

City of Kent, WA
Land Use Code Requirements

ZONE

CC-MU COMMUNITY COMMERCIAL/MIXED USE

The purpose of the CC district is to provide areas for limited commercial activities that serve several residential neighborhoods. This district shall only apply to such commercial districts as designated in the city comprehensive plan. It is also the purpose of this district to provide opportunities for mixed use development within the designated mixed use overlay boundary, as designated by the comprehensive plan.

SETBACKS

Front yard

Zero feet; provided, that some setback may be required in the front yard to accommodate a sidewalk which shall be at least 10 feet in width.

Rear and side yard

Zero feet; provided, that setbacks of at least 20 feet will be required in any rear or side yards that are adjacent to a residential zoning district.

OFF-STREET PARKING

Retail/office uses: four spaces per 1,000 square feet of floor area. (2)
Residential uses. (3)

3. The following parking requirements shall apply: a. Studio: 0.75 per dwelling unit (du) without commercial uses; 0.50/du with commercial uses; provided, that 25 percent of overall gross floor area is in commercial uses. b. One-bedroom: 1.5/du without commercial uses; 1.0/du with commercial uses; provided, that 25 percent of overall gross floor area is in commercial uses. c. Two-bedroom: 2.0/du without commercial uses; 1.25/du with commercial uses; provided, that 25 percent of overall gross floor area is in commercial uses.

FLOOR AREA RATIO

0.40 for commercial uses. 0.50 for commercial uses combined with residential uses; provided, that commercial floor area may be increased by one square foot for each square foot of residential floor area provided up to a maximum commercial FAR of 0.5. 1.0 for residential uses; provided, that residential FAR may be increased by 0.5 if parking is provided below grade, up to a maximum of 1.5.

MINIMUM COMMERCIAL

At least 25 percent of the gross floor area must be a permitted commercial use, except for mixed use on parcels two acres or less where at least five percent of the gross floor area must be a permitted commercial use. The residential component of any mixed use development cannot be permitted or occupied prior to the permitting or lawful occupancy of the commercial component.

Allowable Building Heights

25 feet; provided, that basic heights may be increased up to the maximum height of 40 feet. (1)

15.04.205 Mixed use land use development standard conditions.

1. The following height modifications shall apply:
 - a. Five-foot increases for developments containing residential uses; provided, that 25 percent of gross floor area is in residential use.
 - b. Five-foot increases for parking under the building.
 - c. Five-foot increases for using a pitched roof form.
 - d. Five-foot increase for stepping back from the top floor (minimum of five feet).

