

CITY OF KENNEWICK
ORDINANCE NO. 6007

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS
AND AMENDING SECTION 18.12.010 A.1 OF THE KENNEWICK
MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. Section 18.12.010 A.1 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

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, Review Process III = Temporary Homeless Encampment 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 | | | | | | | |

| 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 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|
| 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) | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | I | | | | | I(2) | |
| Group Living II (See footnote 6) | | | | I | I | | | | I | | I | I | | I | | | | | | | | I(2) | |
| 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 | II | II | II | I | I | II | I | I | I | I | I | I | | I | I | I | I | I | I | I | I | I | I |

| 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 |
|--|-----|----|----|----|----|-----|-----|----|----|-----|----|----|-----|----|----|-----|----|----|----|----|----|----|----|
| 18.12.060) | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | |

| 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 |
|--|-----|----|----|----|----|-----|-----|------|------|------|------|------|-----|------|------|------|----|----|----|----|----|------|----|
| 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) | | | | | | I(2) | |
| Residences, single-family | I | I | I | I | I | I | I | I(8) | I(8) | I(8) | I(8) | I(8) | | I(8) | I(8) | I(8) | | | | | | I(2) | |
| 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 |

| 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 |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Temporary Homeless Encampments (See Title 18.12.255) | III |
| 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) Residential development is permitted in the PF zone when the finished product will be owned and/or operated by the Kennewick Housing Authority or other public or governmental agency. Residential developments in the PF zone shall meet all requirements of this title as though it were developed in the RH zone.
- (3) Not used.
- (4) Not used.
- (5) Residential Care Homes, state or federally approved, with six 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 18.42.140 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. 6007 Sec. 1, 2023; Ord. 5748 Sec. 1, 2018; Ord. 5729 Sec. 1, 2017 ; 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)

Section 2. This ordinance shall be in full force and effect five (5) days from and after its approval, passage and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 17th day of January, 2023, and signed in authentication of its passage this 17th day of January, 2023.

Attest:

GRETLE CRAWFORD, Mayor Pro Tem

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 6007 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 18th day of January, 2023.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____