

ORDINANCE NO. 163

AN ORDINANCE AMENDING ORDINANCE NO. 109A, RELATING TO THE ESTABLISHMENT OF A MULTI-FAMILY RESIDENTIAL DISTRICT TO BE HEREAFTER DESIGNATED AS AN R-3 MULTI-FAMILY DISTRICT

WHEREAS, the Town of Gig Harbor is without a district classification which adequately serves as a buffer zone between Commercial Districts and Residential Districts and

WHEREAS, the Town has the need for such a buffer zone, NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF GIG HARBOR:

Section 1. That there is hereby created within the Town of Gig Harbor the zoning District of Multi-Family Residential District R-3.

Section 2. That the intent of this district is to provide for the building of multi-family dwelling units, (1) to serve as a buffer zone between Commercial Zones (B-1 and B-2) and other residential properties located in R-1 and R-2 Zones, (2) of a height greater than allowable in the R-1 or R-2 zones, (3) in areas suitable for such construction, where appropriate sewerage facilities for this population density may be provided in keeping with all State Health Laws applicable to this situation, and to permit other desirable and compatible construction as herein set forth.

Section 3. Permitted Uses (1) all uses permitted in R-2, Medium Density District, listed in Section 6.2 (1) to (6), and provided all area regulations, and parking regulations of this district be complied with. (2) permitting more than one dwelling structure on a single lot. (3) permitting Multiple-Family Dwellings. (4) Row Housing, (5) Planned unit development.

Section 4. That the uses permitted within this district shall be governed by the following regulations and restrictions;

A. Lot Area. The minimum lot size for Multi-Family residences shall be 20,000 square feet. Building or buildings constructed on the lot shall not cover in excess of twenty-five (25) percent of the lot area and will maintain the required yards as outlined in the following paragraphs. (The maximum number of dwelling units per acre will be 18.) If more than one building is constructed, the extreme outer dimensions of the buildings will be extended for computing compliance with this regulation.

B. Yards. All yards required by this Ordinance shall be planted or landscaped with grass, shrubs, trees, or native growth, or a combination of these or other common landscaping materials.

C. Front Yards. Each lot shall have a front yard of at least 25 feet in depth.

D. Rear Yards. Each lot shall have a rear yard of at least 25 feet in depth.

E. Side Yards. Each lot shall have at least two side yards, each yard to be at least 20 feet in depth and when abutting a R-1 or R-2 the yard to be 25 feet.

F. Corner Lots. Each corner lot shall have a set-back of at least 25 feet from each street.

G. Building Height. No building shall be constructed having a height greater than 45 feet including basement, or having a height greater than 35 feet excluding basement.

H. Dwelling Unit Size. Minimum size of each dwelling unit will be 1200 square feet.

I. Signs. Same as Section 5.8 of this Ordinance (109A)

J. Off-Street Parking. Same as Section 15 of this Ordinance (109A) except Section D.

K. Use Regulations. A building, structure, or land and a building structure hereafter built, altered or enlarged shall be used only for those uses detailed under Section 35 and certain "Conditional Uses" as hereafter set forth.

10,000
LOT 100. FT.
LOT
30%

18009
6000 12000
LOT 59.FT.
19.7% 35%
30%

- L. All R-3 building permit applications must be accompanied by a site plan, the scale of which must be a minimum of 1" to 50', and show the location of all buildings, landscaping and all egress and ingress.

This site plan must be approved by the Town Council before a building permit is issued.

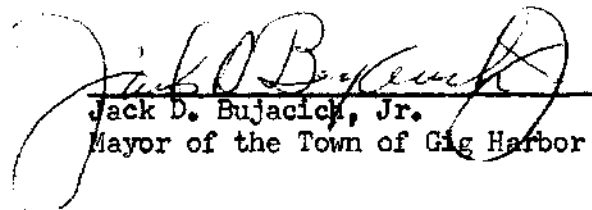
Section 5. Conditional Uses. When recommended by the Town Planning Commission at a duly advertised public hearing, and authorized by the Town Council after receiving such recommendation, and after holding a duly advertised public hearing, the following uses may also be permitted in an R-3 District. The below listed uses shall be subject to the same height, front yard, rear yard, side yards, and parking regulations as heretofore set forth in this zone requirement.

