

CITY OF GIG HARBOR

ORDINANCE NO. 537

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON RELATING TO THE BUILDING HEIGHT AND YARD SETBACK REQUIREMENTS OF THE CITY OF GIG HARBOR: ADDING A NEW CHAPTER 17.62 "HEIGHT OVERLAY DISTRICT" AND AMENDING SECTIONS 17.16.070, 17.20.050(c), 17.24.090, 17.32.050, 17.36.050, AND 17.44.040 PERTAINING TO SETBACKS ON CORNER LOTS IN THE R-1, R-2, R-3, B-1, B-2, AND W-1 ZONING DISTRICTS OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, the City of Gig Harbor, pursuant to RCW 35A.63.100, may enact such zoning standards necessary to regulate the use of land, and height, bulk and size of buildings; and

WHEREAS, the present zoning regulations, do not adequately address development on undersized lots; and

WHEREAS, it is in the interest of the public health, safety and welfare to make adjustments to the zoning regulations to provide greater flexibility in limited instances where the size or location of certain properties makes strict compliance unrealistic or extremely difficult.

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, ORDAINS as follows:

Section 1. A new Chapter 17.62 of the Gig Harbor Municipal Code is hereby enacted to read as follows:

CHAPTER 17.62

HEIGHT OVERLAY DISTRICT

17.62.010 Intent. The purpose of this district is to establish standards for those properties and zoning districts located outside the Gig Harbor view basin where greater building height may be allowed. This is intended to be a limited zone where views from adjacent properties will not be adversely affected.

17.62.020 Map Adopted. The standards of this section shall be an overlay zone and are supplementary to the regulations prescribed by the underlying zones. The application of said standards shall pertain to those properties designated on the official zoning map dated March 8, 1988.

17.62.020 Standards. The maximum height for residential structures containing three or fewer units shall be 25 feet. The maximum height of commercial structures or residential structures containing four or more units shall be 35 feet.

Section 2. Subsection 17.16.070 is hereby amended to read as follows:

~~Every corner lot shall have a setback of twenty-five feet from each street.~~ In the case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line provided such choice does not impair corner vision clearance for vehicles and is approved by the Planning and Public Works Directors. The other property line abutting a street shall be deemed the side property line.

Section 3. Subsection 17.20.050(c) is hereby amended to read as follows:

~~C. Each corner lot shall have a setback of twenty-five feet from each street.~~ In the case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line provided such choice does not impair corner vision clearance for vehicles and is approved by the Planning and Public Works Directors. The other property line abutting a street shall be deemed the side property line.

Section 4. Subsection 17.24.090 is hereby amended to read as follows:

~~Each corner lot shall have a setback of twenty-five feet from each street.~~ In the case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line provided such choice does not impair corner vision clearance for vehicles and is approved by the Planning and Public Works Directors. The other property line abutting a street shall be deemed the side property line.

Section 5. Subsection 17.32.050 is hereby amended to read as follows:

Residences shall provide a front yard of twenty-five feet. In the case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line provided such choice does not impair corner vision clearance for vehicles and is approved by the Planning and Public Works Directors. The other property line abutting a street shall be deemed the side property line.

Section 6. Subsection 17.36.050 is hereby amended to read as follows:

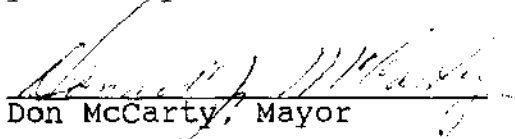
No yards are required except that, where a B-2 district abuts on a residential district, a yard shall be required for the space between a property in this district and that in the residential district, such yard to be landscaped and screened from the residential area. Such yards shall be ten feet if a side yard, twenty feet if a front yard, and fifteen feet if a rear yard. In the case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line provided such choice does not impair corner vision clearance for vehicles and is approved by the Planning and Public Works Directors. The other property line abutting a street shall be deemed the side property line.

Section 7. Subsection 17.44.040 is hereby amended to read as follows:

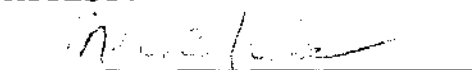
- A. Residences shall maintain a front yard of at least twenty-five feet.
- B. Other uses shall maintain front yards of at least twenty feet.
- C. In the case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line provided such choice does not impair corner vision clearance for vehicles and is approved by the Planning and Public Works Directors. The other property line abutting a street shall be deemed the side property line.

Section 8. This ordinance shall be in force and take effect five (5) days after its publication according to law.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the council held on this 11th day of July, 1988.


Don McCarty, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 6/23/88
Passed by city council: 7/11/88
Date published: 7/20/88
Date effective: 7/25/88