

ORDINANCE NO. 753

AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO LAND USE AND ZONING AND AMENDING CHAPTER 17.45 OF THE GIG HARBOR MUNICIPAL CODE; ADDING A NEW PERMITTED USE TO CHAPTER 17.45 AND REVISING PERFORMANCE STANDARDS RELATED TO SETBACKS AND IMPERVIOUS COVERAGE FOR PERMITTED AND CONDITIONAL USES IN THE EMPLOYMENT DISTRICT; AMENDING SECTIONS 17.45.020 AND 17.45.040 OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, Title 17 of the Gig Harbor Municipal Code was amended in January of 1996 and included a new zoning district title Employment District; and,

WHEREAS, the Employment District is based upon the general goals and policies of the Comprehensive Land Use Plan for lands designated as Employment District; and,

WHEREAS, during several public hearings on the city's preannexation zoning map for the Urban Growth Area, several citizens stated that the employment district standards were so restrictive that many parcels of land so designated would be difficult if not impossible to develop for any permitted or conditional use in any reasonable structure; and,

WHEREAS, testimony provided at the previous public hearings before the City Council indicated that there is little demand for tall buildings to accommodate permitted and conditional uses in the Employment District; and,

WHEREAS, the current standards were developed as a means to encourage increased height with significantly increased yards or setbacks; and,

WHEREAS, the Planning Commission conducted a public hearing on the proposed amendments on December 5, 1996 and, following a worksession on January 9, 1997, at which the Planning Commission reviewed the comments received and made adjustments as deemed necessary, does recommend adoption of the proposed amendments by the Gig Harbor City Council.

WHEREAS, reasonable revisions to the standards in the employment district are deemed necessary and in the public's health, welfare and interest.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF GIG HARBOR DO ORDAIN AS FOLLOWS:

Section 1) Section 17.45.020 of the Gig Harbor Municipal Code is hereby amended to read as follows:

The following uses are permitted in an employment district:

- A. Research and development facilities;
- B. Light assembly and warehousing;
- C. Light manufacturing;
- D. Service and retail uses which support and are ancillary to the primary uses allowed in the employment district;
- E. Professional offices;
- F. Corporate headquarters;
- G. Distribution facilities;
- H. Vocational, trade and business schools;
- I. Book and magazine publishing and printing;
- J. Financial and investment institutions;
- K. Commercial photography, cinematography and video productions facilities;
- L. Reprographic services;
- M. Computer assembly plants;
- N. Courier services;
- O. Mail and packaging facilities;
- P. Trails, open space, community centers; and
- Q. Schools, public and private.
- R. Contractors yards

Section 2) Section 17.45.040 of the Gig Harbor Municipal Code is hereby amended to read as follows:

17.45.040 Performance standards.

All uses in the employment district shall be regulated by the following performance standards:

- A. Setbacks. No structure shall be closer than ~~450~~ 50 feet to any residential zone or development or closer than ~~50~~ 20 feet to any street or property line. Parking shall not be located any closer than ~~30~~ 35 feet adjacent to a residential zone or development, or any closer than 5 feet to any interior lot line ~~to a property line~~.
- B. Open Space. A minimum of ~~30~~ 15 percent of the site, excluding setbacks, shall remain in open space, with either retained natural vegetation or new landscaping.
- C. Landscaping. All uses shall conform to the landscaping requirements established in Chapter 17.78 GHMC. All required yards shall be landscaped in accordance with the landscaping requirements of Chapter 17.78 GHMC. Yards adjacent to residential zones or development shall include a 35 foot-wide dense vegetative screen.
- D. Lot Area. There is no minimum lot area for this district.
- E. Height. ~~Structures within 250 feet of a residential low density zone shall not exceed 35 feet in height. Structures within 250 feet of a residential medium density zone shall not exceed 45 feet in height. The building height shall be determined as defined in GHMC 17.04.160. The maximum building height shall also be limited by the city building and fire codes. Definitions within the city building and fire codes shall be used to determine height for compliance with the applicable building and fire code. The maximum height of a building shall not exceed 35 feet.~~
- F. Lot Coverage. There is no maximum lot area coverage except as needed to meet setback, ~~buffer~~ open space and landscaping requirements.
- G. Off-Street Parking. Off-street parking and loading areas meeting the requirements of Chapter 17.72 GHMC shall be provided.
- H. Exterior Mechanical Devices. All HVAC equipment, pumps, heaters and other mechanical/ electrical devices shall be screened from view from all public right-of-way.
- I. Outdoor Storage of Materials. Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public right-of-way.
- J. Outdoor Lighting. Within 100 feet of any residential use or zone, outdoor lighting and aerial-mounted floodlighting shall be shielded from above in such a manner so that the bottom edge of the light shield shall be below the light source. Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Outdoor lighting shall be shielded so as not be directly visible from SR-16. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary

promotional event shall be exempt from this requirement.

K. Trash Receptacles. Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

L. Design. The requirements of the city of Gig Harbor design guidelines manual shall apply to all ~~commercial~~ development, as required.

Section 3) Severability. If any section, sentence, clause or phrase of this ordinance should be 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, sentence, clause or phrase of this ordinance.

Section 4) Effective Date. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

MAYOR GRETCHEN A. WILBERT

ATTEST/AUTHENTICATED:

CITY ADMINISTRATOR, MARK HOPPEN

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK: March 6, 1997

PASSED BY THE CITY COUNCIL: March 24, 1997

PUBLISHED: April 2, 1997

EFFECTIVE DATE: April 7, 1997

SUMMARY OF ORDINANCE NO. 753
of the City of Gig Harbor, Washington

On the 24th day of March, 1997, the City Council of the City of Gig Harbor, passed Ordinance No. 753. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO LAND USE AND ZONING AND AMENDING CHAPTER 17.45 OF THE GIG HARBOR MUNICIPAL CODE; ADDING A NEW PERMITTED USE TO CHAPTER 17.45 AND REVISING PERFORMANCE STANDARDS RELATED TO SETBACKS AND IMPERVIOUS COVERAGE FOR PERMITTED AND CONDITIONAL USES IN THE EMPLOYMENT DISTRICT; AMENDING SECTIONS 17.45.020 AND 17.45.040 OF THE GIG HARBOR MUNICIPAL CODE.

The full text of this Ordinance will be mailed upon request.

DATED this 25th day of March, 1997.

CITY ADMINISTRATOR, MARK HOPPEN