3 Maintenance Superintendent

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COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 17-08/AMD-2017-02723

Public Hearing Date: January 3, 2018

Proposal: 2017 Batch 3 Code Amendments to address clarifications and issues encountered during administration which include: KMC 18.09 Definitions, KMC 18.12.010 A.1 & B.1 Permitted Uses, KMC 18.42.080 Additional Animals, KMC 18.75 Residential Design Standards, and KMC 18.78 Commercial Design Standards

Applicant: City of Kennewick, Community Planning, (210 W. 6th Avenue, Kennewick, WA 99336)

Staff Contact: Wes Romine, Development Services Manager

Background:

Staff has maintained a list of code revisions either as directed by City Council or issues that have been identified during the course of administering the code that are either outdated, inconsistent, or are incorrect. The list of code revisions have been “batched” together in a series of code amendments, that may or may not share some relationship(s), in order to make the code process more efficient.

Discussion and Analysis:

1. KMC 18.09.2090, Transient Accommodations: Proposed to remove “Transient Accommodations” from the list of definitions. There has been some confusion between Homeless Shelters/encampments and Transient Accommodations which include Hotels and Motels. Since Transient Accommodations is listed as a permitted use in the Non-Residential Use Table, KMC 18.12.010 B.1, it also creates confusion with permitted uses allowed. There are currently definitions for “Hotel” and “Motel” in KMC 18.09. Staff is proposing to remove “Transient Accommodations” in our list of definitions, and remove “Transient Accommodations” in our Non-Residential Use Table and replace it with “Hotels, Motels, & similar accommodations”.

2. KMC 18.12.010 A.1 & B.1, Residential and Non-Residential Use Tables: The following are proposed changes to the Residential and Non-Residential Use Tables:

- a. Allow multi-family and single family residences in the Central Business District (CBD) zone. Since the CBD zone was created it has been the intent to allow residences in that zone if they comply with the Mixed Use Standards of the City’s Commercial Design Standards. Adding those to the Residential Use Table will correct the use table to reflect the intent.

EXHIBIT 1

- b. Add “Hotels, Motels & similar accommodations” to the Non-Residential Use Table and delete “Transient Accommodations” for the reasons discussed above under number 1. It is proposed that “Hotels, Motels & similar accommodations” be allowed in the same zones as were allowed in “Transient Accommodations”.
- c. Remove “Mini-Storage” as a permitted use in the Residential Manufactured Home (RMH) zone. RMH is the only single-family dwelling zone that allows mini-storage as a permitted use. Over the past year we have processed three changes of zones to RMH to allow mini-storage where only single-family homes would have been allowed. In each public hearing there have been a number of neighborhood residents with questions about impacts to their property. Some have questioned how a commercial use can be placed in a residential neighborhood. If mini-storage is not allowed in the RMH zone, it will still be allowed in the City in the following zones: RH, CC, CR, CG, IL, and IH.
- d. Allow RV Storage as a permitted use in the Industrial Light (IL) and Industrial Heavy (IH) zones. In residential zones, RV Storage is only allowed as part of a Planned Development or Subdivision for use by the residents only. The only other zones where RV Storage is currently allowed is CC, CR, & CG. By allowing RV Storage in IL and IH zones it would increase the available land for RV Storage facilities and be allowed in the same zones as Mini-Storage.

3. KMC 18.42.080, Additional Animals: Currently the standards for allowing additional animals (KMC 18.42.080) refer to the City’s noise ordinance (KMC 9.52.060) to contain odors and smells. A revision is proposed to correct the inconsistency.

4. KMC 18.78, Standards for Mixed Use Development: Due to issues that have come up during administration staff is proposing the following revisions to the Standards for Mixed Use Development section of the City’s Commercial Design Standards.

- a. Remove the exception that the Commercial Marina (CM) zone is the only commercial zone that does not allow mixed use, and allow Mixed Use Developments in all commercial zones.
- b. Remove the maximum density of 27 units per acre. By removing the maximum density requirement, the density will still be constrained by the minimum parking requirements.
- c. The minimum lot coverage has been unrealistic for Mixed Use Development applicants to meet and still have a viable project. To make this an achievable requirement staff is proposing to replace “lot coverage” with “floor area ratio” and only have the minimum percentage apply to the buildable area of a lot.

5. KMC 18.75, Residential Street Landscaping: Staff is proposing to revise requirements for the time when residential street trees must be planted. Currently the requirement is front yard landscaping must be planted within 180 days of the issuance of the Certificate of Occupancy. With the current requirement the only enforcement mechanism staff has for code compliance is to require street trees planted prior to signing the final plat of a subdivision or require bonding for street trees not planted. All developers have chosen to bond rather than plant trees that would likely get damaged during construction or be placed at a future driveway location. Bonding has been extra work for both the developers and staff. By proposing street trees be installed prior to issuing the Certificate of Occupancy we can use that for enforcement and allow the City to reduce bonding requirements.

Regulatory Controls and Policies

- Kennewick Municipal Code – Title 18: Zoning
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is the City of Kennewick (210 W. 6th Avenue, Kennewick, WA 99353).
2. The application was submitted to the City on November 9, 2017.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on December 14, 2017; and
4. Per KMC 4.12.090 the City of Kennewick requires a notice to affected tribes, agencies, affected jurisdictions, and the Department of Ecology with a 15-day comment period for SEPA review which was made.
5. Notice of the proposed code revision was sent to the Washington State Department of Commerce on November 9, 2017 consistent with the requirements of RCW 36.70A.106; and
6. The City received a receipt confirmation of review from the Washington State DOC on November 28, 2017.

CONCLUSIONS OF LAW:

1. The proposed amendment will promote the public health, safety, and general welfare and is consistent with the goals and policies of the Comprehensive Plan.

