

ORDINANCE NO. 1233

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO ZONING; ALLOWING HOUSES OF RELIGIOUS WORSHIP, PRIMARY SCHOOLS, SECONDARY SCHOOLS, HIGHER EDUCATIONAL SCHOOLS, AND VOCATIONAL SCHOOLS AS CONDITIONAL USES IN THE GENERAL BUSINESS DISTRICT (B-2), AMENDING SECTION 17.14.020 OF THE GIG HARBOR MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, currently, houses of religious worship and schools are not permitted or conditionally permitted in the General Business District (B-2); and

WHEREAS, the intent of the General Business District (B-2) is to provide areas that offer a wide range of consumer goods and services; and

WHEREAS, houses of religious worship and schools are permitted or conditionally permitted in these other mixed-use/commercial zones: Residential and Business Districts (RB-1 and RB-2), Downtown Business District (DB), Neighborhood Commercial District (B-1), Commercial District (C-1), and Planned Community Development Commercial (PCD-C); and

WHEREAS, the City desires to allow houses of religious worship and schools in the B-2 zoning district because the normal activities of these could be found consistent with the intent of this zone and compatible with adjacent business and commercial uses through the conditional use permit process; and

WHEREAS, the City desires to require conditional use permits for houses of religious worship and schools so that the City can determine if these uses are compatible with a specific site and intent of the zone through criteria of approval, a public hearing process and imposed conditions; and

WHEREAS, the proposed text amendments are consistent with the following policy in the Comprehensive Plan:

2.3.5. Public Schools and Education

- a) Coordinate with the Peninsula School District in a joint-planning process to consider capital facilities needs and requirements for school development and expansion, school site location decisions, joint use of playgrounds/recreational facilities, development of facility siting criteria and the development of a common data base for sharing.*

WHEREAS, the proposed development regulations amendments were forwarded to the Washington State Department of Commerce on January 13,

2012, pursuant to RCW 36.70A.106, and was granted expedited review on February 8, 2012; and

WHEREAS, the City's SEPA Responsible Official issued a threshold Determination of Nonsignificance (DNS) for this Ordinance on February 8, 2012; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading and public hearing on February 27, 2012; and

WHEREAS, on March 12, 2012, the City Council held a second reading during a regular City Council meeting; Now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Section 17.14.020 in the Land Use Matrix chapter of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.14.020 Land use matrix

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ²⁰	PCD-C	ED ¹⁸	WR	WM	WC	PCD-NB	PCD-BP	MUD ²⁵
Dwelling, single-family	-	P	P	P	P	C	P	P	C	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, duplex	-	-	-	P	P	P	-	P	C	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, triplex	-	-	-	C	P	P	-	P	C	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, fourplex	-	-	-	C	P	P	-	P	C	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, multiple-family	-	-	-	-	P	P ⁶	-	P	C	P ¹⁴	C	C	P ¹⁴	-	-	-	-	-	P ¹⁴	P
Accessory apartment ¹	-	C	P	-	P	-	C	C	C	P ¹⁴	C	C	P ¹⁴	-	-	-	P	-	P ¹⁴	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Living facility, independent	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²²	-	-	-	-	-	P
Living facility, assisted	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-