- (A) Condominium
- (B) Retirement home

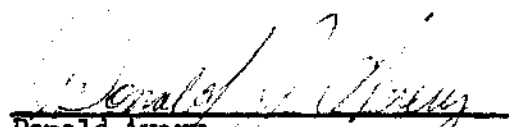
In authorizing a conditional use permit and recommendation the Planning Commission may attach thereto such conditions regarding location, character, and other features of the proposed structure or use as it may deem necessary in the furthering of the interest of this section. Likewise, the Town Council may attach conditions as found necessary to protect the Town's interests, to any permit it may grant, after the repassage of the changes by it by the Planning Commission.

Section 6. This ordinance shall take effect upon its passage and publication as provided by law.

Passed at a regular meeting of the Town Council on the 12 day of March 1973.


Jack D. Bujacich, Jr.
Mayor of the Town of Gig Harbor

ATTEST:


Donald Avery
Clerk of the Town of Gig Harbor

Section 4

A. Lot Area. The minimum lot size shall be 10,000 square feet. Building or buildings constructed on the lot shall not cover in excess of thirty (30) percent of the lot area and will maintain the required yards as outlined in the following paragraphs. If more than one building is constructed, the extreme outer dimensions of the buildings will be extended for computing compliance with this regulation.

I. Off-street Parking. Parking for residents will be provided off of the street at the rate of three parking spaces per two living units. Access and turnaround space for parking may be constructed within the front, side or rear yard requirements.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 1093, RELATING TO THE ESTABLISHMENT OF A MULTI-FAMILY RESIDENTIAL DISTRICT TO BE HEREAFTER DESIGNATED AS AN R-3 MULTI-FAMILY DISTRICT

WHEREAS, the Town of Big Harbor is without a district classification which adequately serves as a buffer zone between Commercial Districts and Residential Districts and

WHEREAS, the Town has the need for such a buffer zone, NOW THEREFORE, IT IS ORDAINED BY THE COUNCIL OF THE TOWN OF BIG HARBOR:

Section 1. That there is hereby created within the Town of Big Harbor the zoning District of Multi-Family Residential District R-3.

Section 2. That the intent of this district is to provide for the building of multi-family dwelling units, (1) to serve as a buffer zone between Commercial Zones (C-1 and C-2) and other residential properties located in R-1 and R-2 Zones, (2) of a height greater than allowable in the R-1 or R-2 Zones, (3) in areas suitable for such construction, when appropriate sewage facilities for the population density are provided for keeping with all State and Federal laws applicable to this situation, and to provide other suitable and appropriate amenities as hereinafter set forth.

