

ORDINANCE NO. 706

AN ORDINANCE OF THE CITY OF GIG HARBOR, RELATING TO LAND USE ZONING, ADDING A NEW CHAPTER 17.15 PUBLIC/INSTITUTIONAL DISTRICT TO THE GIG HARBOR MUNICIPAL CODE, DESCRIBING DEVELOPMENT STANDARDS, PERMITTED USES, CONDITIONAL USES IN THE PUBLIC/INSTITUTIONAL ZONE.

WHEREAS, the Growth Management Act (chapter 36.70A RCW) requires that local government planning under the act must adopt development regulations which implement comprehensive plans, and

WHEREAS, updating the zoning code is in the public's health, interest, welfare and safety as it implements the goals and policies of the amended City of Gig Harbor Comprehensive Plan of November, 1994, and

WHEREAS, a new chapter 17.15 implementing the City of Gig Harbor Comprehensive Plan Land Use element, Public-Institutional is required for compliance with the Growth Management Act, now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO

ORDAIN AS FOLLOWS:

Section 1. A new chapter 17.15 of the Gig Harbor Municipal Code is hereby

adopted, which shall read as follows:

Chapter 17.15
Public Institutional District

- 17.15.010 Intent and Definitions**
- 17.15.020 Permitted Uses**
- 17.15.030 Conditional Uses**
- 17.15.040 Site Plan**
- 17.15.050 Minimum Development Standards**
- 17.15.060 Maximum height of structures**
- 17.15.070 Parking and loading facilities**
- 17.15.080 Signs**
- 17.15.090 Performance Standards**

17.15.010 Intent and Definitions.

- A. The Public/Institutional District is intended to provide for the siting and maintenance of publicly owned facilities and institutions which could not be reasonably sited in any other district.
- B. "Public facilities" are defined in RCW 36.70A.030(12) as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems,

parks and recreational facilities and schools. The term "public facilities," as used in this chapter, shall mean any use, activity or facility which is owned and operated by the City of Gig Harbor, the Peninsula School District, Pierce County or any incorporated city within Pierce County and the State of Washington, including any office of the State of Washington.

- C. "Essential Public Facilities" are defined in RCW 36.70A.200 as those facilities are typically difficult to site, such as airports, state educational facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities and group homes.
- D. For existing facilities, the PI district shall be applied accordingly. For new facilities, the PI district shall be applied in conjunction with an application for site plan review.

17.15.020 Permitted Uses.

- A. Government Administrative Facilities
- B. Maintenance Facilities and Storage Areas
- C. Waste Water Treatment Facilities, including biosolids treatment and composting facilities.
- D. Schools and Related Lands
- E. Fire Stations and related training facilities
- F. Community Recreation Halls
- G. Parks and Open Spaces for active or passive recreation or enjoyment

17.15.030 Conditional Uses. Any essential public facility as defined in Section 17.15.010(C) of GHMC and the City of Gig Harbor Comprehensive Plan may only be authorized as a conditional use.

17.15.040 Site Plan. Before a building permit will be issued in the PI district, the site plan review process as specified in Chapter 17.96 GHMC shall be followed.

17.15.050 Minimum development standards.

In PI district, the minimum requirements are as follows:

Use	Lot Width	Front Yard	Rear Yard	Side Yard	Coverage
Admin. Facilities	100	25	30	15	60% max
Maintenance Facilities and Storage	100	35	50	15	70 % max
Waste Water Treatment Plants	100	50	50	25	60 % max
Schools	None Specified	50	50	50	60 % max
Fire Stations	100	35	50	25	60 % max
Community Centers	100	25	30	20	60 % max
Parks and Open Space	None Specified				

Any yard abutting a residential development shall be required to maintain a dense vegetated screen not less than 50 feet.

17.15.060 Maximum height of structures. In a PI district, all buildings and structures shall not exceed a height of 35 feet, except as provided for under Chapter 17.62 GHMC, height restriction area.

17.15.070 Parking and loading facilities. In an PI district, parking and loading on-site shall be provided in connection with any permitted or conditional use as specified in Chapter 17.72 GHMC. Parking is not permitted in the side yards. Parking in front and rear yards is permitted, provided that a minimum landscape buffer equal to one-half the required yard is provided. In rear yards, a dense vegetative screen shall be provided between the parking area and any adjacent residence.

17.15.080 Signs. In a PI district, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Chapter 17.80 GHMC.

17.15.090 Performance standards. In an PI district, the performance standards are as follows:

A. Exterior Mechanical Devices. Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.

B. Landscaping. Landscaping is required and shall be installed in conformance with Chapter 17.78 GHMC and/or conditions of approval of discretionary applications required by this title, such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.

- C. **Outdoor Storage of Materials.** The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.
- D. **Outdoor Lighting.** Within 100 feet of any residential zone or use, outdoor lighting and aerial mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Such lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. 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.
- E. **Trash Receptacles.** Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

Section 2. 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 3. 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: January 8, 1996

PASSED BY THE CITY COUNCIL: January 22, 1996

PUBLISHED: January 31, 1996

EFFECTIVE DATE: February 5, 1996

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