

**ORDINANCE NO. 734**

AN ORDINANCE OF THE CITY OF GIG HARBOR,  
WASHINGTON, RELATING TO LAND USE AND  
ZONING, ADOPTING A CITY PREANNEXATION  
ZONING MAP FOR THE CITY OF GIG HARBOR  
URBAN GROWTH AREA AND APPLYING CITY  
ZONING DESIGNATIONS ON PROPERTY SO  
AFFECTED UPON THE ANNEXATION OF THE AREA

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WHEREAS, the City of Gig Harbor considers it to be in the public's interest to  
apply city zoning designations to the Urban Growth Area (UGA) outside of the city boundary  
which are consistent with the City of Gig Harbor Comprehensive Plan of 1994; and,

WHEREAS, the City of Gig Harbor zoning map for the UGA establishes a  
zoning plan for annexations as they occur and eliminates the requirements that each annexation  
be subject to a separate preannexation zoning procedure; and,

WHEREAS, the City of Gig Harbor preannexation zoning district map for the  
UGA does not automatically rezone any property in the UGA that receives city utility services

by contract and that this can only occur as part of an annexation in accordance with the procedures established in RCW 35A.14; and,

WHEREAS, pursuant to RCW 35A.14.330 and .340, the City Council held two public hearings, not less than 30 days apart, on proposed preannexation zoning designations for the area; and,

WHEREAS, after taking public testimony during the two required public hearings, the City Council decided to adopt pre-annexation zoning designations established by this ordinance.

THE CITY COUNCIL OF THE CITY OF GIG HARBOR,  
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Pre-Annexation Zoning Established. Pursuant to RCW35A.14.330 and .340, the following pre-annexation zoning designations are hereby established as provided as follows:

*Residential*

R-1 (Chapter 17.16)                      Single family  
Map areas 1, 10, 15, 16, 17, 19, 21, 23, 27, 33,  
34.

R-2 (Chapter 17.20)                      Single family/duplex  
Map areas 3, 26, 28, 29, 32.

R-3 (Chapter 17.24)                      Multifamily  
Map areas 6

#### *Residential Business*

RB-1 (Chapter 17.28) Low density residential with low  
intensity business uses  
Map areas 9, 11, 22, 30.

RB-2 (Chapter 17.30) Medium density residential with  
moderate intensity business uses  
Map areas 2, 5, 7, 12, 14, 24, 31.

#### *Commercial Business*

B-2 (Chapter 17.36)                      General retail and wholesale  
sales and service.  
Map areas 4, 13.

C-1 (Chapter 17.40)                      Retail, wholesale, light  
manufacturing  
Map area 8.

#### *Employment*

ED (Chapter 17.45)                      Processing and  
manufacturing; limited retail  
Map areas 18 and 25

#### *Public Institutional*

PI (Chapter 17.15)  
Map area 20

Public facilities

Section 2. Preannexation Zoning Map Adopted. A zoning map for the City of Gig Harbor Urban Growth Area, hereby referenced as Exhibit "A", attached, is hereby adopted.

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: July 22, 1996  
PASSED BY THE CITY COUNCIL: August 12, 1996  
PUBLISHED: August 21, 1996  
EFFECTIVE DATE: August 26, 1996  
ORDINANCE NO. 734

\SUMMARY OF ORDINANCE NO. 734

*of the City of Gig Harbor, Washington*

*On the \_\_\_\_\_ day of \_\_\_\_\_, 1996, the City Council of the City of Gig Harbor, passed Ordinance No. \_\_\_\_\_. A summary of the content of said ordinance, consisting of the title, provides as follows:*

*AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING A CITY PREANNEXATION ZONING MAP FOR THE CITY OF GIG HARBOR URBAN GROWTH AREA AND APPLYING CITY ZONING DESIGNATIONS ON PROPERTY SO AFFECTED UPON THE ANNEXATION OF THE AREA.*

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

*DATED this \_\_\_\_ day of \_\_\_\_\_, 1996.*

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CITY ADMINISTRATOR, MARK

HOPPEN