Section 3. That the intent of (1) R-1 or R-2, (2) R-3, (3) R-4, (4) R-5, (5) R-6, (6) R-7, (7) R-8, (8) R-9, (9) R-10, (10) R-11, (11) R-12, (12) R-13, (13) R-14, (14) R-15, (15) R-16, (16) R-17, (17) R-18, (18) R-19, (19) R-20, (20) R-21, (21) R-22, (22) R-23, (23) R-24, (24) R-25, (25) R-26, (26) R-27, (27) R-28, (28) R-29, (29) R-30, (30) R-31, (31) R-32, (32) R-33, (33) R-34, (34) R-35, (35) R-36, (36) R-37, (37) R-38, (38) R-39, (39) R-40, (40) R-41, (41) R-42, (42) R-43, (43) R-44, (44) R-45, (45) R-46, (46) R-47, (47) R-48, (48) R-49, (49) R-50, (50) R-51, (51) R-52, (52) R-53, (53) R-54, (54) R-55, (55) R-56, (56) R-57, (57) R-58, (58) R-59, (59) R-60, (60) R-61, (61) R-62, (62) R-63, (63) R-64, (64) R-65, (65) R-66, (66) R-67, (67) R-68, (68) R-69, (69) R-70, (70) R-71, (71) R-72, (72) R-73, (73) R-74, (74) R-75, (75) R-76, (76) R-77, (77) R-78, (78) R-79, (79) R-80, (80) R-81, (81) R-82, (82) R-83, (83) R-84, (84) R-85, (85) R-86, (86) R-87, (87) R-88, (88) R-89, (89) R-90, (90) R-91, (91) R-92, (92) R-93, (93) R-94, (94) R-95, (95) R-96, (96) R-97, (97) R-98, (98) R-99, (99) R-100, (100) R-101, (101) R-102, (102) R-103, (103) R-104, (104) R-105, (105) R-106, (106) R-107, (107) R-108, (108) R-109, (109) R-110, (110) R-111, (111) R-112, (112) R-113, (113) R-114, (114) R-115, (115) R-116, (116) R-117, (117) R-118, (118) R-119, (119) R-120, (120) R-121, (121) R-122, (122) R-123, (123) R-124, (124) R-125, (125) R-126, (126) R-127, (127) R-128, (128) R-129, (129) R-130, (130) R-131, (131) R-132, (132) R-133, (133) R-134, (134) R-135, (135) R-136, (136) R-137, (137) R-138, (138) R-139, (139) R-140, (140) R-141, (141) R-142, (142) R-143, (143) R-144, (144) R-145, (145) R-146, (146) R-147, (147) R-148, (148) R-149, (149) R-150, (150) R-151, (151) R-152, (152) R-153, (153) R-154, (154) R-155, (155) R-156, (156) R-157, (157) R-158, (158) R-159, (159) R-160, (160) R-161, (161) R-162, (162) R-163, (163) R-164, (164) R-165, (165) R-166, (166) R-167, (167) R-168, (168) R-169, (169) R-170, (170) R-171, (171) R-172, (172) R-173, (173) R-174, (174) R-175, (175) R-176, (176) R-177, (177) R-178, (178) R-179, (179) R-180, (180) R-181, (181) R-182, (182) R-183, (183) R-184, (184) R-185, (185) R-186, (186) R-187, (187) R-188, (188) R-189, (189) R-190, (190) R-191, (191) R-192, (192) R-193, (193) R-194, (194) R-195, (195) R-196, (196) R-197, (197) R-198, (198) R-199, (199) R-200, (200) R-201, (201) R-202, (202) R-203, (203) R-204, (204) R-205, (205) R-206, (206) R-207, (207) R-208, (208) R-209, (209) R-210, (210) R-211, (211) R-212, (212) R-213, (213) R-214, (214) R-215, (215) R-216, (216) R-217, (217) R-218, (218) R-219, (219) R-220, (220) R-221, (221) R-222, (222) R-223, (223) R-224, (224) R-225, (225) R-226, (226) R-227, (227) R-228, (228) R-229, (229) R-230, (230) R-231, (231) R-232, (232) R-233, (233) R-234, (234) R-235, (235) R-236, (236) R-237, (237) R-238, (238) R-239, (239) R-240, (240) R-241, (241) R-242, (242) R-243, (243) R-244, (244) R-245, (245) R-246, (246) R-247, (247) R-248, (248) R-249, (249) R-250, (250) R-251, (251) R-252, (252) R-253, (253) R-254, (254) R-255, (255) R-256, (256) R-257, (257) R-258, (258) R-259, (259) R-260, (260) R-261, (261) R-262, (262) R-263, (263) R-264, (264) R-265, (265) R-266, (266) R-267, (267) R-268, (268) R-269, (269) R-270, (270) R-271, (271) R-272, (272) R-273, (273) R-274, (274) R-275, (275) R-276, (276) R-277, (277) R-278, (278) R-279, (279) R-280, (280) R-281, (281) R-282, (282) R-283, (283) R-284, (284) R-285, (