

ORDINANCE NO. 1171

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING SECTIONS 17.72.030 AND 17.72.050 OF THE GIG HARBOR MUNICIPAL CODE TO CALCULATE PARKING BASED ON GROSS FLOOR AREA RATHER THAN FLOOR AREA OR FLOOR SPACE; ADD OFF-STREET PARKING REQUIREMENTS FOR BUSINESS SERVICES, ANCILLARY SERVICES AND CEMETERY USES; AND AMEND THE OFF-STREET PARKING REQUIREMENTS FOR INDUSTRIAL AND MINISTORAGE USES; AMENDING GHMC SECTION 17.72.020 TO ALLOW PARKING TO BE SURFACED WITH POROUS PAVING; AND ADDING GHMC SECTION 17.04.675 TO DEFINE POROUS PAVING; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, recently the City adopted a number of zoning code amendments which affected uses and parking requirements; and

WHEREAS, housekeeping and clarification amendments to the off-street parking requirements are needed to fully implement those ordinances and reduce staff interpretations; and

WHEREAS, on November 24, 2008, the City Council passed ORD 1148, which added cemeteries to the land use matrix and conditionally allowed cemeteries in the R-2 zone; however, off-street parking standards were not developed for cemeteries; and

WHEREAS, the City desires to require off-street parking for cemeteries in order to reduce the need to park on public streets and the traffic congestion and hazards caused thereby; and

WHEREAS, on February 9, 2009, the City Council passed ORD 1152, amending the definition of gross floor area to describe what gross floor area means for calculating off-street parking requirements; and

WHEREAS, the off-street parking and loading requirements contained in Chapter 17.72, Off-Street Parking and Loading Requirements, reference floor area or floor space not gross floor area; however, there is no definition of floor area or floor space in the zoning code; and

WHEREAS, the City desires to utilize “gross floor area” rather than “floor area” or “floor space” in calculating parking and loading requirements to implement the new gross floor area definition; and

WHEREAS, on May 26, 2009, the City Council passed ORD 1160, which added business services and ancillary services to the land use matrix; however, off-street parking standards were not developed for business services and ancillary services; and

WHEREAS, the City desires to require off-street parking for business services and ancillary services based on gross floor area in order to reduce the need to park on public streets and the traffic congestion and hazards caused thereby; and

WHEREAS, ORD 1160 also amended definitions and use allowances related to industrial and ministorage uses; and

WHEREAS, the City had previously identified that the parking standards for industrial and ministorage uses were excessive; and

WHEREAS, the City desires to reduce the off-street parking requirements for industrial uses to be consistent with Pierce County's requirements for industrial uses as most of the City's industrial areas were developed under County standards prior to annexation; and

WHEREAS, the City desires to reduce the off-street parking requirements for ministorage to parking stalls for only the office use and loading/unloading in front of units; and

WHEREAS, due to state mandates, the City has adopted a new stormwater manual and the new manual includes low impact development guidelines which allow for stormwater infiltration and storage through porous paving systems; and

WHEREAS, the current off-street parking requirements do not allow parking to be surfaced with porous paving systems such as grasscrete; and

WHEREAS, the City desires to allow porous paving for required parking and to define porous paving consistent with the updated stormwater manual; and

WHEREAS, the City's SEPA Responsible Official issued a threshold Determination of Nonsignificance (DNS) for this Ordinance on June 29, 2009; and

WHEREAS, on May 28, 2009, a copy of this Ordinance was sent to the Washington Department of Community, Trade and Economic Development, pursuant to RCW 36.70A.106; and

WHEREAS, the City Planning Commission held a public hearing on this Ordinance on May 21, 2009 and made a recommendation of approval to the City Council; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading and public hearing on August 10, 2009; and

WHEREAS, on September 14, 2009, 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 17.72.020 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.72.020 Off-street parking design standards.

* * *

E. All off-street parking spaces and access areas shall be surfaced with portland cement concrete, or asphaltic concrete paving, or porous paving to the standards established by the city including but not limited to the City's Stormwater Management and Site Development Manual (GHMC 14.20).

* * *

Section 2. A new Section 17.04.675 is hereby added to the Gig Harbor Municipal Code, which shall read as follows:

17.04.675 Porous paving.

"Porous paving" means paving surfaces which accommodate pedestrian, bicycle and auto traffic while allowing infiltration and storage of stormwater. Porous paving includes porous asphalt pavement; porous concrete; grid or lattice rigid plastic or paving blocks where the holes are filled with soil, sand, or gravel; and cast-in-place paver systems.

Section 3. Section 17.72.030 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.72.030 Number of off-street parking spaces.