STAFF RECOMMENDATION:

Based on the above analysis of this request, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

MOTION:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 17-08 and recommend to City Council approval of the request to amend KMC 4.09, KMC 18.12.010 A.1 & B.1, KMC 18.42.080, KMC 18.75, and KMC 18.78 as proposed in staff report ZOA 17-08.

Exhibits:

- 1 Staff Report
- 2 Amended KMC 4.09, Definitions.
- 3 Amended KMC 18.12.010 A.1 and B.1, Residential and Non-residential Use Tables.
- 4 Amended KMC 18.42.080, Additional Animals.
- 5 Amended KMC 18.75, Residential Street Landscaping of the Single-Family Residential Design Standards.
- 6 Amended KMC 18.78, Standards for Mixed Use Development of the Commercial Design Standards.
- 7 Environmental Determination of Non-significance, ED 17-37.

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18.09.010: Definitions Generally: The purpose of the definitions provided below is to define those words and terms that have a specialized meaning and/or may be used in an unfamiliar way for the purposes of this title. In addition, the following definitions, where deemed necessary, include examples or clarifications that will assist in the understanding of the terms and in the application and enforcement of the zoning code. The following definitions shall pertain to the regulations, processes, and standards contained within this Title only. Definitions found in other adopted titles, ordinances, resolutions, codes, and/or regulations shall be subordinate in meaning to the definitions contained herein in applying the provisions of this title.

For the purposes of this title, certain words are defined as follows: Words in the present tense include the future tense; words in the singular shall include the plural; the word “shall” is mandatory; the word “should” indicates that which is recommended but not

18.09.2070: Temporary Use: “Temporary Use” means a use, intended for limited duration, to be located in a zoning district permitting or not permitting such use, and not continuing a nonconforming use or building. (Ord. 5180 Sec. 1, 2007)

18.09.2080: Tower: “Tower” means a structure situated on a non-residential site that is intended for transmitting or receiving television, radio, or telephone communications, excluding those used exclusively for dispatch communications. (Ord. 5180 Sec. 1, 2007)

18.09.2085: Townhouse: “Townhouse” means a single-family dwelling on its own lot, in a series of three or more similar dwellings in one structure but on separate lots, with interior units sharing common walls along both side property lines and end units sharing a common wall on one side property line, and with parking incorporated within each dwelling unit. (Ord. 5365 Sec. 9, 2011)

~~**18.09.2090: Transient Accommodations:** “Transient Accommodations” means a building or group of buildings in which lodging or lodging and meals are provided for transient guests for compensation, including cabins, resorts, hotels, motels, hostels, and campgrounds. For the purposes of this title, transient” shall be defined as being not more than 30 consecutive days duration. (Ord. 5180 Sec. 1, 2007)~~

18.09.2095: Transportable Unit: “Transportable Unit” (also referred to as a “cargo container”) means a standardized, reusable vessel that is or appears to be:

- (1) Originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or
- (2) Designed for or capable of being mounted or moved on a rail car; and/or
- (3) Designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship. (Ord. 5557 Sec. 2, 2014)

18.09.2100: Truck Stops/Recreational Vehicle Travel Centers: “Truck Stops/Recreational Vehicle Travel Centers” means a facility that provides fuel and travel services for long haul trucking, travel trailers, recreational vehicles and the general traveling public. These facilities include fuel sales, sanitary waste disposal sites for recreational vehicles, and truck stop/recreational vehicle travel center development. These facilities may include supporting uses such as convenience stores, smaller restaurants and limited transient accommodations providing that they are secondary uses, and are supportive of the primary function of providing fuel. (Ord. 5180 Sec. 1, 2007)

18.09.2110: Urban Growth Area: “Urban Growth Area” means those areas designated for urban growth as established by Benton County pursuant to RCW 36.70A.03. (Ord. 5180 Sec. 1, 2007)

18.09.2120: Urban Level of Facilities and Services: “Urban Level of Facilities and Services” means those urban governmental services as defined within the capital facilities element of the Kennewick Comprehensive plan. (Ord. 5180 Sec. 1, 2007)

18.09.2130: Use: “Use” means any legal activity pursued on a piece of property, with or without any improvements. (Ord. 5180 Sec. 1, 2007)

CHAPTER 18.12

ZONE DISTRICTS AND STANDARDS

SECTION:

- 18.12.010: Use and Standards Table
 - A.1: Residential Use Table
 - A.2: Table of Residential Site Development Standards
 - B.1: Table of Non-Residential Uses
 - B.2: Table of Non-Residential Site Development Standards
- 18.12.020: Accessory Dwelling Units (ADUs)
- 18.12.030: Adult Concessions
- 18.12.040: Animal Keeping
- 18.12.050: Automobile-Oriented Uses
- 18.12.055: Car Washes, Vehicular Access/Circulation/Fencing/Operation
- 18.12.060: Day Care Centers and Mini-Day Care Centers
- 18.12.070: Family Day Care Home
- 18.12.080: Health Facilities
- 18.12.100: Junk
- 18.12.110: Kennels
- 18.12.120: Manufactured Housing Display Areas
- 18.12.130: Mini-Storage Development Standards
- 18.12.140: Motels
- 18.12.150: Outdoor Theaters
- 18.12.160: Public Parks and Playgrounds
- 18.12.165: Prohibited Marijuana Uses
- 18.12.170: Recreational Vehicle Park
- 18.12.180: Recreational Vehicle Storage
- 18.12.190: Rooming Houses and Boarding Houses
- 18.12.200: Satellite Dishes
- 18.12.210: Stables, Corrals, and Riding Academies
- 18.12.220: Storing of Commercial Vehicles
- 18.12.230: Subdivision Sales Area, Equipment, and Material Yards
- 18.12.240: Swimming Pools
- 18.12.250: Temporary and Parking Lot Businesses
- 18.12.260: Trailers, Boats, Camper Tops, Travel Trailers, and Recreational Vehicles
- 18.12.270: Transportable Units
- 18.12.280: Trash Containers
- 18.12.290: Veterinary Clinic or Hospital
- 18.12.300: Volatile Toxic and Volatile Flammable Material Storage
- 18.12.305: Wineries
- 18.12.310: Wireless Communication Facilities
- 18.12.320: Planning Director Interpretation of Unlisted Uses
- 18.12.350: Additional Conditions