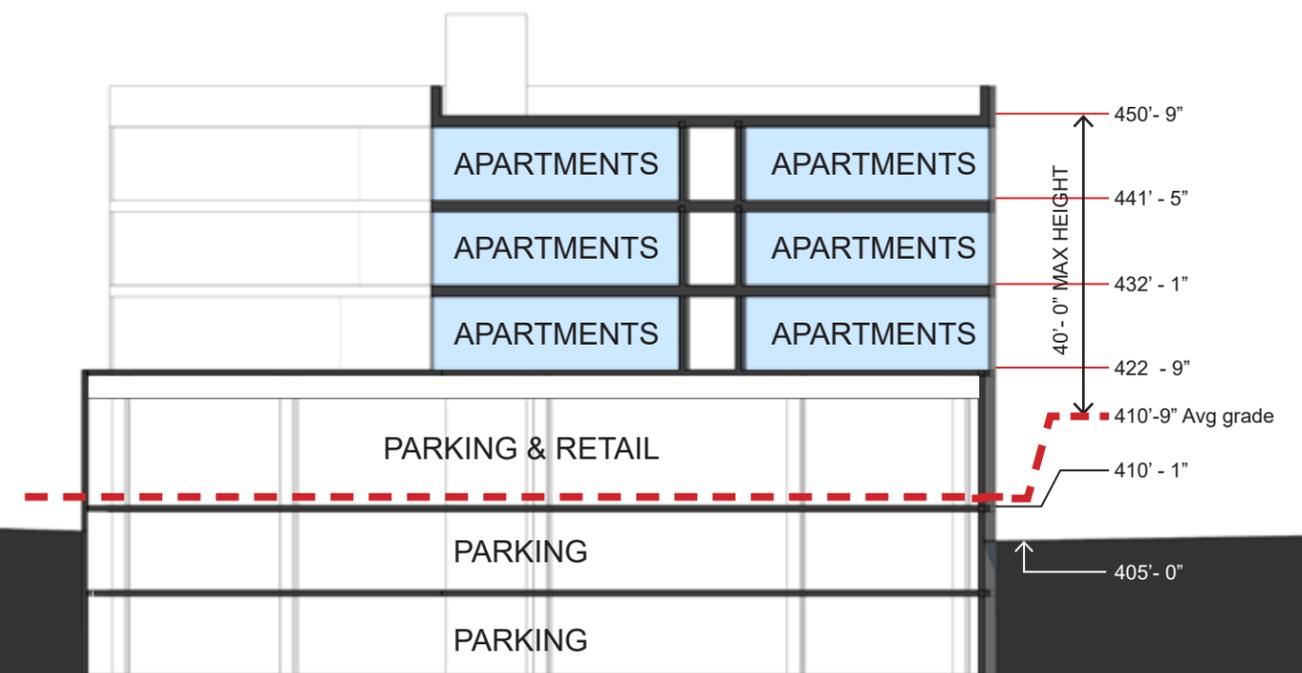
2. The first 300 square feet of retail or office space that is a part of an individual residential unit is exempt.

3. The following parking requirements shall apply:
 - a. Studio: 0.75 per dwelling unit (du) without commercial uses; 0.50/du with commercial uses; provided, that 25 percent of overall gross floor area is in commercial uses.
 - b. One-bedroom: 1.5/du without commercial uses; 1.0/du with commercial uses; provided, that 25 percent of overall gross floor area is in commercial uses.

c. Two-bedroom: 2.0/du without commercial uses; 1.25/du with commercial uses; provided, that 25 percent of overall gross floor area is in commercial uses. (Ord. No. 3439, § 2, 2-2-99; Ord. No. 3600, § 3, 5- 7-02; Ord. No. 3612, § 3, 8-6-02; Ord. No. 4166, § 4, 9-1-15)

Residential/Multifamily										
Site Area	FAR		Allowable BUA	Proposed BUA						
35,662	Residential	1.50	53,493	53,294						
	Commercial	0.50	17,831	4,630						
	Total	2.00	71,324	57,925						
LEVEL	FUNCTION	FLOOR TO FLOOR HEIGHT	AGGREGATE HEIGHT	BUILDING GROSS (SF)	NET (SF)	Studio	1 BED	2 BED	# OF UNITS	AVERAGE (SF)
						475.00	640.00	1,050.00		592
						15.8	21.3	35.0		
					No. Apts	36	30	6	72	
						40.00%	45.00%	15.00%	1.00	
	Top of Building		12							
ROOF	MECH/AMENITY	12	0							
R3	RESIDENCE	9	31	15,859	12,687	12.0	10.0	2.0	24	
R2	RESIDENCE	9	21	18,718	14,974	12.0	10.0	2.0	24	
R1	RESIDENCE	9	12	18,718	14,974	12.0	10.0	2.0	24	
P1	PODIUM	12	0	21,370						
	RESIDENCE TOTAL			53,294	42,636	36	30	6	72	
	RETAIL			4,630						
	RESIDENTIAL LOBBY			2,686						
	ABOVE GROUND			74,665						
									TOTAL	
					REQUIRED RESIDENTIAL PARKING	27	45	12	84	
					REQUIRED RETAIL PARKING				19	
					TOTAL PARKING REQUIRED				103	
					PLATE GSF					
G	PARKING	12	0	14,054					16	
P1	PARKING	10	-10	21,370					45	
P2	PARKING	10	-20	21,370					45	
				42,741					TOTAL PARKING PROVIDED	105

BUILDING TOTALS				117,405
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Building section