285) R-286, (286) R-287, (287) R-288, (288) R-289, (289) R-290, (290) R-291, (291) R-292, (292) R-293, (293) R-294, (294) R-295, (295) R-296, (296) R-297, (297) R-298, (298) R-299, (299) R-300, (300) R-301, (301) R-302, (302) R-303, (303) R-304, (304) R-305, (305) R-306, (306) R-307, (307) R-308, (308) R-309, (309) R-310, (310) R-311, (311) R-312, (312) R-313, (313) R-314, (314) R-315, (315) R-316, (316) R-317, (317) R-318, (318) R-319, (319) R-320, (320) R-321, (321) R-322, (322) R-323, (323) R-324, (324) R-325, (325) R-326, (326) R-327, (327) R-328, (328) R-329, (329) R-330, (330) R-331, (331) R-332, (332) R-333, (333) R-334, (334) R-335, (335) R-336, (336) R-337, (337) R-338, (338) R-339, (339) R-340, (340) R-341, (341) R-342, (342) R-343, (343) R-344, (344) R-345, (345) R-346, (346) R-347, (347) R-348, (348) R-349, (349) R-350, (350) R-351, (351) R-352, (352) R-353, (353) R-354, (354) R-355, (355) R-356, (356) R-357, (357) R-358, (358) R-359, (359) R-360, (360) R-361, (361) R-362, (362) R-363, (363) R-364, (364) R-365, (365) R-366, (366) R-367, (367) R-368, (368) R-369, (369) R-370, (370) R-371, (371) R-372, (372) R-373, (373) R-374, (374) R-375, (375) R-376, (376) R-377, (377) R-378, (378) R-379, (379) R-380, (380) R-381, (381) R-382, (382) R-383, (383) R-384, (384) R-385, (385) R-386, (386) R-387, (387) R-388, (388) R-389, (389) R-390, (390) R-391, (391) R-392, (392) R-393, (393) R-394, (394) R-395, (395) R-396, (396) R-397, (397) R-398, (398) R-399, (399) R-400, (400) R-401, (401) R-402, (402) R-403, (403) R-404, (404) R-405, (405) R-406, (406) R-407, (407) R-408, (408) R-409, (409) R-410, (410) R-411, (411) R-412, (412) R-413, (413) R-414, (414) R-415, (415) R-416, (416) R-417, (417) R-418, (418) R-419, (419) R-420, (420) R-421, (421) R-422, (422) R-423, (423) R-424, (424) R-425, (425) R-426, (426) R-427, (427) R-428, (428) R-429, (429) R-430, (430) R-431, (431) R-432, (432) R-433, (433) R-434, (434) R-435, (435) R-436, (436) R-437, (437) R-438, (438) R-439, (439) R-440, (440) R-441, (441) R-442, (442) R-443, (443) R-444, (444) R-445, (445) R-446, (446) R-447, (447) R-448, (448) R-449, (449) R-450, (450) R-451, (451) R-452, (452) R-453, (453) R-454, (454) R-455, (455) R-456, (456) R-457, (457) R-458, (458) R-459, (459) R-460, (460) R-461, (461) R-462, (462) R-463, (463) R-464, (464) R-465, (465) R-466, (466) R-467, (467) R-468, (468) R-469, (469) R-470, (470) R-471, (471) R-472, (472) R-473, (473) R-474, (474) R-475, (475) R-476, (476) R-477, (477) R-478, (478) R-479, (479) R-480, (480) R-481, (481) R-482, (482) R-483, (483) R-484, (484) R-485, (485) R-486, (486) R-487, (487) R-488, (488) R-489, (489) R-490, (490) R-491, (491) R-492, (492) R-493, (493) R-494, (494) R-495, (495) R-496, (496) R-497, (497) R-498, (498) R-499, (499) R-500, (500) R-501, (501) R-502, (502) R-503, (503) R-504, (504) R-505, (505) R-506, (506) R-507, (507) R-508, (508) R-509, (509) R-510, (510) R-511, (511) R-512, (512) R-513, (513) R-514, (514) R-515, (515) R-516, (516) R-517, (517) R-518, (518) R-519, (519) R-520, (520) R-521, (521) R-522, (522) R-523, (523) R-524, (524) R-525, (525) R-526, (526) R-527, (527) R-528, (528) R-529, (529) R-530, (530) R-531, (531) R-532, (532) R-533, (533) R-534, (534) R-535, (535) R-536, (536) R-537, (537) R-538, (538) R-539, (539) R-540, (540) R-541, (541) R-542, (542) R-543, (543) R-544, (544) R-545, (545) R-546, (546) R-547, (547) R-548, (548) R-549, (549) R-550, (550) R-551, (551) R-552, (552) R-553, (553) R-554, (554) R-555, (555) R