18.12.010: Use and Standards Tables:

18.12.010 A.1: Residential Use Table: The following table lists uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted:

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Accessory Dwelling Units (See Title 18.12.020)	I	I	I	I	I		I			I						I							
Accessory uses and structures	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Animal Keeping (See Title 18.12.040)	I	I	I	I	I	I										I							
Bed and breakfast inns (5 guest rooms or less)	I	I	I	I	I		I			II						I							
Churches or religious places of worship	II	II	II	II	II	II	II		I		I	I		I	I	II							
Day Care Centers (See Section 18.12.060)				II	I		I	I	I		I	I		I		I	I	I	I	I		I	I
Family Day Care Home (see Section 18.12.070 and footnotes)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)		(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Farm Animals (see footnote 9)		I																					
Group Living I (See footnote 5)																							
Group Living II (See footnote 6)				I	I				I		I	I		I									
Home occupation	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I							
Mini-Day Care Center (Located in Family Abode – Section 18.12.060)	II	II	II	I	I	II	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Mini-Day Care Center (Not located in Family Abode – See 18.12.060)				I	I		I	I	I		I	I		I	I	I	I					I	I
Mini Storage (See 18.12.130)					I						I	I		I					I	I			
Motels (See Title 18.12.140)					II					I	I	I		I	I								
Nursing homes and congregate care facilities (over 10 residents)				II	II				I		I	I		I									
Nursing homes and congregate care facilities (up to 10 residents)	II	II	II	II	II		I		I		I	I		I		I							
Recreational vehicle park, transient (up to 30-day stay) (See Title 18.12.170, 180) (see also, footnote 7)																						I	I
Residences, multi-family				I	I		I	I (8)	I (8)	I (8)	I (8)	I (8)		I (8)	I (8)	I (8)							
Residences, single-	I	I	I	I	I	I	I	I (8)	I (8)	I (8)	I (8)	I (8)		I (8)	I (8)	I (8)							

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Rooming Houses and Boardinghouses (See Title 18.12.190)				II	II		I																
Swimming Pools (See Title 18.12.240) (see footnote 10)							I															I	I
Trailers, Boats, Camper Tops, Travel Trailers, Recreational Vehicles (See Title 18.12.260)	I	I	I	I	I																		

FOOTNOTES for Table 18.12.010 A-1 Residential Use Table:

(1) No permit required for a family day care home (up to six charges). Per 18.12.070, if alterations are made a building permit will be required. A state license and city business license is required.

(2) Not used.

(3) Not used.

(4) Not used.

(5) Residential Care Homes, state or federally approved, with six (6) or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.

(6) Residential Care Centers are permitted outright, subject to all of the applicable provisions of this title.

(7) Recreational vehicle storage in R districts shall refer to Title 18.12.180 and shall be subject to special provisions applicable to Master Planned subdivisions.

(8) Subject to KMC 18.42 and KMC 18.78.

(9) In “RS” zones, agriculture and animal husbandry are permitted including keeping of farm animals such as horses, cows, and sheep, but maintained only on lots of at least 30,000 square feet. The keeping of farm animals must not exceed one animal per half acre.

(10) Swimming pools considered an accessory use.

(Ord. 5712 Sec. 1, 2017: Ord. 5558 Sec. 2, 2014: Ord. 5528 Sec. 2, 2013: Ord. 5462 Sec. 3, 2012: Ord. 5434 Sec. 4, 2012: Ord. 5309 Sec. 8, 2010: Ord. 5262 Sec. 2, 2009: Ord. 5204 Sec. 5, 2007: Ord. 5180 Sec. 1, 2007)

18.12.010 A.2: Table of Residential Site Development Standards: Minimum and maximum residential standards are identified in the following table.

	RS ⁵	RL ⁵	RM ^{3, 4, 5, 6}	RH ^{3, 4, 5, 6}	RTP ^{3, 4, 5}	RMH ⁶	UMU ^{3,7}
Max. Density ¹	N/A	N/A	13	27	13	4	N/A
Min. Lot Size	10,500	7,500	4,000	4,000	1 acre	7,500	N/A
Min. Lot Size (Rowhouse/ Townhouse)	N/A	N/A	1,800	1,600	N/A	N/A	N/A
Min. Lot Width ²	60'	60'	50'	N/A	N/A	60'	N/A
Min. Lot Width ² (Rowhouse/ Townhouse)	N/A	N/A	24'	24'	N/A	N/A	N/A
Min. Front Yard/ Street Setback ²	15'	15'	15'	15'	15'	20'	See KMC 18.80
Min. Garage Setback ²	20'	20'	20'	20'	20'	20'	N/A
Min. Side Yard Setback ²	5'	5'	5'	5'	5'	5'	0'
Min. Rear Yard Setback ²	15'	15'	15'	15'	15'	15'	5'
Max. Height	30'	30'	30'	45'	N/A	30'	N/A
Min. Lot Frontage ²	30'	30'	30'	30'	30'	30'	20'
Min. Lot Frontage ² (Rowhouse/ Townhouse)	N/A	N/A	20'	20'	N/A	N/A	N/A

18.12.010 B.1: Table of Non-Residential Uses: The following table list uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted.

