

ORDINANCE NO. 72

An Interim Zoning Ordinance of the Town of Gig Harbor, Pierce County, Washington, identifying and establishing land use classifications and regulations in the Town of Gig Harbor, State of Washington, and establishing the boundaries of areas, to be known as zones, to which the use classifications are applied, and within which zones the heights of buildings, yards and open areas are regulated; and providing for its adjustment, amendment and endorsement; and providing penalties for violations thereof.

WHEREAS the Town of Gig Harbor was incorporated in 1946 and has had no comprehensive plan, zoning ordinance or building code; and WHEREAS the Town Council desires to maintain and preserve the general characteristics of the community which, with its fishing and harbor, is unique in the Puget Sound region; and WHEREAS a study is being commenced, in conjunction with Pierce County and the City of Tacoma, to determine the ultimate needs of the Town of Gig Harbor, including arterial streets, utilities, dock facilities, land use for residences and other uses, upon approval of an application for funds from the Housing and Home Finance Administration under Section 701 of the Housing Act of 1954, as amended, which application is to be submitted to the Department of Commerce and Economic Development in compliance with the laws of the State of Washington by April 1, 1963; and WHEREAS the plan for Gig Harbor and a more detailed zoning ordinance is expected to be completed by August 1, 1964;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF GIG HARBOR, WASHINGTON:

Section 1. Title. This ordinance shall be known as and cited as the "Interim Zoning Ordinance of the Town of Gig Harbor".

Section 2. Definitions

"Amendment" means a change in wording, context or substance of this ordinance, or a change in the zone boundaries.

"Building" means any structure whose assessed value is more than \$300.00.

"Bulk" means the size and setback of a building in relation to the area of a lot.

"Business" Means the purchase, sale or other transaction involved in the handling or disposition of any article, service, substance or commodity for livelihood or profit; or the management of office buildings, offices, recreational or amusement enterprises; or the maintenance and use of buildings, offices, structures and premises by professions and trades rendering services.

"Dwelling" means a building or portion thereof designed exclusively for residential purposes.

"Lot" means a platted or unplatted parcel of land.

"Zoning District" means an area accurately defined as to boundaries and locations and classified by the Interim Zoning Ordinance of Gig Harbor as available for certain types of use, and within which other types of use are excluded.

Section 3. Regulating New Uses. After the effective date of this ordinance any new buildings or other structures on any tract of land shall be used, constructed or developed only in accordance with the use, bulk, and other applicable regulations of this ordinance.

Section 4. Establishment of Districts. In order to maintain the public health, safety and general welfare of the people of the Town of Gig Harbor, said Town is hereby classified into three separate Zoning Districts, as follows, to wit:

- R-1 - Single Family Detached Residential District
- G - General Use District
- I - Intermediate Use District

Section 5. Establishment of R-1, Single Family Residential District. All land within the Town of Gig Harbor presently vacant or containing single family dwelling units and not within 660 feet of the lot lines of existing retail business establishments is hereby classified as R-1, Single Family Detached Residential District.

Section 6. Establishment of G, General Use District. All property containing existing buildings that are used for purposes other than single family units, is hereby classified as G, General Use District.

Section 7. Establishment of I, Intermediate Use District. All vacant properties that lie within 660 feet of the lot lines of adjacent retail business properties having a gross floor area of 15,000 square feet or more, are hereby classified as I, Intermediate Use District.

Section 8. R-1, Single Family Zoning District Regulations. All new buildings erected on any property within an R-1 zoning district shall, after the effective date of this ordinance, be built only in accordance with the following regulations:

(a) Permitted Uses. The following uses are permitted in and R-1 Single Family Detached Residential District:

- i. Single family residences, detached;
- ii. Parks;
- iii. Schools and churches
- iv. Public and private nursery schools.

(b) Building Setbacks. All buildings within an R-1 district shall be set back a minimum of fifty (50) feet from the established center line of the street; provided, however, that no building shall be located closer than 20 feet to the line common to the property and the street, and provided further that if existing buildings are set back less than the required

distance from the street line, a newly constructed building may be built as close to the street line as the other buildings within the same block. All buildings shall be set back a minimum of eight (8) feet from side property lines. All buildings shall be set back a minimum of thirty-five (35) feet from the rear property line, except on corner lots.

- (c) Area Regulations. The minimum lot area of any single lot in new plats shall be 7,200 square feet within an R-1 zoning district, if no sewers exist therein. Greater land area may be required if health requirements call for such. If sanitary sewers exist within such a zoning district, the minimum allowance lot area is 6,000 square feet on any lot. If land has already been platted, then the minimum size shall be 6,000 square feet.
- (d) Height Limit. No houses of a height greater than twenty-four (24) feet including basement, or of a height greater than fifteen (15) feet without basement, shall be constructed unless plans therefor have been approved by the Gig Harbor Planning Commission. Appeals from decisions of the Planning Commission may be taken directly to the Town Council of Gig Harbor.

Section 9. G, General Use District Regulations. The G, General Use District is an unclassified district and will permit the construction of any legitimate building. Any newly constructed building within a G zoning district shall provide at least one parking stall for every residential unit, or one square foot of parking area for every square foot of floor area for non-residential buildings. Parking requirements may be modified by the Planning Commission.

