

ORDINANCE NO. 237

AN ORDINANCE OF THE TOWN OF GLENN HARBOR REVISING SECTIONS 17.32 AND 17.36

Chapter 17.32

DISTRICT B-1*

Sections:

17.32.010	Intent
17.32.020	Permitted Uses
17.32.030	Use Regulations
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17.32.050	Front Yard
17.32.060	Rear Yard
17.32.070	Side Yard
17.32.080	Building Height
17.32.090	Off-Street Loading
17.32.100	Off-Street Parking

17.32.010 Intent. This district is intended to provide shopping facilities close to residential areas for the convenience of nearby residences in satisfaction of only daily or frequent shopping needs, while reducing the hazards of local traffic by limiting the kinds of retail activities to those suitable for stores of ten thousand square feet or less, such as groceries, bakeries or drug stores. The protective standards for site development contained in this Chapter are intended to minimize any adverse effect of such development on nearby property values, and to provide for safe and efficient use of the development itself. Submission of a site development plan is intended to serve as a guide to the Town Council and Planning Commission for the evaluation of the application in terms of the public interest. Such information is further intended to substantiate a finding that the proposed development will promote the general welfare of the town. It is further intended that any financial responsibility of the developer for work to be done on city streets bounding or giving access to the development, which arises out of the provisions of this Chapter, be made the subject of a contractual agreement between the developer and the town, and that such contractual agreement may contain provisions to effectuate any other section of this Chapter. The principles or guidelines to be applied as follows:

A. All business establishments shall be retail or service establishments dealing directly with consumers, and only those goods shall be produced that are sold on the premises.

B. The floor area occupied by any business establishment shall not exceed ten thousand square feet, exclusive of required parking.

* For provisions regarding signs, see Ch. 17.80

C. All business shall be conducted within completely enclosed buildings, no open or drive-in establishments being permitted. (Ord. 109A S7.1, 1968).

17.32.020 Permitted Uses. Subject to the regulations of Ch. 17.32.030, the following uses are permitted in a B-1 district:

- A. All uses permitted in ^AR-2 district;
 - B. Barber shops and beauty parlors;
 - C. Drug stores;
 - D. Dry cleaning and laundry receiving establishments, processing not to be done on the premises;
 - E. Food stores, such as grocery stores, meat markets, bakeries and delicatessen stores;
 - F. Hardware stores;
 - G. Laundries, of the automatic, self-service type;
 - H. Shoe repair stores;
 - I. Variety stores;
 - J. Temporary building for and during construction;
 - K. Accessory uses, for parking storage, etc.;
 - L. Light manufacturing;
 - M. Bowling alleys;
 - N. Restaurants, cocktail lounges, and taverns.
- (Ord. 109A §7.2, 1968).

17.32.030. Use Regulations. A. Permit Requirements.

1. Before a permit may be issued for any development within this district, except for those uses permitted in a R-2 district when said uses are developed in accordance with the requirements of Ch. 17.20, triplicate copies of the site development plan shall be submitted to the Town Council for transmittal to the Planning Commission.

2. The site development plan shall show an organized and compatible arrangement of buildings, off-street parking, internal traffic circulation, service facilities, drainage, and permanent screening which is feasible for the property and the proposed development, and which planned development shall minimize any adverse effect on the properties surrounding the proposed development. In addition the plan shall show the adequacy of the streets providing access to the proposed development to carry traffic generated by the development, and proper methods of ingress and egress to and from the proposed development.

3. Upon determination by the Planning Commission that the requirements of Chapter 17.32.030 A. 2. do exist or will be provided as shown on the site development plan, 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.

4. After receiving the report of the Planning Commission, the Town Council will hold an advertised public hearing on the site development plan and the recommendation of the Planning Commission. If the plan is approved the Town Council will then instruct the Town Building Inspector to issue the requested permit.

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

B. Site Development Plan.

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

- a) Location of all existing and proposed building(s) on lot;
- b) All contiguous property lines of adjacent owners;
- c) Location and size of off-street loading and service facilities;
- d) Location and size of off-street parking;
- e) Location and size of ingress and egress from the streets providing access to the development;
- f) Proposed permanent screening and landscaping, as well as preservation of existing natural growth where practicable.