-556, (556) R-557, (557) R-558, (558) R-559, (559) R-560, (560) R-561, (561) R-562, (562) R-563, (563) R-564, (564) R-565, (565) R-566, (566) R-567, (567) R-568, (568) R-569, (569) R-570, (570) R-571, (571) R-572, (572) R-573, (573) R-574, (574) R-575, (575) R-576, (576) R-577, (577) R-578, (578) R-579, (579) R-580, (580) R-581, (581) R-582, (582) R-583, (583) R-584, (584) R-585, (585) R-586, (586) R-587, (587) R-588, (588) R-589, (589) R-590, (590) R-591, (591) R-592, (592) R-593, (593) R-594, (594) R-595, (595) R-596, (596) R-597, (597) R-598, (598) R-599, (599) R-600, (600) R-601, (601) R-602, (602) R-603, (603) R-604, (604) R-605, (605) R-606, (606) R-607, (607) R-608, (608) R-609, (609) R-610, (610) R-611, (611) R-612, (612) R-613, (613) R-614, (614) R-615, (615) R-616, (616) R-617, (617) R-618, (618) R-619, (619) R-620, (620) R-621, (621) R-622, (622) R-623, (623) R-624, (624) R-625, (625) R-626, (626) R-627, (627) R-628, (628) R-629, (629) R-630, (630) R-631, (631) R-632, (632) R-633, (633) R-634, (634) R-635, (635) R-636, (636) R-637, (637) R-638, (638) R-639, (639) R-640, (640) R-641, (641) R-642, (642) R-643, (643) R-644, (644) R-645, (645) R-646, (646) R-647, (647) R-648, (648) R-649, (649) R-650, (650) R-651, (651) R-652, (652) R-653, (653) R-654, (654) R-655, (655) R-656, (656) R-657, (657) R-658, (658) R-659, (659) R-660, (660) R-661, (661) R-662, (662) R-663, (663) R-664, (664) R-665, (665) R-666, (666) R-667, (667) R-668, (668) R-669, (669) R-670, (670) R-671, (671) R-672, (672) R-673, (673) R-674, (674) R-675, (675) R-676, (676) R-677, (677) R-678, (678) R-679, (679) R-680, (680) R-681, (681) R-682, (682) R-683, (683) R-684, (684) R-685, (685) R-686, (686) R-687, (687) R-688, (688) R-689, (689) R-690, (690) R-691, (691) R-692, (692) R-693, (693) R-694, (694) R-695, (695) R-696, (696) R-697, (697) R-698, (698) R-699, (699) R-700, (700) R-701, (701) R-702, (702) R-703, (703) R-704, (704) R-705, (705) R-706, (706) R-707, (707) R-708, (708) R-709, (709) R-710, (710) R-711, (711) R-712, (712) R-713, (713) R-714, (714) R-715, (715) R-716, (716) R-717, (717) R-718, (718) R-719, (719) R-720, (720) R-721, (721) R-722, (722) R-723, (723) R-724, (724) R-725, (725) R-726, (726) R-727, (727) R-728, (728) R-729, (729) R-730, (730) R-731, (731) R-732, (732) R-733, (733) R-734, (734) R-735, (735) R-736, (736) R-737, (737) R-738, (738) R-739, (739) R-740, (740) R-741, (741) R-742, (742) R-743, (743) R-744, (744) R-745, (745) R-746, (746) R-747, (747) R-748, (748) R-749, (749) R-750, (750) R-751, (751) R-752, (752) R-753, (753) R-754, (754) R-755, (755) R-756, (756) R-757, (757) R-758, (758) R-759, (759) R-760, (760) R-761, (761) R-762, (762) R-763, (763) R-764, (764) R-765, (765) R-766, (766) R-767, (767) R-768, (768) R-769, (769) R-770, (770) R-771, (771) R-772, (772) R-773, (773) R-774, (774) R-775, (775) R-776, (776) R-777, (777) R-778, (778) R-779, (779) R-780, (780) R-781, (781) R-782, (782) R-783, (783) R-784, (784) R-785, (785) R-786, (786) R-787, (787) R-788, (788) R-789, (789) R-790, (790) R-791, (791) R-792, (792) R-793, (793) R-794, (794) R-795, (795) R-796, (796) R-797, (797) R-798, (798) R-799, (799) R-800, (800) R-801, (801) R-802, (802) R-803, (803) R-804, (804) R-805, (805) R-806, (806) R-807, (807) R-808, (808) R-809, (809) R-810, (810) R-811, (811) R-812, (812) R-813, (813) R-814, (814) R-815, (815) R-816, (816) R-817, (817) R-818, (818) R-819, (819) R-820, (820) R-821, (821) R-822, (822) R-823, (823) R-824, (824) R-825, (825) R-826, (826) R-827, (827) R-828, (828) R-829, (829) R-830, (830) R-831, (831) R-832, (832) R-833, (833) R-834, (834) R-835, (835) R-836, (836) R-837, (837) R-838, (838) R-839, (839) R-840, (840) R-841, (841) R-842, (842) R-843, (843) R-844, (844) R-845, (845) R-846, (846) R-847, (847) R-848, (848) R-849, (849) R-850, (850) R-851, (851) R-852, (852) R-853, (853) R-854, (854) R-855, (855) R-856, (856) R-857, (857) R-858, (858) R-859, (859) R-860, (860) R-861, (861) R-862, (862) R-863, (863) R-864, (864) R-865, (865) R-866, (866) R-867, (867) R-868, (868) R-869, (869) R-870, (870) R-871, (871) R-872, (872) R-873, (873) R-874, (874) R-875, (875) R-876, (876) R-877, (877) R-878, (878) R-879, (879) R-880, (880) R-881, (881) R-882, (882) R-883, (883) R-884, (884) R-885, (885) R-886, (886) R-887, (887) R-888, (888) R-889, (889) R-890, (890) R-891, (891) R-892, (892) R-893, (893) R-894, (894) R-895, (895) R-896, (896) R-897, (897) R-898, (898) R-899, (899) R-900, (900) R-901, (901) R-902, (902) R-903, (903) R-904, (904) R-905, (905) R-906, (906) R-907, (907) R-908, (908) R-909, (909) R-910, (910) R-911, (911) R-912, (912) R-913, (913) R-914, (914) R-915, (915) R-916, (916) R-917, (917) R-918, (918) R-919, (919) R-920, (920) R-921, (921) R-922, (922) R-923, (923) R-924, (924) R-925, (925) R-926, (926) R-927, (927) R-928, (928) R-929, (929) R-930, (930) R-931, (931) R-932, (932) R-933, (933) R-934, (934) R-935, (935) R-936, (936) R-937, (937) R-938, (938) R-939, (939) R-940, (940) R-941, (941) R-942, (942) R-943, (943) R-944, (944) R-945, (945) R-946, (946) R-947, (947) R-948, (948) R-949, (949) R-950, (950) R-951, (951) R-952, (952) R-953, (953) R-954, (954) R-955, (955) R-956, (956) R-957, (957) R-958, (958) R-959, (959) R-960, (960) R-961, (961) R-962, (962) R-963, (963) R-964, (964) R-965, (965) R-966, (966) R-967, (967) R-968, (968) R-969, (969) R-970, (970) R-971, (971) R-972, (972) R-973, (973) R-974, (974) R-975, (975) R-976, (976) R-977, (977) R-978, (978) R-979, (979) R-980, (980) R-981, (981) R-982, (982) R-983, (983) R-984, (984) R-985, (985) R-986, (986) R-987, (987) R-988, (988) R-989, (989) R-990, (990) R-991, (991) R-992, (992) R-993, (993) R-994, (994) R-995, (995) R-996, (996) R-997, (997) R-998, (998) R-999, (999) R-1000, (1000) R-1001, (1001) R-1002, (1002) R-1003, (1003) R-1004, (1004) R-1005, (1005) R-1006, (1006) R-1007, (1007) R-1008, (1008) R-1009, (1009) R-1010, (1010) R-1011, (1011) R-1012, (1012) R-1013, (1013) R-1014, (1014) R-1015, (1015) R-1016, (1016) R-1017, (1017) R-1018, (1018) R-1019, (1019) R-1020, (1020) R-1021, (1021) R-1022, (1022) R-1023, (1023) R-1024, (1024) R-1025, (1025) R-1026, (1026) R-1027, (1027) R-1028, (1028) R-1029, (1029) R-1030, (1030) R-1031, (1031) R-1032, (1032) R-1033, (1033) R-1034, (1034) R-1035, (1035) R-1036, (1036) R-1037, (1037) R-1038, (1038) R-1039, (1039) R-1040, (1040) R-1041, (1041) R-1042, (1042) R-1043, (1043) R-1044, (1044) R-1045, (1045) R-1046, (1046) R-1047, (1047) R-1048, (1048) R-1049, (1049) R-1050, (1050) R-1051, (1051) R-1052, (1052) R-1053, (1053) R-1054, (1054) R-1055, (1055) R-1056, (1056) R-1057, (1057) R-1058, (1058) R-1059, (1059) R-1060, (1060) R-1061, (1061) R-1062, (1062) R-1063, (1063) R-1064, (1064) R-1065, (1065) R-1066, (1066) R-1067, (1067) R-1068, (1068) R-1069, (1069) R-1070, (1070) R-1071, (1071) R-1072, (1072) R-1073, (1073) R-1074, (1074) R-1075, (1075) R-1076, (1076) R-1077, (1077) R-1078, (1078) R-1079, (1079) R-1080, (1080) R-1081, (1081) R-1082, (1082) R-1083, (1083