NON-RESIDENTIAL USES	RS	RL	RM	RH	RMH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Academy							I		I		I	I		I			I						
Adult Entertainment (1) (See Title 18.12.030)																							
Adult Retail (1) (See Title 18.12.030).											II	II		II					II	II			
Agricultural Processing, heavy																				I			
Agricultural Processing, light																			I	I			
Airports and airfields																			I			I	
Alcoholic beverage sale (packaged)							I	I	I	I	I	I		I	I	I	I						
Accessory uses	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Art Gallery							I	I	I	I	I	I		I	I	I	I						
Automobile-Oriented Uses (See Title 18.12.050)							I (6)	I			I	I	I	I	I								
Auto-Wrecking Yard																				I			
Aviation Storage and Service												I										I	
Bakeries, retail							I	I	I	I	I	I		I									
Bakeries, wholesale										II				I				I	I	I			
Banks and financial institutions							I		I	I	I	I	I	I	I		I						
Barbers, beauty shops, and tanning salons							I	I	I	I	I	I		I	I	I							
Bars and taverns							I			II	I	I		I	I								
Battery Charging Station	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Battery Exchange Station							I	I	I	I	I	I	I	I	I		I	I	I	I			
Boat building and repair, commercial														I	I				I	I			
Boat marinas														I	I				I	I			
Body Art Studios							I	I	I		I	I		I	I	I							
Brewpub							I			I	I	I		I									
Breweries, micro							I				I	I		I					I				
Business School							I		I		I	I		I			I						
Bus stations and terminals							II				II	II		II									
Car washes (See Title 18.12.050 and 18.12.055 if CN zone)							I (6)	I	II		I	I	I	I									

NON-RESIDENTIAL USES	RS	RL	RM	RH	RMH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Casino and/or Cardroom											I	I		I									
Cemeteries	II	II	II																				
Clinics							I		I	I	I	I		I		I	I						
Construction yards														I					I	I			
Convenience stores							I	I		I	I	I	I	I									
Correctional institutions																					I		
Distilleries, craft							I			I	I	I		I					I				
Dry cleaners and laundries							I	I	II	I	I	I		I		II							
Energy facilities	II	II	II	II	II	II		II	II		II	II		II	II	II	II	II	II	II	II	II	II
Equipment Rental											I	I		I				I	I				
Espresso stands							I	I	I	I	I	I		I	I	I	I	I	I	I			
Essential public facilities and utilities	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II
Event Center							I		II		I	I		I									
Gas stations							I (6)	I	II	I	I	I	I	I	I				I	I			
Golf Course											I											I	I
Golf: driving range, miniature golf,							I				I	I		I	I								
Grocery stores							I	I	II	I	I	I		I									
Hardware stores							I	I		I	I	I		I									
Hazardous waste storage facilities – off site																				II			
Hazardous waste storage facilities – on site									II		II			II					II	II			
Health Facilities, see 18.12.080			I	I			I		I		I	I		I									
Hospitals and sanitariums (except animal clinics, hospitals)				I			I		I		I	I		I								I	
Hotels, Motels & similar accommodations				I			I		I	II	I	I		I	I	I	I						
Industrial uses, heavy																				I			
Industrial uses, light																			I	I			
Junk (See Title 18.12.100)																							
Kennels (See Title 18.12.110)											I	I		I					I	I			
Laboratories for research and testing							I		I		I	I		I			I	I	I	I			
Library	II	II	II	II	II	II	I	II	I		I	I		I	I	II	I					I	I
Lock and gunsmiths							I	I		II	I	I		I		I							
Lumber yards														I					I	I			

NON-RESIDENTIAL USES	RS	RL	RM	RH	RMH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Manufactured Housing Display Areas (See Title 18.12.120)											I	I		I					I	I			
Mini-storage				I	I						I	I		I					I	I			
Museums	II	II	II	II	II	II	I	II	I	I	I	I		I	I	II	I					I	I
Nursery											I	I		I									
Offices, including professional offices, agencies and services							I		I	I	I	I		I	I	I	I	I	I	I	I		
Outdoor commercial driving ranges											I												
Parking garages and lots							I			II		I	I	I									
Pawnshop														I									
Pet grooming							I	I	I	I	I	I		I		I							
Pharmacy, dispensing							I	I	I		I	I		I			I						
Photographic studios							I	I	I	I	I	I		I	I	I	I						
Plumbing shops and yards														I					I	I			
Printing, publishing and reproduction establishments							I		I	I	I	I		I			I						
Private gymnasiums, fitness centers, dance studios, body building, and martial arts, etc.							I		I		I	I		I			I						
Public Parks (See Title 18.12.160)							I			I													
Public/quasi public facilities and services	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II	II
Radio, television and small electronics repair and service							I		I	I	I	I		I									
Radio, television broadcasting stations (excluding antenna)							I			II	I	I		I									
Rapid Charging Station	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I
Recreational Vehicle Storage (See Note 4) (See Title 18.12.180)	I	I	I	I	I	I					I	I		I					I	I			
Recreational Vehicle Park																						I	I
Recycling, high intensity																			II	II		II	
Recycling, low intensity							I											I	I	I		I	
Repair shops (not auto)							I		II	I	I	I		I			I		I	I			
Restaurants							I	I	I	I	I	I		I	I		I	I	I				
Restaurants, fast food							I		II	I	I	I		I	I		I	I	I				
Retail stores not otherwise named in this list including department stores.							I	I	II	I	I	I		I		I (1)	I (1)						
Satellite Dishes (See Title 18.12.200)																							
Schools, private and public	I	I	I	I	I	I	II	I	I		I	I		I	I	I	I	I	I	I	I	I	I
Second Hand/Consignment Store							I			I	I	I		I									