The following is the number of off-street parking spaces required for each of the uses identified below:

Use	Required Parking
Dwelling, single-family	Two off-street parking spaces per dwelling unit.
Dwelling, duplex	Two off-street parking spaces per dwelling unit.
Dwelling, triplex	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one bedroom unit, and two off-street parking spaces for units with two or more bedrooms.
Dwelling, fourplex	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one bedroom unit, and two off-street parking spaces for units with two or more bedrooms.
Dwelling, multiple-family	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one bedroom unit, and two off-street parking spaces for units with two or more bedrooms.
Accessory apartment	One off-street parking space per accessory apartment in addition to parking required for primary dwelling unit.
Family day care provider	Two off-street parking spaces.
Home occupation	One off-street parking space in addition to parking required for any other use; two parking spaces shall be required if the occupation requires customers or clients to visit the premises at any time.
Adult family home	Two off-street parking spaces.
Independent living facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Assisted living facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Skilled nursing facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Hospital	One off-street parking space for every two beds based on maximum capacity as determined by the International Building Code.
School, primary	One off-street parking space for every five seats in the main auditorium or assembly room.
School, secondary	One off-street parking space for every four seats in the main auditorium or assembly room, or three off-street parking spaces for every classroom plus one additional off-street parking space for each staff member or employee, whichever is greater.
School, higher educational	One off street parking space for every possible four seats in the classrooms based on maximum capacity as determined by the International Building Code.
School, vocational/trade	One off street parking space for every possible four seats in the classrooms based on maximum capacity as determined by the International Building Code.
Government administrative office	One off-street parking space for every 300 square feet of <u>gross</u> floor area.
Public/private services	For libraries: One off-street parking space for every 1,000 square feet of <u>gross</u> floor area; For police stations and fire stations: one off-street parking space for every 300 square feet of <u>gross</u> floor area; For maintenance and storage facilities: one off-street parking space for every 500 <u>1000</u> square feet of <u>gross</u> floor area.

Use	Required Parking
Religious worship, house of	One off-street parking space for every four fixed seats in the facility's largest assembly area. For a fixed seat configuration consisting of pews or benches, the seating capacity shall be computed upon not less than 18 linear inches of pew or bench length per seat. For a flexible configuration consisting of moveable chairs, each seven square feet of the <u>gross</u> floor area to be occupied by such chairs shall be considered as a seat.
Museum	One off-street parking space for every 1,000 square feet of <u>gross</u> floor area.
Community recreation hall	One off-street parking space for every possible four seats in the auditorium(s) and assembly room(s) based on maximum capacity as determined by the International Building Code.
Clubs	One off-street parking space for each four persons of the building's maximum seating capacity as determined by the International Building Code.
Parks	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the uses proposed.
Essential public facilities	Parking required as per underlying use.
Utilities	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the use proposed.
<u>Cemetery</u>	<u>Off-street parking spaces are required for only office, chapel and indoor assembly areas. For office space: one off-street parking space for every 300 square feet of <u>gross</u> floor area. For chapel and indoor assembly areas; one off-street parking space for every four fixed seats. For a fixed seat configuration consisting of pews or benches, the seating capacity shall be computed upon 18 linear inches of pew or bench length per seat. For a flexible configuration consisting of moveable chairs, each seven square feet of the <u>gross</u> floor area to be occupied by such chairs shall be considered as a seat.</u>
Lodging, level 1	One and one-quarter off-street parking space for each room to rent in addition to two off-street parking spaces for the single-family residence.
Lodging, level 2	One and one-quarter off-street parking space for each room to rent.
Lodging, level 3	One and one-quarter off-street parking space for each room to rent.
Personal services	One off-street parking space for every 300 square feet of <u>gross</u> floor area.
<u>Business services</u>	<u>One off-street parking space for every 300 square feet of <u>gross</u> floor area.</u>
Professional services	One off-street parking space for every 300 square feet of <u>gross</u> floor area except for medical and dental offices. For medical and dental offices, one off-street parking space for every 250 square feet of <u>gross</u> floor area.
<u>Ancillary services</u>	<u>One off-street parking space for every 300 square feet of <u>gross</u> floor area.</u>
Product services, level 1	One off-street parking space for every 300 square feet of <u>gross</u> floor area.
Product services, level 2	One off-street parking space for every 400 square feet of <u>gross</u> floor area, except for auto repair. For auto repair, four off-street parking spaces for each service bay.
Sales, level 1	One off-street parking space for every 300 square feet of <u>gross</u> floor area.
Sales, level 2	One off-street parking space for every 400 square feet of <u>gross</u> floor area.
Sales, level 3	One off-street parking space for every 400 square feet of <u>gross</u> floor area.
Ancillary sales	One off-street parking space for every 300 square feet of <u>gross</u> floor area.
Commercial child care	One off-street parking space for every 5 possible seats in the main auditorium or assembly rooms.