	PI	PL	RLD	R-2	R-3	RBM	RB-1	RB-2	DB	B-1	B-2	C-1 ²⁰	PCD-C	ED ¹⁸	WR	WM	MUD ²⁵	
Uses																		
School, primary	P	C	P	C	P	C	C	C	P	C	C	P	P	-	-	-	-	
School, secondary	P	C	P	C	P	C	C	C	P	C	C	P	P	-	-	-	-	
School, higher educational	P	C	-	C	-	C	C	C	P	C	C	P	-	-	-	P	-	
School, vocational/trade	P	C	-	C	-	C	C	C	P	C	C	P	P	P	-	-	-	
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	
Public/private services	P	C	-	C	-	C	C	C	P	C	C	P	C	C	C	P	P	
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	C	C	P	C	-	-	P/C ¹⁵	
Museum	P	-	-	-	-	-	-	-	-	C	C	P	-	-	-	-	-	
Community recreation hall	P	-	P	C	P	C	C	C	P	C	C	P	-	-	-	P	P	
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	P	C	
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	-	P	P	P	
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Utilities	P	C	P	C	P	C	C	C	P	C	C	P	C	C	C	P	P	
Electric Vehicle Charging Station ²⁶	P	P ²⁷	P	P	P	P	P	P	P ²⁷	P ²⁷	P	P						
Rapid Charging Station ²⁸	P	-	-	-	P ²⁹	P ²⁹	-	P ²⁹	P	P	P	P	P	P	-	P	P	
Battery Exchange Station	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	C	
Cemetery	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lodging, level 1	-	C	-	C	-	P	P	P	P	C	C	C	-	-	C	C	-	
Lodging, level 2	-	-	-	-	-	-	C	P	-	P	P	P	-	-	C	-	P	
Lodging, level 3	-	-	-	-	-	-	C	P	-	P	P	P	-	-	C	P	-	
Personal services	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P	P	
Business services	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P	P	
Professional services	-	-	-	-	-	-	P	P	P	-	P	P	P	-	P	P	P	
Ancillary services	P	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P	P	
Product services, level 1	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	P	P	
Product services, level 2	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	P ¹⁶	
Sales, level 1	-	-	-	-	-	-	C ^{7,8}	-	P	P	P	P	C ²³	-	-	P	C ²⁴	P ¹³

¹ Accessory apartments requiring conditional use permits are subject to the criteria in GHMC Section 17.64.045.

² Home occupations are subject to Chapter 17.84 GHMC.

³ Adult entertainment facilities are subject to Chapter 17.58 GHMC.

⁴ Wireless communication facilities are subject to Chapter 17.61 GHMC.

⁵ Houses of religious worship shall be limited to parcels not greater than 5 acres.

⁶ Multiple-family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district.

⁷ Sales, level 1 uses shall be limited to food stores in the RB-1 district.

⁸ See GHMC Section 17.28.090(G) for specific performance standards of restaurant 1 and food store uses in the RB-1 zone.

⁹ Animal clinics shall have all activities conducted indoors in the DB district.

¹⁰ Drive-in theaters are not permitted in the B-2 district.

¹¹ Marine industrial uses in the WM district shall be limited to commercial fishing operations and boat construction shall not exceed one boat per calendar year.

¹² Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.

¹³ Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.

¹⁴ Residential uses shall be located above a permitted business or commercial use.

¹⁵ Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.

¹⁶ Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.

¹⁷ Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.

¹⁸ Planned unit developments (PUDs) are conditionally permitted in the ED district.

¹⁹ Commercial parking lots in the WC district shall be related to shoreline uses.

²⁰ Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.

²¹ Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.

²² Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.

²³ See GHMC Section 17.45.040 for specific performance standards of sales and restaurant uses in the ED zone.

²⁴ See GHMC Section 17.54.030 for specific performance standards of sales and restaurant uses in the PCD-BP zone.

²⁵ Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC 17.91.040(A).

²⁶ Level 1 and Level 2 charging only.

²⁷ Electric vehicle charging stations, level 1 and level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.

²⁸ The term "Rapid" is used interchangeably with Level 3 and Fast Charging.

²⁹ Only "electric vehicle charging stations – restricted" as defined in Chapter 17.73 GHMC.

Section 2. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor, this 12th day of March, 2012.

CITY OF GIG HARBOR

Mayor Pro Tem Steven K. Ekberg

ATTEST/AUTHENTICATED:

Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Angela S. Belbeck

FILED WITH THE CITY CLERK: 02/22/12
PASSED BY THE CITY COUNCIL: 03/12/12
PUBLISHED: 03/14/12
EFFECTIVE DATE: 03/19/12
ORDINANCE NO: 1233