17.32.040 Lot Area. A. The minimum lot area for uses permitted in a R-2 district shall be the same as that required in Ch. 17.20.040.

B. For business establishments, the lot area shall not be less than seven thousand square feet. (Ord. 109A S7.3, 1968).

17.32.050 Front Yard. Residences shall provide front yards of twenty-five feet. (Ord. 109A S7.4, 1968).

17.32.060 Rear yard. A. Residential uses shall provide a rear yard of thirty feet.

B. Business establishments shall not be required to provide rear yards, but if rear yards are provided, they shall be screened from the view of neighbors. (Ord. 109A §7.5, 1968).

17.32.070 Side yards. A. Residential shall be the same as an R-1 district;

B. Business establishments abutting on residences shall provide a side yard of at least eight feet, with screening between them and adjacent residences;

C. Other business establishments shall not be required to provide side yards, but if side yards are provided, they shall be screened from adjacent residential areas. (Ord. 109A §7.6, 1968).

17.32.080 Building height. Building height regulations shall be the same as provided in Section 17.16.080. (Ord. 109A §7.7, 1968).

17.32.090 Off-street loading. One off-street loading berth shall be provided, in accordance with Chapter 17.72 for ten thousand square feet or more of floor area up to twenty thousand square feet, and one additional berth provided for each twenty thousand square feet of floor area over twenty thousand square feet. (Ord. 109A §7.9, 1968).

17.32.100 Off-street parking. A. Off-street parking shall be provided for residences on the basis of one space for each dwelling unit.

B. Off-street parking shall be provided for all other uses, in accordance with the off-street parking requirements of Chapter 17.72. (Ord. 109A §7.10, 1968).

Chapter 17.36

DISTRICT B-2*

Sections:

- 17.36.010 Intent
- 17.36.020 Permitted Uses
- 17.36.030 Use Regulations
- 17.36.040 Lot Area and Coverage
- 17.36.050 Front, Rear and Side Yards
- 17.36.060 Building Height
- 17.36.070 Off-street Loading
- 17.36.080 Off-street Parking

17.36.010 Intent. This district is intended to provide a broader range of goods for periodic as well as immediate needs of a broader population base, often the entire community, than provided by a B-1 district. It would therefore be larger, busier and brighter than B-1 districts and generate more traffic and noise. Residences are discouraged in this district, and are permitted only as a conditional use. The protective standards for site development contained in this Chapter are intended to minimize any adverse effect of such development on nearby property values, and to provide for safe and efficient use of the development itself. Submission of a site development plan is intended to serve as a guide to the Town Council and Planning Commission for the evaluation of the application in terms of the public interest. Such information is further intended to substantiate a finding that the proposed development will promote the general welfare of the town. It is further intended that any financial responsibility of the developer for work to be done on city streets bounding or giving access to the development, which arises out of the provisions of this Chapter, be made the subject of a contractual agreement between the developer and the town, and that such contractual agreement may contain provisions to effectuate any other section of this Chapter. General guidelines for development in this area are as follows:

- A. Products or services of business establishments shall be for sale on the premises only.
- B. All business should be conducted within enclosed buildings, except for parking, newstands and outdoor dining areas. (Ord. 109a, S8.1, 1968).

17.36.020 Permitted Uses. Subject to the regulations of Ch. 17.36.030, the following uses are permitted in a B-2 district:

* For provisions regarding signs, see Ch. 17.80.

