

ORDINANCE NO. 977

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING THE PERFORMANCE STANDARDS OF THE PLANNED COMMUNITY DEVELOPMENT – MEDIUM DENSITY RESIDENTIAL (PCD-RMD) ZONE IN GIG HARBOR MUNICIPAL CODE SECTION 17.21.040.

WHEREAS, the intent of the Planned Community Development – Medium Density Residential (PCD-RMD) zone is to (a) provide for greater population densities to facilitate high quality affordable housing, a greater range of lifestyles and income levels, (b) provide for the efficient delivery of public services and to increase residents' accessibility to employment, transportation and shopping, and (c) serve as a buffer and transition area between more intensively developed areas and lower density residential areas; and

WHEREAS, the proposed changes to the performance standards are consistent with the intent of the PCD-RMD zone; and

WHEREAS, the City's SEPA Responsible Official has made a Determination of Non-Significance (DNS) for this Ordinance on July 30, 2004; and

WHEREAS, no appeals of the DNS were filed with the City; and

WHEREAS, the City sent a copy of this Ordinance to the Washington State Office of Community, Trade and Development on June 2, 2004; and

WHEREAS, the City Planning Commission held a public hearing on this Ordinance on September 2, 2004; and recommended approval to the City Council; and

WHEREAS, on November 8 and November 22, 2004, the City Council considered this Ordinance during a regular meeting; Now, Therefore,

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

Section 1. Section 17.21.040(A) of the Gig Harbor Municipal Code is hereby amended to read as follows:

A. Density. The minimum base density is eight five and the maximum is eight dwelling units per acre. Additional density may be allowed using either of the following options:

Section 2. Section 17.21.040(B)(4) of the Gig Harbor Municipal Code is hereby amended to read as follows:

B. General.

4. Maximum lot area coverage: Sixty-five percent, excluding driveways, private walkways and similar impervious surfaces. Impervious surface coverage of individual parcels may exceed the sixty-five percent maximum when included within a subdivision; provided, that the overall impervious surface coverage of the subdivision does not exceed sixty-five percent.

Section 3. Section 17.21.040(B)(5) of the Gig Harbor Municipal Code is hereby amended to read as follows:

B. General.

5. Landscaping. Landscaping shall comply with the requirements of Chapter 17.78 GHMC, except that buffer dimensions shall be reduced to 10 feet when the proposed use is adjacent to a similar use or zone which includes a platted buffer of equal or greater width.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause or phrase of this Ordinance.

Section 5. 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 City Council and approved by the Mayor of the City of Gig Harbor this 22nd day of November, 2004.

CITY OF GIG HARBOR

Gretchen Wilbert
GRETCHEN WILBERT, MAYOR

ATTEST/AUTHENTICATED:

By: Molly M Towslee
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: Carol A. Morris
CAROL A. MORRIS

FILED WITH THE CITY CLERK: 11/3/04
PASSED BY THE CITY COUNCIL: 11/22/04
PUBLISHED: 12/1/04
EFFECTIVE DATE: 12/6/04
ORDINANCE NO: 977