

ORDINANCE NO. 431

AN ORDINANCE ADOPTING PROVISIONS FOR REGULATING THE OPERATION OF BED AND BREAKFAST FACILITIES.

WHEREAS, it has been recommended to the Gig Harbor City Council that the Gig Harbor Municipal Code be amended to allow bed and breakfast facilities in residential zones; and

WHEREAS, the City of Gig Harbor City Council has found that bed and breakfast facilities are not allowed under any of the zoning code provisions; and,

WHEREAS, that such an operation would provide an essential service to the City; and

WHEREAS, proper regulations will mitigate the potential impacts further protecting the health, welfare, and safety of the citizens of Gig Harbor; NOW THEREFORE,

BE IT ORDAINED that the City of Gig Harbor ordinances and Municipal Code be amended by addition as follows:

Municipal Code, Chapter 17 and underlying ordinance 109-A, Section 2.

Add the following:

"17.04.085 Bed and Breakfast Accomodations.

'Bed and Breakfast Accomodations' means any owner occupied building or portion thereof or a group of buildings containing no more than 3 guest rooms or suites each used, designed or intended to be used, let or hired out for occupancy by transient guests for compensation or profit."

Municipal Code Chapter 17.64 and underlying ordinances.


Add the following:

"17.64.040(A):

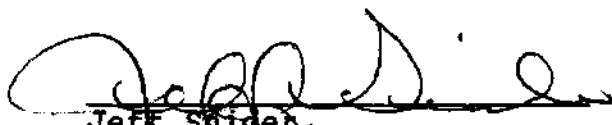
12. "Bed and Breakfast Accomodations." Additionally a bed and breakfast facility must be consistent with the following:

- a. A request for a Conditional Use Permit shall not be approved in cases where guest rooms occupy more than 25% of the square footage of the habitable space of the residential structure.
- b. The use permit may be conditioned not to run with the land thereby precluding subsequent owner occupying/operators from the benefits which former owners enjoyed under the permit.
- c. The conditional use application shall be accompanied with a site plan and floor plan to scale showing room sizes and total area of the residence.
- d. A bed and breakfast facility shall demonstrate, in addition to the required parking for the residence, the availability of 1 parking space for each bedroom occupied by guests.

PASSED by the City Council and APPROVED by the Mayor
at a regular meeting this 22nd day of
August, 1983.


Ruth M. Bogue, Mayor

ATTEST:


Jeff Snider,
Administrator/Clerk