NON-RESIDENTIAL USES	RS	RL	RM	RH	RMH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Sign manufacture, painting and maintenance														I					I	I			
Skating rink							II					I											
Stables, Corrals, Riding Academies (See Title 18.12.210)	II																						
Storing of Commercial Vehicles (See Title 18.12.220)												I	I	I			I	I	I	I			
Subdivisions, Sales Area, Equipment and Material Yards (See Title 18.12.230)	I	I	I	I	I	I																	
Temporary and Parking Lot Businesses (See Title 18.12.250)							I						I										
Theaters, movie							I		II	I	I	I		I									
Towers, antennas, and supporting structures, including amateur radio towers, 55 feet or less	II	II	II	II	II	II	I	II	I		I	I	I	I	I	I	I	I	I	I	I	I	I
Transient accommodations (including hotels and motels)				I			I		I	II	I	I		I	I	I	I						
Truck stops														I					I	I			
Undertaking establishments (Mortuary)									I		I	I		I									
Vehicle sales, incidental repair and service											I	I	I	I									
Vehicle rental and leasing											I	I	I	I									
Vehicle repair and service, body and fender shops													I	I					I	I			
Veterinary Clinic or Hospital (See Title 18.12.290)							I			I	I	I		I					I				
Vocational School							I			II				I			I		I				
Volatile Toxic and Volatile Flammable Material Storage (See Title 18.12.300)																				II			
Warehousing														I					I	I			
Wholesale, which may include incidental retail outlets for only such merchandise as is handled at wholesale														I					I	I			
Wineries Type A (See Title 18.12.305)							I			I	I	I		I									
Wineries Type B (See Title 18.12.305)							I (5)				II	II		II					II				
Wineries Type C (See Title 18.12.305)																			I				
Wireless Communication Facilities (See Title 18.12.310)																							

FOOTNOTE for Table 18.12.010 B.1 Non-Residential Use Table:

- (1) For HMU see limitations at Title 18.12.335.
- (2) For the Clearwater Master Plan Area and BP zoning districts see Title 18.12.340.

(3) For Rental Equipment, all items must be contained within a completely enclosed building or screened from view by a sight-obscuring fence or wall.

(4) Allowed in RS, RL, RM, RMH, and RTP only as part of a planned development or subdivision and only for the use by residents of the development consistent with Recreational Vehicle Storage provisions and limitations of the Kennewick Residential Design Standards KMC 18.75.

(5) Winery Type B under 50,000 case annual production and located within a structure less than 20,000 square feet in size are allowed outright. The Conditional Use Process identified in Title 18.42. 100 is applicable to Winery Type B uses exceeding either the 50,000 case annual production or 20,000 square foot structure size threshold.

(6) Not allowed in the Vista Field area. (Ord. 5712 Sec. 3, 2017; Ord. 5670 Sec. 1, 2016; Ord. 5572 Sec. 1, 2014; Ord. 5542 Sec. 2, 2014; Ord. 5462 Sec. 4, 2012; Ord. 5434 Sec. 5, 2011; Ord. 5309 Sec. 10, 2010; Ord. 5262 Sec. 3, 2009; Ord. 5244 Sec. 3, 2008; Ord. 5204 Sec. 7, 2007; Ord. 5180 Sec. 1, 2007)

18.12.010 B.2: Table of Non-Residential Site Development Standards: Minimum and maximum non-residential use standards are identified in the following table. Additional site design standards are included under 18.12.340, below and in the *Site Design Guidelines for Commercial, Office and Industrial Uses*:

Table of Commercial/Industrial Standards	Maximum District Size	Minimum District Size	Yards	Maximum Building Height	Maximum Lot Coverage	Outdoor Storage
UMU – Urban Mixed Use District	None	40 acres	See KMC 18.80	None	None	None
CN- Commercial – Neighborhood District	5 Acres	None	See (1) Below	45'	None	See (2) Below
CO-Commercial – Office District	None	None	See (3) Below	None	None	See (4) Below
CBD-Commercial-Central Business District	None	None	See (16) Below	None	None	None
CC- Commercial – Community District	None	None	See (3) Below	None	None	See (4) Below
CR-Commercial – Regional District	None	None	See (3), (15) Below	None	None	See (4) Below
CAR-Commercial, Auto Row District	See (17) Below	20 acres	See (17) Below	None	None	See (18) Below
CG-Commercial – General District	None	None	See (3) Below	None	None	See (4) Below
CM-Commercial – Marina District	None	None	See (3) Below	See (14) Below	None	None
HMU-Historic, Mixed Use District (See Title 18.12.335 & 18.12.010(5))			See (6) Below	30'	45%	
BP-Business Park District	5 Acres	None	See 18.12.340	35'	50%	
IP-Industrial Park District	20 Acres	None	See (7) Below	None	None	See (8) Below
IL-Industrial, Light District	None	None	See (9)	None	None	See (10)

Table of Commercial/Industrial Standards	Maximum District Size	Minimum District Size	Yards	Maximum Building Height	Maximum Lot Coverage	Outdoor Storage
			Below			Below
IH-Industrial, Heavy District	None	None	See (9) Below	None	None	See (10) Below
JF-Justice Facilities	None	None	See (11) Below	85'	None	None
PF-Public Facilities District	None	None	See (12) Below	None	None	See (13) Below
OS-Open Space District	None	None	See (12) Below	None	None	See (13) Below
NOTE: *Additional site design and building standards may be included in the <i>City of Kennewick Commercial Design Standards manual</i>						

18.42.080: Additional Animals: The Planning Director may permit additional animals in any “R” district for non-commercial purposes under this section.

(1) Notice will be given to all abutting property owners who will have 15 days to comment on the application.

(2) The Planning Director will take action after the comment period and may, depending on public comment, increase the allowable number of animals if he finds:

(a) All cages, pens, runs, and similar structures can be constructed in accord with Chapter 18.27 (building permits may be required);

(b) Odors and smells can be contained ~~in accord with Section 9.52.060(noise);~~

(c) Noise can be controlled in accord with Section 9.52.060;

(ed) The facilities must be in accord with accepted standards of animal care; and

(de) The facilities must not allow animals to roam or fly to adjacent properties.