Use	Required Parking
Commercial recreation, indoor	One off-street parking space for every possible four seats in the auditoriums and assembly rooms based on maximum capacity as determined by the International Building Code; for bowling alleys, five off-street parking spaces for each alley.
Commercial recreation, outdoor	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the uses proposed.
Commercial entertainment	One off-street parking space for every possible four seats in the auditorium(s) and assembly room(s) based on maximum capacity as determined by the International Building Code.
Automotive fuel-dispensing facility	One off-street parking space for every two fuel pumps, if service bays are not provided. If service bays are provided, four off-street parking spaces for each service bay.
Vehicle wash	Two off-street parking spaces per service bay plus one space for every two employees. In addition, a stacking lane or lanes capable of accommodating a minimum of 10 percent of the projected maximum hourly throughput of vehicles for the vehicle wash shall be provided near the entrance to the wash bay(s). One car length within the stacking lane shall be equal to the length of a standard parking space.
Commercial parking lot	None required
Animal clinic	One off-street parking space for every 250 square feet of <u>gross</u> floor area.
Kennel	One off-street parking space for every 300 square feet of <u>gross</u> floor area.
Adult entertainment facility	Parking required as per underlying use.
Restaurant 1	One off-street parking space for every three seats based on maximum capacity as determined by the International Building Code.
Restaurant 2	One off-street parking space for every three seats based on maximum capacity as determined by the International Building Code.
Restaurant 3	One off-street parking space for every three seats based on maximum capacity as determined by the International Building Code.
Tavern	One off-street parking space for every three seats based on maximum capacity as determined by the International Building Code.
Drive-through facility	One off-street space for every two employees assigned to the drive-through service area. In addition, a stacking lane or lanes capable of accommodating a minimum of 10 percent of the projected maximum hourly throughput of vehicles for the drive-through facility shall be provided near the drive-through service area. One car length within the stacking lane shall be equal to the length of a standard parking space.
Marina	For moorages/slips less than 45 feet, one off-street parking space for every two berths; for moorages/slips 45 feet or longer, one space for every berth. All moorage facilities shall provide a minimum of two parking spaces. If a commercial or residential development is to be combined with a watercraft usage requiring parking, the usage which generates the larger number of spaces shall satisfy the requirements of the other usage. ²
Marine sales and service	One off-street parking space for every 300 square feet of <u>gross</u> floor area except for boat sales and repair. For boat sales and repair, one off-street parking space for every 400 square feet of <u>gross</u> floor area.
Marine boat sales, level 1	One off-street parking space for every 300 square feet of <u>gross</u> floor area.

Use	Required Parking
Marine boat sales, level 2	One off-street parking space for every 400 square feet of <u>gross</u> floor area.
Ministorage	One off-street parking space for every 500 square feet of floor area. Two off-street parking spaces located near the office. Parking for loading and unloading purposes is allowed in front of individual storage units unless prohibited by the Fire Marshal.
Industrial, level 1	One off-street parking space for every 500 <u>1,000</u> square feet of <u>gross</u> floor area.
Industrial, level 2	One off-street parking space for every 500 <u>1,000</u> square feet of <u>gross</u> floor area, except for moving companies and distribution facilities. For moving companies and distribution facilities, one off-street parking space for each vehicle in use, at any time, in the conduct of business.
Marine industrial	One off-street parking space for every 500 <u>1,000</u> square feet of <u>gross</u> floor area.
Wireless communication facility	None Required
Accessory uses and structures	Parking required as per underlying use.
For any other use not specifically mentioned or provided for, the director shall determine the standards to be applied for parking using as a guide the uses listed above that most closely resemble the uses proposed.	

¹ If the facility or home is used exclusively for the housing of the elderly, disabled or handicapped, the decisionmaker may allow a portion of the area required for off-street parking to be reserved as a landscaped area if the decisionmaker finds that the required off-street parking is not immediately required and is in the best interest of the neighborhood.

² See GHMC 17.48.070 for additional requirements for parking and loading facilities in the WM district.

Section 4. Section 17.72.050 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.72.050 Off-street loading berth requirements.

Off-street loading berths for passengers and freight shall be provided as given below and shall be on the same lot as the activity served unless the nature of the activities allows several owners to share a common location:

- A. Public Uses. One berth required for each 25,000 square feet of building gross floor space-area;
- B. Commercial Uses. One berth required for each 10,000 square feet of wholesale commercial building gross floor space-area;
- C. Professional Services Use. One berth required for each 25,000 square feet of building gross floor area;
- D. Industrial Uses. One berth required for each 10,000 square feet of building gross floor space;
- E. Residential Activities. One berth required for any residential facility occupying more than 50,000 square feet of gross floor area.

Section 5. 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 6. 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 14th day of September, 2009.

CITY OF GIG HARBOR

Mayor Charles L. Hunter

ATTEST/AUTHENTICATED:

Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Angela S. Belbeck

FILED WITH THE CITY CLERK: 08/05/09
PASSED BY THE CITY COUNCIL: 09/14/09
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