Section 5. Conditional Uses. When recommended by the Town Planning Commission at a duly advertised public hearing, and authorized by the Town Council after receiving such recommendation, and after holding a duly advertised public hearing, the following uses may also be permitted in an R-2 District. The below listed uses shall be subject to the same height, front yard, rear yard, side yards, and parking regulations as heretofore set forth in this zoning ordinance.

(1) Conditional

(2) Conditional Use

In authorizing a conditional use permit and recommendation the Planning Commission may attach thereto such conditions regarding location, character, and other features of the proposed structure or use as it may deem appropriate to the health, safety and best interests of the community. Likewise, the Town Council may attach conditions to any conditional use permit which the Town Planning Commission has authorized, after the issuance of the conditional use permit by the Planning Commission.

Section 6. This ordinance shall take effect upon its passage and publication as provided herein.

Enacted at a regular meeting of the Town Council on the _____ day of _____, 1972.

Paul A. Boudreau, Jr.
Mayor of the Town of Old Harbor

20000000

Paul A. Boudreau, Jr.
Mayor of the Town of Old Harbor

6/22/12

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 109A, RELATING TO THE ESTABLISHMENT OF A MULTI - FAMILY RESIDENTIAL DISTRICT TO BE HEREAFTER DESIGNATED AS AN R - 3 MULTI-FAMILY DISTRICT

WHEREAS, the Town of Gig Harbor is without a district classification which adequately serves as a buffer zone between Commercial Districts and Residential Districts and

WHEREAS, the Town has the need for such a buffer zone, NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF GIG HARBOR:

Section 1. That there is hereby created within the Town of Gig Harbor the zoning District of Multi - Family Residential District L-3.

Section 2. That the intent of this district is to provide for the building of multi-family dwelling units, (1) to serve as a buffer zone between Commercial Zones (B-1 and B-2) and other residential properties located in R-1 and R-2 Zones, (2) of a height greater than allowable in the R-1 or R-2 zones, (3) in areas suitable for such construction, where appropriate sewerage facilities for this population density may be provided in keeping with all State Health Laws applicable to this situation, and to permit other desirable and compatible construction as herein set forth.

Section 3. Permitted Uses (1) all uses permitted in R-2, Medium Density District, listed in Section 6.2 (1) to (6), and provided all area regulations, and parking regulations of this district be complied with. (2) permitting more than one dwelling structure on a single lot. (3) permitting Multiply-Family Dwellings. (4) Row housing, (5) Planned unit development.

Section 4. That the uses permitted within this district shall be governed by the following regulations and restrictions:

- A. Lot Area. The minimum lot size shall be 20,000 square feet. Building or buildings constructed on the lot shall not cover in excess of thirty (30) percent of the lot area and will maintain the required yards as outlined in the following paragraphs. If more than one building is constructed, the extreme outer dimensions of the buildings will be extended for computing compliance with this regulation.
- B. Yards. All yards required by this Ordinance shall be planted or landscaped with grass, shrubs or trees, or a combination of these or other common landscaping materials.
- C. Front Yards. Each lot shall have a front yard of at least 25 feet in depth.
- D. Rear Yards. Each lot shall have a rear yard of at least 25 feet in depth.
- E. Side Yards. Each lot shall have a least two side yards, each yard to be at least 20 feet in depth and when abutting a R-1 or R-2 the yard to be 25 feet.
- F. Corner Lots. Each corner lot shall have a set-back of at least 25 feet from each street.
- G. Building Height. No building shall be constructed having a height greater than 45 feet including basement, or having a height greater than 25 feet excluding base-

TOWN OF GIG HARBOR
COUNCIL
JUNE 22, 2012
ALDO VILLALBA 16

Section 5. Conditional Uses. When recommended by the Town Planning Commission at a duly advertised public hearing, and authorized by the Town Council after receiving such recommendation, and after holding a duly advertised public hearing, the following uses may also be permitted in an L-3 District. The below listed uses shall be subject to the same height, front yard, rear yard, side yards, and parking regulations as heretofore set forth in this zone requirement.