1. All uses permitted in B-1 districts, except residential uses;
2. Antique shops;
3. Art and school supply stores;
4. Art galleries;
5. Auto accessory stores;
6. Gas stations, not including tire recapping, motor overhaul, or body and fender work, but limited to sales of gas and oil and minor parts replacement;
7. Banks and financial institutions;
8. Book and stationery stores;
9. Bowling alleys;
10. Candy and ice cream stores;
11. Camera and photo supply stores;
12. Carpet and rug stores;
13. China and glassware stores;
14. Clubs and lodges;
15. Fraternal or religious institutions;
16. Coin and philatelic and rock stores;
17. Custom clothesmaking and tailoring;
18. Department stores;
19. Electrical and household appliance stores;
20. Food stores;
21. Florist shops;
22. Frozen food stores and locker rentals;
23. Furrier shops;
24. Furniture stores;
25. Garden supply and seed stores;
26. Gift shops;
27. Haberdasheries;
28. Hotels and motels;
29. Interior decorating and fabric stores;
30. Jewelry stores;
31. Leather goods and luggage stores;
32. Liquor stores;
33. Loan offices;
34. Meat markets;
35. Medical and dental offices and clinics;
36. Meeting halls;
37. Millinery shops;
38. Musical instrument sales and repair;
39. Offices, business and professional;
40. Office supply stores;
41. Optometrists;
42. Paint and wallpaper stores;
43. Plumbing showrooms and shops;
44. Photography studios;
45. Post offices;
46. Radio and television sales and services;
47. Restaurants and cocktail lounges;
48. Schools, music, dance or business;

- 49. Sewing and knitting stores, including sewing machine sales and services;
 - 50. Shoe stores;
 - 51. Sporting goods stores;
 - 52. Tailor shops;
 - 53. Theaters;
 - 54. Tobacco shops;
 - 55. Toy stores;
 - 56. Wearing apparel shops;
 - 57. Wholesale establishments;
 - 58. Accessory uses;
 - 59. Conditional uses in accordance with Chapter 17.64;
 - 60. Drive-in retail and service establishments;
 - 61. Taverns.
- (Ord. 109A §8.2, 1968).

17.36.030 Use Regulations. A. Permit Requirements:

1. Before a permit may be issued for any development within this district, except for those uses permitted in a R-2 district when said uses are developed in accordance with the requirements of Ch. 17.20, triplicate copies of the site development plan shall be submitted to the Town Council for transmittal to the Planning Commission.
2. The site development plan shall show an organized and compatible arrangement of buildings, off-street parking, internal traffic circulation, service facilities, drainage, and permanent screening which is feasible for the property and the proposed development, and which planned development shall minimize any adverse effect on the properties surrounding the proposed development. In addition the plan shall show the adequacy of the streets providing access to the proposed development to carry traffic generated by the development, and proper methods of ingress and egress to and from the proposed development.
3. Upon determination by the Planning Commission that the requirements of Chapter 17.32.030 A. 2. do exist or will be provided as shown on the site development plan, 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.
4. After receiving the report of the Planning Commission, the Town Council will hold an advertised public hearing on the site development plan and the recommendation of the Planning Commission. If the plan is approved the Town Council will then instruct the Town Building Inspector to issue the requested permit.

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

B. Site Development Plan.

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 building(s) on lot;
- b) All contiguous property lines of adjacent owners;
- c) Location and size of off-street loading and service facilities;
- d) Location and size of off-street parking;
- e) Location and size of ingress and egress from the streets providing access to the development;
- f) Proposed permanent screening and landscaping.

17.36.040 Lot Area and Coverage A. No limits on lot area are prescribed. (Ord. 109A §8.3, 1968). B. Coverage is not limited except as implied by required yards. (Ord. 109A §8.4, 1968).

17.36.050 Front, rear and side yards. No yards are required except that, where a B-2 district abuts on a residential district, a yard shall be required for the space between a property in this district and that in the residential district, such yard to be landscaped and screened from the residential area. Such yards shall be ten feet if a side yard, twenty feet if a front yard, and fifteen feet if a rear yard. (Ord. 109A §8.5, 1968).

17.36.060 Building height. Building height regulations shall be the same as provided in Section 17.16.080. (Ord. 109A §8.6, 1968).

17.36.070 Off-street loading. One off-street loading berth shall be provided for each establishment over ten thousand square feet in floor area and up to twenty thousand square feet, and an additional loading berth shall be provided for each additional twenty thousand square feet of floor area, in accordance with general requirements of Chapter 17.72. For office buildings, only one berth for each ten thousand square feet is required. (Ord. 109A §8.8, 1968).

17.36.080 Off-street parking. Off-street parking shall be provided in accordance with the requirements of Chapter 17.72. (Ord. 109A §8.9, 1968).

Passed by the Council of the Town of Gig Harbor, this Feb
day of 9, 1976.

Jack D. Bujacich, Jr.
Jack D. Bujacich, Jr., Mayor

Donald J. Henry
Attest