Section 10. I, Intermediate Use District Regulations. The I, Intermediate Use District is an area which is to be used primarily for the expansion of business uses. To assure the Planning Commission that all uses within an I District are compatible with the comprehensive plan, an application for any new building within this zone must be approved by the Planning Commission at a regular or special hearing. The application shall state the use to which land is to be put, setbacks from property lines, height of proposed building, available parking, and public use for the building. Applications denied by the Planning Commission may be appealed to the Town Council of Gig Harbor.

Section 11. Administrative Regulations. Pursuant to the effective date of this ordinance, and before the erection of any building, a building permit must first be obtained by the builder from the Town Clerk of Gig Harbor, who shall issue no building permits which are not in accordance with the provisions of this ordinance and of Ordinance No. 54, as amended, of the Town of Gig Harbor.

Section 12. Amendments. Amendments to this zoning ordinance or any provisions thereof may be made by petition to the Planning Commission filed with the Town Clerk for a hearing at least 15 days before the next regular monthly meeting of the Planning Commission, together with a fee of \$15.00, whereupon the Town Clerk shall advertize this petition in the newspaper and notify property owners within 300 feet of the property being zoned that a hearing will be held before the Planning Commission.

The Planning Commission shall hold public hearings on any proposed

amendment and shall advise the Town Council what action it deems to be in the best interests of the Town. Appeals of the decisions of the Planning Commission may be brought before the Town Council by an applicant.

Section 13. Penalties. Any person who violates this ordinance shall be guilty of a misdemeanor, and upon conviction is subject to a fine of up to \$300.00, or by imprisonment for a period not to exceed ninety (90) days, or both such fine and imprisonment.

Section 14. Effective Date. This ordinance shall take effect immediately after the date of publication. This ordinance has been recommended by the Town of Gig Harbor Planning Commission, after holding a public hearing as required by law.

NICK MARKOVICH
Chairman, Gig Harbor Planning Commission

February 26, 1963.

PASSED BY THE TOWN COUNCIL OF THE TOWN OF GIG HARBOR this 28th day of March, 1963.


GEORGE R. GILBERT

Mayer

ATTEST:


A. R. KATH,

Town Clerk

LEGAL NOTICE

ORDINANCE NO. 72

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STATE OF WASHINGTON,
COUNTY OF PIERCE.

zones, to which the use classifications are applied, and within which zones the heights of buildings, yards and open areas are regulated; and providing for its adjustment, amendment and endorsement; and providing penalties for violations thereof.

WHEREAS the Town of Gig Harbor was incorporated in 1946 and has had no comprehensive plan, zoning ordinance or building code; and WHEREAS the Town Council desires to maintain and preserve the

general characteristics of community which, with fishing and harbor, is unique in the Puget Sound region and WHEREAS a study is being commenced, in conjunction with Pierce County and City of Tacoma, to determine the ultimate needs of the Town of Gig Harbor, including all streets, utilities, dock facilities, land use for residence and other uses, upon approval of an application for funds from the Housing and Finance Administration under Section 701 of the Housing Act of 1954, as amended, an application is to be submitted to the Department of Commerce and Economic Development in compliance with the laws of the State of Washington by April 1, 1963; WHEREAS the plan for Gig Harbor and a more detailed zoning ordinance is expected to be completed by August 1964;

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Section 7. Establishment of I, Intermediate Use District.

Gateway

April 4, 1963

Number 51

Some Street Names To Be Changed

All members of the town council were present at the March 28 meeting.

Oak Lodholm, superintendent of the Peninsula Light Company, was present to explain the advantages of the new 175-watt mercury vapor lamps, many of which have already been installed in the town, and recommended their installation on all streets. The council was in agreement with Attorney Mullin that the matter should be given further study before changing existing street lamps to the new vapor lamps.

Water superintendent Oakley displayed a section of 2" plastic pipe which had to be removed and replaced because it had been punctured by driven stakes, causing a leak, and recommended that the 200-foot line of plastic pipe be replaced with galvanized pipe. The council decided that the broken section be replaced with plastic pipe for the time being.

Ordinance No. 72 pertaining to "An interim zoning ordinance—establishing and identifying land use classification and regulation,"—was given final approval. The ordinance may be taken directly to the Town Council of Gig Harbor.

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Section 12. Amendment. Amendments to this zoning ordinance or any provision thereof may be made by petition.

Dorothy Platt

being first duly sworn.

on oath deposes and says that he is the Publisher of THE PENINSULA GATEWAY, a weekly newspaper. That said newspaper is a legal newspaper and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a weekly newspaper in Gig Harbor, Pierce County, Washington, and it is now and during all of said time was printed in an office maintained at the aforementioned place of publication of said newspaper.

That the annexed is a true copy of a Legal Notice Ordinance No. 72

as it was published in regular issues (and not in supplement form) of said newspaper once each week for a period of

1 consecutive weeks, commencing on the

4th day of April 1963 and ending on the

4th day of April, 1963 both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period.

That the full amount of the fee charged for the foregoing

publication in the sum of \$ 29.98 which amount has been paid in full, at the rate of \$2.00 a hundred words for the first insertion and \$1.50 a hundred words for each subsequent insertion.

Subscribed and sworn to before me this 4th day of April, 1963.

Notary Public in and for the State of Washington.

Residing at Gig Harbor, Wash.