(3) The Planning Director will impose such conditions upon the permit as may be necessary and will require that all cages, pens, runs, and other structures be maintained in a safe and sanitary condition, free from odors and smells and of such structural soundness that animals will, under normal circumstances, be unable to escape. A yard enclosed by a fence at least six feet in height and resistant to tunneling will normally be considered proper enclosure for dogs. The facilities must be maintained and constructed so as to protect animals from injury and illness. Facilities must regularly be cleaned, food supplied, bedding changed, and waste disposed of so as to maintain the premises in a clean and sanitary condition, free from insects, rodents, weather and odors at all times. Structures must be constructed so as to protect all animals from the elements. There must be facilities for appropriate exercise, movement, and sleeping. There must be adequate drainage to prevent the ponding of water and mud. Manure, excreta, and other animal waste and carcasses must be disposed of in a sanitary fashion. Conditions may be imposed which will result in the construction of easily maintainable, sanitary facilities. (Ord. 5180 Sec. 1, 2007)

Residential Street Landscaping

Intent:

To provide adequate width for planting strips and sidewalks in a way that creates buffer between residential streets and houses; to provide street side landscaping of home sites; to ensure low maintenance and high performance landscaping and street trees that are appropriate for the local climate, and to ensure the appropriate maintenance of landscaped areas and improve the physical environment of the neighborhood.

Standards to implement the intent:

Mandatory

Option A:

1. A minimum 5 feet of landscaping/ planting strip must be provided along subdivision streets between street edge and sidewalks. Minimum of 5 feet will be allowed to accommodate meandering pathways.

Option B:

2. A "curb tight" sidewalk may be provided on residential streets (not including collectors or arterials as designated by the City Traffic Engineer.) Street trees are still required to be planted within 5 feet of the back of sidewalk and shall be a minimum of 2 ½ inch caliper at the time of planting in the case of deciduous trees and a minimum of 8 feet in height in the case of evergreen trees.

Mandatory for Options A & B:

3. Plant materials shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping and street trees. Selection of trees and plant materials shall be approved by the City.
4. Trees must meet minimum standards contained in KMC 18.21 and must be allowed to mature and be maintained at a minimum height of 20 feet. Any alternative must be approved by the Director.
5. City's recommended street trees shall be planted every 40 linear feet or can be planted in groups. All landscaping must be designed and signed by a licensed landscape architect.
6. Minimum width of the sidewalk shall be 5 feet.

DO



Planting strip between street and sidewalk



Street trees on wide planting strip



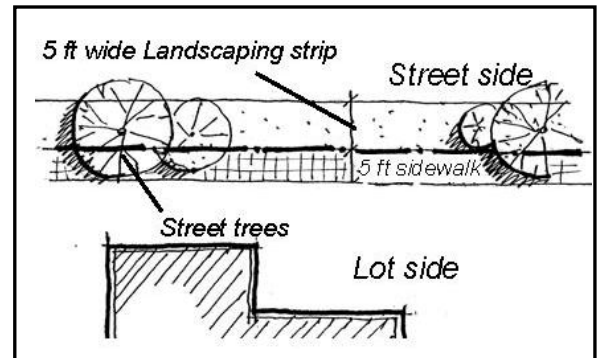
Big trees in Canyon Lakes Village

7. All landscaping elements, plant materials and street trees shall be planted by the developer and maintained by the homeowner's association. In absence of a homeowner's association, landscaping shall be planted and maintained by the individual property owner per KMC 5.56.360.
8. Front yards of residential lots must be landscaped within 180 days of the issuance of the Certificate of Occupancy, **with the exception of residential street tree that must be planted prior to issuing the Certificate of Occupancy.**
9. A separate irrigation system designed for the health of the street trees on residential streets (e.g. drip system) maintained by the Homeowner's Association or individual owner shall be required.

Recommended

10. Landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting maximum 50% of the total planting strip area.
11. Landscaping elements and plant material should include: a) pedestrian lighting, b) bollards, c) sitting areas and d) special interest planting.
12. A combination of brick paving and/or colored stamped concrete or similar paving material is encouraged for sidewalks. A variation in design with meandering sidewalks compatible with the subdivision design is also encouraged.
13. Planting strips are encouraged to be incorporated with the overall storm water plan.

DO



Street trees and street lighting on the landscaping strip

DO NOT



No landscaping strip or street trees – fence on the edge of the sidewalk



Small street trees – sidewalk on the edge of the street

Standards for Mixed-Use Development

Objectives and Applicability

Standards in this section are intended to guide horizontal and vertical mixed-use developments. In Kennewick, mixed-use developments are allowed in all commercial districts ~~except for Commercial, Marina (CM).~~

All applicable commercial and multi-family design standards (KMC 18.12, KMC 18.75, KMC 18.78,) shall apply to mixed-use developments. The standards of the underlying zoning districts shall also apply. In case of a conflict between KMC zoning district standards and Design Standards, the Design Standards shall take precedence. The Director of Community Planning shall have the final administrative authority to interpret this section.

Overall Intent

To offer specific guidelines for mixed uses in commercial districts. The intent is also to encourage more efficient use of land and public services, increase economic return, reduce transportation costs, encourage human interaction, create place-making with day and evening activities, create a more sustainable development pattern, and increase development opportunities.