- (A) Condominium
- (B) Retirement home

In authorizing a conditional use permit and recommendation the Planning Commission may attach thereto such conditions regarding location, character, and other features of the proposed structure or use as it may deem necessary in the furthering of the interest of this section. Likewise, the Town Council may attach conditions as found necessary to protect the Town's interests, to any permit it may grant, after the repassage of the changes by it by the Planning Commission.

Section 6. This ordinance shall take effect upon its passage and publication as provided by law.

Passed at a regular meeting of the Town Council on the ____ day of ____ 197_.

Jack D. Dujacich, Jr.
Mayor of the Town of Gig Harbor

ATTEST:

Donald Avery
Clerk of the Town of Gig Harbor

Section 4

A. Lot Area. The minimum lot size shall be 20,000 square feet. Building or buildings constructed on the lot shall not cover in excess of thirty (30) percent of the lot area and will maintain the required yards as outlined in the following paragraphs. If more than one building is constructed, the extreme outer dimensions of the buildings will be extended for computing compliance with this regulation.

I. Off-street Parking. Parking for residents will be provided off of the street at the rate of three parking spaces per two living units. Access and turnaround space for parking may be constructed within the front, side or rear yard requirements.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 109A, RELATING TO THE ESTABLISHMENT OF A MULTI - FAMILY RESIDENTIAL DISTRICT TO BE HEREAFTER DESIGNATED AS AN R - 3 MULTI-FAMILY DISTRICT

WHEREAS, the Town of Gig Harbor is without a district classification which adequately serves as a buffer zone between Commercial Districts and Residential Districts and

WHEREAS, the Town has the need for such a buffer zone, NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF GIG HARBOR:

Section 1. That there is hereby created within the Town of Gig Harbor the zoning District of Multi - Family Residential District R-3.

Section 2. That the intent of this district is to provide for the building of multi-family dwelling units, (1) to serve as a buffer zone between Commercial Zones (B-1 and B-2) and other residential properties located in R-1 and R-2 Zones, (2) of a height greater than allowable in the R-1 or R-2 zones, (3) in areas suitable for such construction, where appropriate sewerage facilities for this population density may be provided in keeping with all State Health Laws applicable to this situation, and to permit other desirable and compatible construction as herein set forth.

Section 3. Permitted Uses (1) all uses permitted in R-2, Medium Density District, listed in Section 6.2 (1) to (6), and provided all area regulations, and parking regulations of this district be complied with, (2) permitting more than one dwelling structure on a single lot. (3) permitting Multiply-Family Dwellings. (4) Row housing, (5) Planned unit development.

Section 4. That the uses permitted within this district shall be governed by the following regulations and restrictions:

- A. Lot Area. The minimum lot size shall be 10,000 square feet. Building or buildings constructed on the lot shall not cover in excess of thirty (30) percent of the lot area and will maintain the required yards as outlined in the following paragraphs. If more than one building is constructed, the extreme outer dimensions of the buildings will be extended for computing compliance with this regulation.
- B. Yards. All yards required by this Ordinance shall be planted or landscaped with grass, shrubs or trees or a combination of these or other common landscaping materials.
- C. Front Yards. Each lot shall have a front yard of at least 25 feet in depth.
- D. Rear Yards. Each lot shall have a rear yard of at least 25 feet in depth.
- E. Side Yards. Each lot shall have a least two side yards, each yard to be at least 20 feet in depth and when abutting a R-1 or R-2 the yard to be 25 feet.
- F. Corner Lots. Each corner lot shall have a set-back of at least 25 feet from each street.
- G. Building Height. No building shall be constructed having a height greater than 45 feet including basement, or 25 feet excluding base-