

ORDINANCE NO. 179

An ordinance amending Ordinance 109-A establishing the creation of a new zone classification entitled RB-1, adopting standards and regulations regulating the use of land therein and the location, use and design of buildings and structures.

SECTION 6-B. RB-1 Residential-Business District

6-B.1 INTENT

This district is intended to provide:

- (1) A business district which is compatible with residential living and which may be used as a buffer between B-1, B-2 or other areas and residential districts;
- (2) A business district designed primarily for office and institutional land uses having only limited contact with the general public and not involving the sale of merchandise, and which may be carried on with no offensive noise, smoke, odors, fumes, or other objectionable conditions in structures surrounded by ample open space for yards, off-street parking, and loading of vehicles;
- (3) A district adjacent to residential areas that attracts a minimum of additional automobile traffic and;
- (4) A business district with site plan control which can be used in areas where appearance is a concern. This site plan control will guarantee that business development in this district will conform to or enhance the aesthetic qualities of the Town of Gig Harbor.

6-B.2 PERMITTED USES

Offices for doctors, dentists, optometrists, lawyers, architects, engineers, insurance brokers, stock brokers, bankers, land surveyors and realtors, and libraries.

6-B.3 BUILDING HEIGHT

No building of a height greater than 24 feet including basement, or of a height greater than 15 feet without basement shall be constructed.

6-B.4 SIGNS

- (a) No flashing, illuminated or moving signs are permitted;
- (b) A sign to identify the building occupants, home occupation or property for sale, not over two square feet in size, is permitted for each residential building;
- (c) One sign, not over 9 square feet in size, on its own premises, is permitted to identify each permitted non residential use.

6-B.5 OFF-STREET PARKING

Same as in Section 15, this Ordinance; except that portion of Section 15.2(d) referring to location. There shall be no parking allowed in front yards.

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6-B.6 LANDSCAPING

All yards as required in this ordinance shall be planted or landscaped with shrubs and trees or a combination of these and grass or other common landscaping material except that portion that provides ingress or egress to parking areas.

6-B.7 CURBS AND SIDEWALKS

Sidewalks of a width of 6 feet measured from the curb will be constructed, along with curbs, along all street frontage.

6-B.8 SITE PLANS

(a) Site plans will be prepared ~~and~~ submitted with any application for designation of a building, lot or tract of land as residential-business (RB-1);

(b) Site plans will be drawn to scale no ~~larger~~ than (1"=20') and shall include the following:

- (1) Location of proposed building(s) on lot;
- (2) Three contiguous property lines of adjacent property owners;
- (3) Proposed landscaping;
- (4) Location and size of off-street parking to include ingress and egress;

(c) A separate scale drawing of the exterior of the building(s) to include siding material, signs, and screening design and material, when required;

(d) Suggested guide lines for lot area usage and yards, all subject to approval by the Town Council shall be as follows:

(1) Lot usage and area:

- a. The lot area shall be not less than 10,000 square feet;
- b. All buildings on the lot shall not cover more than 25% of said lot area;
- c. All parking and driveway areas shall not exceed 25% of said lot area;
- d. A minimum of 50% of lot area shall be left as open space;
- e. All open spaces shall be planted as in 6-B.6 above.

(2) Yards:

- a. Front yards shall be at least 25 feet in depth. There shall be no parking or drive-up windows in front yards;
- b. Front yards shall be planted as in 6-B.6 above;
- c. Side and rear yards shall be adequate to protect neighboring properties;
- d. All areas of side and rear yards not used for parking and driveways shall be planted as in 6-B.6 above.

(e) Site plans will be an official portion of the application and will be considered in the request for change of land use. If approved, any subsequent changes to the site plan require approval by the Planning Commission and the Town Council.

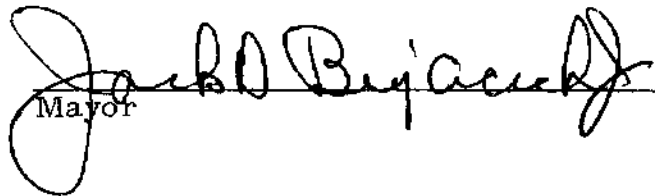
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SECTION 6-B.9 A determination that portions of this Ordinance is invalid shall not impair the validity of the remaining portions.

6-B.10 This ordinance shall become effective five (5) days from and after its passage, approval and publication as provided by law.

Passed by the Town Council and approved by the Mayor of the Town of Gig Harbor, Washington, at a regular meeting thereof this 28 day of JANUARY, 1974.


Mayor

Attest:


Town Clerk

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