

ORDINANCE NO. 16-3

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.

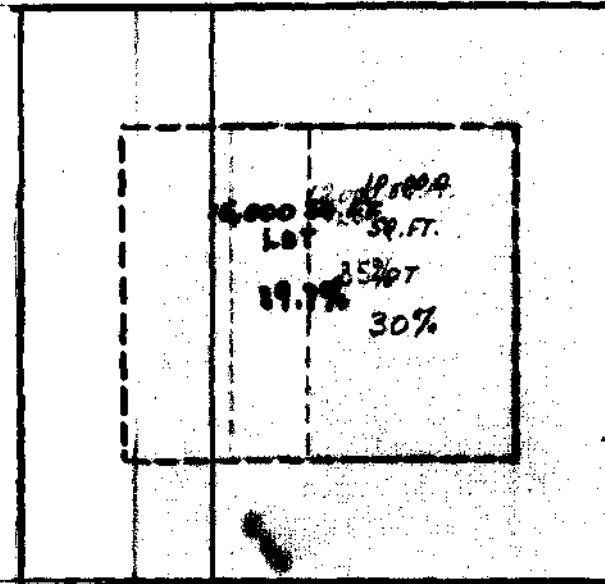
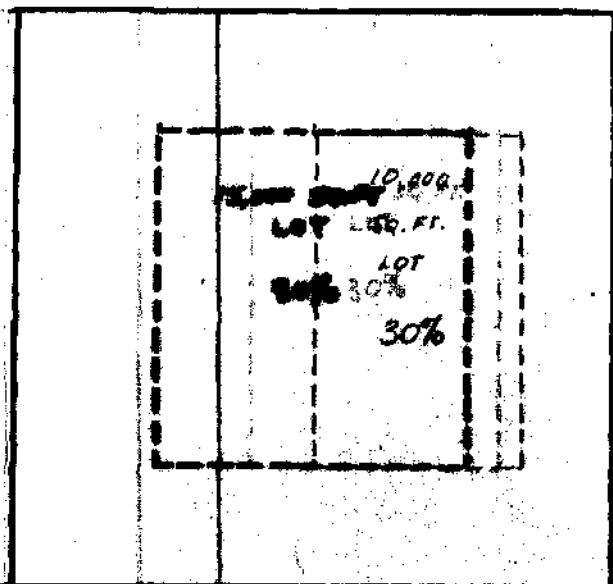
G. Building Height. No building shall be constructed having a height greater than 45 feet including basement, or having a height greater than 35 feet excluding basement.

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.



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.

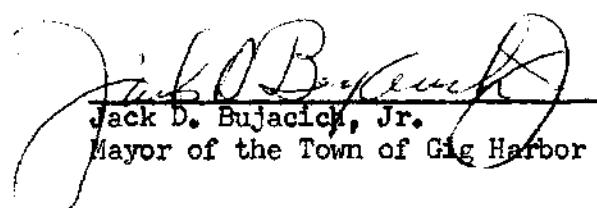
(A) Condominium

(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.

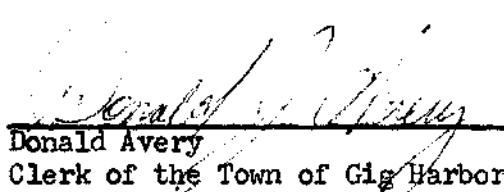
Section 6. This ordinance shall take effect upon its passage and publication as provided by law.

Passed at a regular meeting of the Town Council on the 12 day of May 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. 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 ENACTED BY THE JUNIOR COUNCIL OF THE TOWN OF GIG HARBOR:

Section 1. That there is hereby created within the Town of Gig Harbor the 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 (R-1 and R-2 zones), (2) of a height greater than allowable in the R-1 or R-2 zones, (3) in areas zoned for single family homes, where appropriate zoning facilities for the establishment of safety zones are provided for building within this district. Height limits applying to the use of height, and to provide other height and property line controls as herein set forth.

Section 3. In addition to (1) R-1 or R-2 zones, R-3 property districts, shall be subject to (2) R-1 to (3), and provide all property districts, including R-1, R-2, and R-3, shall be subject to (4) the following requirements for building structures in R-3 zones. (2) Conforming with the Multi-Family Residential Zone Building, (3) Conforming with the R-3 property district building, (4) Conforming with R-3 property.