General Development Standards

Mandatory:

Density (units/ acre) and ~~Lot Coverage~~ Floor Area Ratio

1. Minimum density of 7 units per acre and ~~maximum density of 27 dwelling units per acre no maximum density. (See High Density Residential and Medium Density Residential standards for density calculations, Section 18.12.010)).~~
2. ~~Lot coverage~~ Floor Area Ratio requirement is ~~limited to~~ a minimum of 60% ~~buildable area~~ for a single building mixed-use project and a minimum of ~~50%~~ 40% ~~floor area ration~~ for a multiple building/multiple site mixed-use project and a maximum of 80% ~~floor area ratio~~ for both types of mixed-used projects. ~~Floor Area Ration does not include areas with site constraints due to size, shape, or topography, or street frontage easements, but does include other easements and setback requirements.~~

Height Limitation

Mandatory:

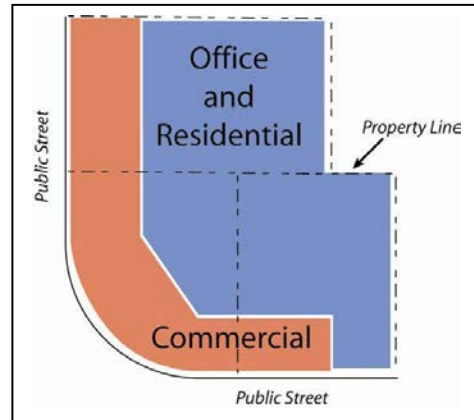
1. Height shall be in accordance with KMC 18.12 for each zoning district. If residential uses are on the ground floor (horizontal mixed use scenario) of a newly constructed building/project, the minimum height for residential buildings shall be 25 feet and the space shall be built to allow for potential future conversion to non-residential uses.

Multiple Building / Multiple Site Mixed-Use Development Projects

(These standards are in addition to the mandatory site design standards listed above)

Mandatory:

1. **Ground floor requirement.** At least 50% of lineal street front of the ground floor or a portion as identified in parking standards 3.d below of a mixed use development must be dedicated to commercial uses that are pedestrian-oriented (e.g., retail, services, etc.) if located on highest and medium pedestrian emphasis streets as identified in the Commercial Design Standards or identified by the City. Parking garages can be included in this count as long as they don't consist of more than 25% the site or street frontage. These standards shall also be applicable for arterial and collector street frontages when they are the main street frontages.
2. **Mix of uses.** At least 20% of the combined gross floor area of the buildings proposed on the site shall be devoted to residential uses, and at least 20% to non-residential uses. Parking garages or portions of garages devoted to residential or non-residential uses may be counted towards this requirement, but surface parking may not.



Street frontage retail and commercial use with residential condominiums above.

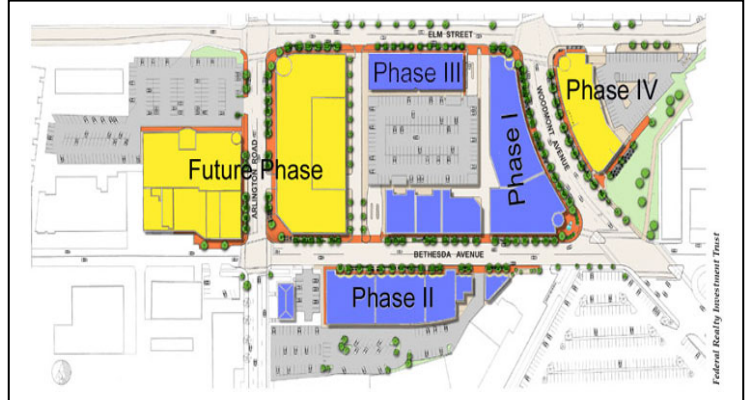
Luxury townhomes

source:

http://www.navenewell.com/n_mixed.php

3. **Functional integration of uses.** Land uses in mixed use sites shall be selected and designed to ensure interaction among uses. Examples include but are not limited to commercial developments which are significantly used for shopping by on-site or adjacent residents or office workers.
4. **Physical integration of uses.**

- a) All buildings and improvements on the site shall be located and designed to look and function as an integrated development and to encourage pedestrian travel between buildings and uses. Complete visual and physical segregation of use types, such as placement of multiple commercial structures all on one side of a mixed use site and multiple residential structures all on the other, shall be prohibited.
- b) Separate buildings shall be connected through pedestrian linkages delineated through landscaping, differentiated surface materials or texture. Delineation through striping alone shall not be considered sufficient.
- c) One or more similar design characteristics among separate structures shall be provided, including but not limited to similar or complimentary building façades, massing, surface materials, colors, and/or signage.



Site Design Standards

Mandatory:

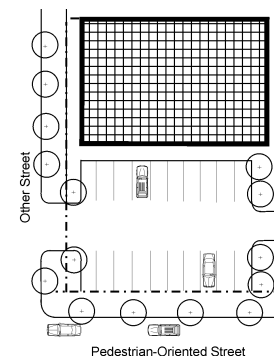
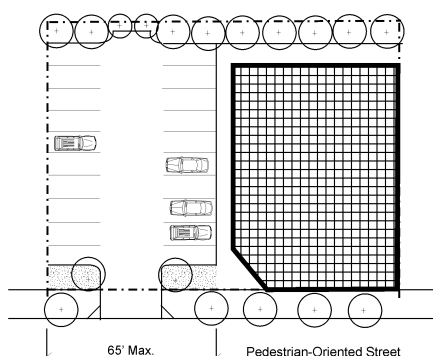
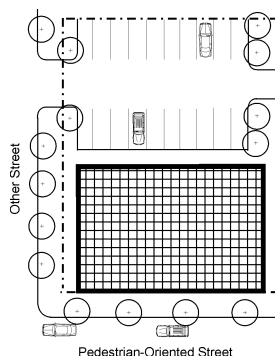
1. Multi-Family Design Standards (KMC 18.75) shall apply to all residential portions of horizontal mixed-use developments. If there is a conflict between the Multi-Family Design Standards and the Mixed-Use section of the Commercial Design Standards, the Mixed-Use section of the Commercial Design Standards shall take precedence. All other applicable standards shall apply.
2. **Required open space.** New developments with a lot area of more than 20,000 ft² shall provide a pedestrian-oriented space (plaza, courtyard or similar space) of at least 1% of the site area as described below. Buildings that front on a public sidewalk and have a pedestrian-oriented commercial use facing that sidewalk are exempt from this open space requirement.
 - Outdoor pedestrian-oriented space must include:
 - o Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a non-vehicular courtyard.
 - o Paved walking surfaces of either concrete or approved unit paving, in areas intended for foot traffic.
 - o On-site or building mounted lighting provided at least 0.6 foot-candles (average) on the ground.



