

ORDINANCE NO. 420

AN ORDINANCE AMENDING SECTION 20, CHAPTER 17 OF THE GIG HARBOR MUNICIPAL CODE.

Section 20, Chapter 17 of the Gig Harbor Municipal Code is amended to read as follows:

Sections:

- 17.20.010 Intent
- 17.20.020 Permitted Uses
- 17.20.030 Land Use regulations
- 17.20.040 Lot area
- 17.20.050 Yards
- 17.20.060 Building height
- 17.20.070 Off-street parking
- 17.20.080 Curbs and sidewalks.
- 17.20.090 Underground utilities.

17.20.010 Intent. The intent of this district is to allow for greater density land use than is permitted in an R-1 District but less density land use than is permitted in an R-3 District, where suitable facilities such as streets, sewers, water and storm drainage are presently available or will be available within an acceptably defined future for the higher density while at the same time preserving the primarily residential character of the district.

17.20.020 Permitted Uses. The following uses are permitted in an R-2 zone:

- A. One family dwellings;
- B. Detached dwelling units containing not more than four living units per detached building. (See Chapter 17.20.030 A. for maximum number of dwelling units permitted without first obtaining a Conditional Use Permit.)
- C. Home occupations;
- D. Libraries, public;
- E. Nursery schools, non-boarding;
- F. Parks and playgrounds, publicly owned and operated;
- G. Clinics, hospitals, convalescent homes;
- H. Rest homes, nursing homes;
- I. Temporary buildings for and during construction;
- J. Accessory uses;
- K. Transitional uses provided in Chapter 17.60;
- L. Conditional uses as provided in Chapter 17.64 and subject to the conditions and requirements prescribed.

17.20.030 Land use regulations.

A. Permit requirements.

1. Before a permit may be issued for any development within this district involving more than ten (10) dwelling units, triplicate site plans and drawings shall be submitted to the Town Council for transmittal to the Planning Commission.

2. Upon determination by the Planning Commission that facilities suitable to the planned development do exist or will be provided, that provisions for compliance with all other requirements of this Chapter have been or will be made, and when suitable performance bonds have been provided to the Town Clerk, a recommendation will be made to the Town Council.

3. After receiving the report of the Planning Commission, the Town Council will hold an advertised public hearing on the site plan and exterior drawing of the planned development and the recommendations of the Planning Commission. If the plan, and drawing, are approved the Town Council will then instruct the Town Building Inspector to issue the requested permit.

4. Plan(s), drawing(s), other explanatory materials, if any, and requirements placed on the development by this Town Council become an official portion of the building permit. Any subsequent changes to the approved plan(s), drawings, other materials or conditions require the prior approval of the Planning Commission and Town Council.

B. Site plan and drawing.

1. Site plan will be drawn to scale no smaller than one inch equals twenty feet and shall include the following:

- a) Location of proposed buildings on lot;

- b) All contiguous property lines of adjacent owners;
- c) Proposed landscaping and screening;
- d) Location and size of off-street loading;
- e) Location and size of off-street parking including ingress and egress.

2. A separate scale drawing of the exterior of the buildings including architectural design, planned materials and their alternates, and signs.

17.20.040 Lot Area.

A. Minimum lot size for detached dwelling units shall be fifteen thousand feet except for a single family dwelling which may be constructed on a minimum lot size of nine thousand square feet.

B. The lot shall contain at least four thousand four hundred square feet for each living unit.

C. The maximum total impervious coverage, inclusive of buildings, parking, and paving for such uses as access walkways, recreation areas, and swimming pools, shall not exceed sixty percent of the lot.

D. All natural trees and shrubs shall be retained where practicable. As required in this chapter all yards and other open spaces shall be planted or landscaped with shrubs and trees or a combination of those and grass or other common pervious landscaping material except portion(s) providing ingress or egress to parking areas.

17.20.050 Yards.

A. Every lot shall have a front yard of at least twenty-five feet in depth.

B. Each lot shall have a rear yard of not less than thirty feet in depth.

C. Each corner lot shall have a set-back of twenty-five feet from each street.

D. For buildings having residential occupancy only, the side yard shall be at least ten feet in depth, measured from the wall of the building, limiting any projections to no more than three feet into the side yard.

E. For non-residential buildings the side yard shall be at least twenty-five feet in depth, measured from the wall of the building, limiting any projections to no more than four feet into the side yard.

F. No roads, driveways, or parking area shall be included in yard requirements.

17.20.060 Building height. No buildings of a height greater than twenty-four feet including basement, or of a height greater than fifteen feet without basement shall be constructed.

17.20.070 Off-street parking.

A. Two off-street parking spaces shall be provided for each dwelling unit, in accordance with the general requirements for off-street parking in Chapter 17.72.

B. For any use other than residential, off-street parking shall be provided in accordance with the general requirement for off-street parking in Chapter 17.72.

C. No off-street loading berth, off-street parking, and/or driveways providing access to an off-street loading berth or off-street parking area(s) shall be constructed nearer than ten feet from any side property line.

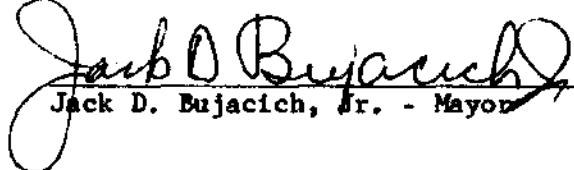
17.20.080 Curbs and sidewalks.

A. Sidewalks having a width of six feet (measured from the face of the curb) shall be provided along the street side(s) of any development, along with curbs and gutters.

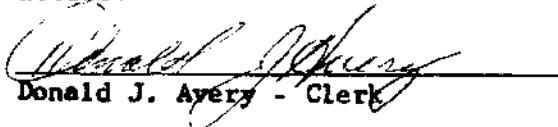
B. Sloping accesses or ramps shall be installed at corners where possible.

17.20.090 Underground utilities. All utilities shall be run underground to each structure from the nearest utility service.

PASSED at a regular meeting of the Town Council held on the 28 day of April, 1975.


Jack D. Bujacich, Jr. - Mayor

Attest:


Donald J. Avery - Clerk