Section 4. The following regulations shall apply to the Multi-Family Residential District R-3:

1. Lot Lines. A single family shall contain a lot area of 10,000 square feet for the first building unit, 40 additional linear feet per unit to be located within the same building, then an additional lot area of 2500 square feet for each additional building unit must be provided.

2. Yards. All yards required by this Ordinance shall be planted on lawns and with grass, shrubs or trees or a combination of these or other summer landscaping materials. Front Yards. Each lot shall have a front yard of at least 25 feet in depth.

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

4. Side Yards. Each lot shall have a front 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 35 feet.

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

6. 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.

7. Signs. Same as Section 5.2 of this Ordinance (109A)

8. Off-Street Parking. Same as Section 15 of this Ordinance (109A), except Section 2.

9. Use Regulations. A building, structure, or land and a building structure hereafter built, altered or enlarged shall be

Section 5. Conditional Uses. When recommended by the Town Planning Committee 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 are set forth in this zoning amendment.

(A) Conditional.

(B) Agricultural uses.

In authorizing a conditional use permit, the recommendation of the Planning Committee may attach any reasonable conditions regarding location, duration, and use of any part of the proposed structure or use, or the property to the satisfaction of the Town Council. The Town Council may attach conditions to any use or structure that it deems necessary to regulate the use or structure. The conditions of the use or structure shall be in accordance with the Planning Committee's resolution of the meeting on 11 July, 1970, concerning the zoning and planning of the town.

Approved at a regular meeting of the Town Council on the 8th day of August, 1970,

John D. Puglisi, Mayor
Town of the Town of Big Harbor

AMENDMENT

1970-114-001
21st of the Town of Big Harbor

Affidavit of Publication

STATE OF WASHINGTON, }
COUNTY OF PIERCE. } S.S.

Robert H. Platt, Jr., being first duly sworn, on oath deposes and says that he is the Co-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...Ordinance

No. 163

as it was published in regular issues (and not in supplement form) of said newspaper once each week for a period of One (1) consecutive weeks, commencing on the 15th day of March, 1973, and ending on the 15th day of March, 1973, 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 \$28.32, which amount has been paid in full, at the rate of \$3.20 a hundred words for the first insertion and \$2.40 a hundred words for each subsequent insertion.

Subscribed to and sworn before me this 17 day of March, 1973.

Notary Public in and for the State of Washington.

Residing at 101 1/2 16th.

Scandia Gated
Dicks Piano at
Playing

Signed, The Six Ones
Port Angeles.
Your car broke down in
Huntermaster.

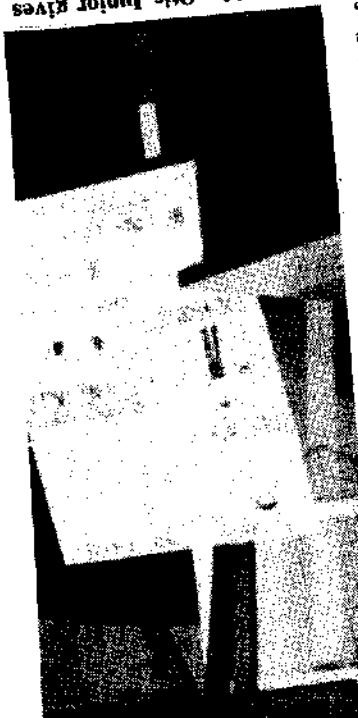
Love, Linda

"BUDD"

Happy Birthday

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laugh from it.
one got a real belly
from Minnesota. Every
Getting a Goofy Card

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Kemp, Bobby Ols, Tam
Shelly Lodholm, Kathy Ols
Marsha Mitchell, Terry Ols
Mustache, Sally Anderson
Michelle to Sharon Kasky
awarded to Tom Bushnell.
Green ribbons were
and Tom Bushnell.
Denise Fraser, Vickie Norb
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Hiller, Colleen Marie, Pam
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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
Multi-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 dim-
ensions of the buildings will be extended for com-
puting compliance with this regulation.

B. Yards. All yards required by this Ordinance shall be planted
or landscaped with grass, shrubs or trees, or a comb-
ination 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 above ground level.

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 I-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. Bujacich, Jr.
Mayor of the Town of Gig Harbor

ATTACH:

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. 18 fm

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. 1094, RELATING TO THE
ESTABLISHMENT OF A MULTI - FAMILY RESIDENTIAL DISTRICT TO
BE HERAFTER 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 comatable 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