- o At least 3 feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
- o Landscaping to enhance the area.
- o At least 30% of the plaza or courtyard must be shaded by structure or tree canopy (at 10 years after planting).
- Outdoor pedestrian-oriented space shall not include:
 - o Asphalt or gravel pavement.
 - o Adjacent unscreened parking lots.
 - o Adjacent chain link fences.
 - o Adjacent “blank walls.”
 - o Adjacent dumpsters or service areas.
 - o Outdoor storage or retail sales (shopping carts, potting soil bags, firewood, etc.) that do not contribute to the pedestrian environment.

3. Parking.

- a. Residential and commercial parking shall be physically separated or clearly designated. Parking shall comply with the Commercial and Residential Design Standards
- b. Vehicular access to commercial and residential parking areas and garages shall be from secondary streets. When there is no secondary streets available, vehicular access can be located from the available street frontage.
- c. Parking lots may not occupy the corner directly facing a street intersection.
- d. On highest and medium pedestrian emphasis streets, parking shall not be located between the street and the primary building. If the City finds that there is no other workable option, the City may allow an individual building or development to have parking on no more than 65' of the street frontage, or no more than 50% of the street frontage (whichever is greater). Parking garages can be included in the count as long as they don't consist of more than 25% of the site or street frontage. These standards shall also be applicable for arterial and collector street frontages when they are the main street frontages.



- e. Portions of site frontages that are devoted to off-street parking or access shall include design features such as landscaping so as to maintain visual continuity of the street and sidewalk to the fullest extent possible.
- f. Structure parking – secondary access for individual garages; access to garages from minor street
- g. Reduction in required parking for structured parking.

Possible Parking Reductions

- The number of parking required can be lowered by 15% for parking areas greater than 16,000 sq-ft (KMC 18.72.080).
- If adjoining facilities can be developed and designed efficiently and economically as one facility, and the total parking area will be 10,000 square feet or more the total combined required parking stalls may be reduced by 10 percent (KMC 18.72.090(3)).
- The required number of parking can also be reduced by 10% if the developer includes an improved, permanent on-site bus stop, provided the bus stop is on a transit route, and development is in accordance with the Benton Franklin Transit Authority (KMC 18.72.090 (4)).
- While business can reduce the total number of the parking stalls, they are allowed to preserve some unpaved areas for overflow parking. Such areas can be treated with grasscrete, gravel, or landscaping with a combination of artwork, plazas, or playgrounds that later could be used for parking during the busiest times of the season.
- Parking lots larger than the minimum required in the Code should have a 10% increase in the total landscaping area, number of trees, shading and pedestrian walkways in addition to other design standard requirements.

Building Design Standards

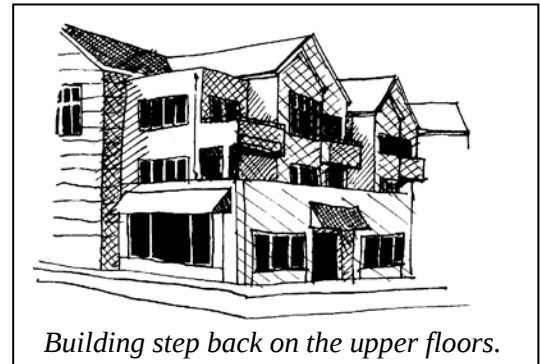
Mandatory:

1. Multi-Family Design Standards (KMC 18.75) shall apply to all residential portions of horizontal mixed-use developments. If there is a conflict between the Multi-Family Design Standards and the Mixed-Use section of the Commercial Design Standards, the Mixed-Use section of the Commercial Design Standards shall take precedence. .
2. Prominent, visible, illuminated, and safe entrances shall be provided that lead to upper floor residential and ground floor commercial.
3. Ground floor commercial shall comply with the mandatory façade transparency standards.
4. Buildings shall be placed on a site in a manner that encourages pedestrian activity within and along the site.
5. Blank walls longer than 30 feet without windows or an unbroken series of garage doors are not permitted on any street frontage, including frontage to controlled access highways and freeways.

Recommended:

6. Buildings should step back on the upper floors to reduce the bulk.
7. Enhance ground level expression:
 - a) Ground level design should act as a base for the building in terms of massing.
 - b) Ground level commercial should have transparent doors and windows, canopies, plinth, pedestrian scale signage and similar design features.

Wider business front walking corridor at the ground level is encouraged when combined with the street sidewalk. 8. Middle floors between retail commercial on the ground and residential on the top can be used as office (where the zoning permits). This can act as a sound buffer between retail in the ground and residential in the upper floors.





**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: ED 17-37/AMD-2017-02723 FOR ZOA 17-08

DESCRIPTION OF PROPOSAL: ZONING CODE AMENDMENTS TO KMC 18.09 DEFINITIONS, KMC 18.12 PERMITTED USE TABLE, KMC 18.42 ADDITIONAL ANIMALS, KMC 18.78 MIXED USE STANDARDS, AND KMC 18.78 RESIDENTIAL STREET TREES.

PROPONENT: CITY OF KENNEWICK, PLANNING DEPARTMENT

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: NON PROJECT SPECIFIC, THE PROPOSED CODE AMENDMENTS ARE CITY WIDE.

LEAD AGENCY: CITY OF KENNEWICK

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☐ No conditions.

☐ See attached condition(s).

Date: December 14, 2017

Signature: 
Wes Romine for Greg McCormick

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to: Dept. of Ecology, WA Dept of Fish & Wildlife, WSDOT, Yakima Nation, DNR, CTUIR, ZOA 17-08 File