

CITY OF GIG HARBOR

ORDINANCE NO. 540

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, CREATING A NEW CHAPTER 17.58 IN THE GIG HARBOR MUNICIPAL CODE; ESTABLISHING A FREEWAY COMMERCIAL ZONE.

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

Section 1. A new Chapter 17.58 is hereby created, entitled "District FC" and shall read as follows:

17.58.010 Purpose.

The Freeway Commercial district is established to designate an area adjacent to SR-16 for relatively high intensity land uses which will provide for both the needs of the community and the traveling public. This area is intended to allow for a wide range of services including retail, medical, business, recreation, entertainment, lodging and food services and wholesale distribution.

Recognizing the locational characteristics of these areas in relation to SR-16 and other arterials, it is the goal of this district to encourage urban development; to encourage attractive, natural appearing development and landscaping; and to promote a quality visual environment by establishing standards for the design, size and shape of buildings that create an attractive business and residential climate.

17.58.020 Permitted Uses. The following are permitted uses:

- A. Gasoline station.
- B. Restaurant or tavern.
- C. Hotel or motel.
- D. Office use (Professional and Business).
- E. Residential Dwelling.
- F. Warehouse/Self-Storage Warehouse.
- G. Any retail establishment providing goods or services to travelers or residents of the community.
- H. Similar uses may be allowed after administrative review by the Planning Department or Hearing Examiner review on an appeal therefrom.

17.58.030 Conditional Use. The following uses are allowed as conditional uses under the criteria set forth in Chapter 17.64:

- A. Public utilities, government services (in or on public property), public transit centers, and public parks; and
- B. Buildings exceeding 35' in height subject to the criteria of Chapter 17.64 as well as the following factors:
 1. The use characteristics of the proposed conditional use that affect adjacent structures and uses in the District.
 2. The aesthetics of the proposed structure and its effect upon community appearance, including landscaping, fencing, screening, architectural treatment, and the preservation of views and solar access.
 3. An architectural plan, color coded to denote the final structure's color scheme shall be submitted with the conditional use application.

17.58.040 Planned Unit Development.

Planned Unit Developments may allow for reduction of the development standards contained in this chapter subject to the provision of additional open space, public amenities and master site planning. Minimum parcel size for non-residential development shall be one acre.

17.58.050 Bulk Regulations.

- A. Subject to the parking and setback requirements set forth in this chapter, the following bulk regulations shall apply to uses permitted by this chapter.
- B. There shall be no minimum lot size except for the following uses:

<u>Use</u>	<u>Minimum Lot Size</u>
1. Gasoline station	22,500 sq. ft.
2. Single family dwelling unit	12,000 sq. ft.
3. Multifamily dwelling units	12,000 sq. ft. with at least 2,400 sq. ft. per unit*

35' in height shall be set back two additional feet from a property line for each foot the building exceeds 35' in height.

2. The building height limitations set forth in this chapter apply generally to structures, but shall not apply to chimneys, church spires or flag poles. Vents, mechanical penthouses, elevator equipment, and similar appurtenances that extend above the roofline must be architecturally screened from view except for antennas approved by site plan. The height of the screening must be at least as high as the rooftop appurtenances and be consistent with the architectural style and material composition of the building.

17.58.060 Underground Utilities.

Underground utilities are required on private property for all development and redevelopment projects comprising a minimum of 35% increase in floor area within the zone. The 35% increase is cumulative commencing with the effective date of this ordinance.

17.58.070 Existing Developments.

Existing developments within this zone classification which have existing facilities that do not comply with the bulk or use of this classification will be permitted to continue, subject to the requirements of Chapter 17.68.

17.58.080 Prior Approved Site Plans.

Site plans that have received previous approval by Pierce County under County regulations shall be deemed approved and accepted by the City of Gig Harbor under the same terms, conditions, and time limits. Amendments to prior approved site plans will require review and approval by the City. This provision shall not preclude requirements for City approval prior to construction under applicable building and fire codes. In the event no time limit on the expiration of a site plan approval has been established by the county, all site plan approvals shall expire by December 31, 1993.

17.58.090 Site Plans.

- A. Any non-residential structure or residential development containing more than two units shall be subject to site plan review unless plans have received Pierce County site plan approval as of the

- * The maximum number of dwelling units permitted shall be calculated by dividing the area in square feet of the building site by 2,400. The maximum number of dwelling units per acre shall be eighteen. Projects utilizing the Planned Unit Development process may be allowed a density increase of up to twenty-two units per acre.

C. Minimum Yard Requirements:

1. Front:

- a. Gasoline station pump island and canopies, 15'.
- b. All other uses and structures, 20'.

2. Side:

- a. Gasoline station, 15' on each side.
- b. Single family dwelling units, 8'.
- c. Duplex, 5' interior lot line, 10' on a flanking street.
- d. Multifamily dweling, 10' except where abutting single family, then the side yard shall be 20'.
- e. All other uses and structues 0'.

3. Rear:

All uses and structures, 15', or 30' with dense landscaping if the use abuts a single family residential zone or area of single family residential development.

D. Lot Coverage: Percent of impervious cover allowed:

- 1. Residential - 75%.
- 2. Non-residential - 85%.

E. Building Height:

- 1. All uses or structures 35'; however, structures may be built to 60' with the granting of a conditional use permit; provided there shall be a .5% decrease in the percent of impervious cover allowed for every 1' of height over 35'. Additionally, any portion of a structure exceeding

effective date of this ordinance.

B. Applications for site plan review shall demonstrate conformance with all city plans, policies, and regulations as well as incorporation of the following factors:

1. Northwest architectural style, coloring and design. This may include use of wood and other natural materials and must be subdued, natural appearing colors.
2. Signs that are complementary to building design with the use of wood or masonry or combination thereof in the sign and/or base construction.
3. Retention of existing vegetation where possible, including forested areas, shrubs, trees and other living cover or replanting to give a comparable effect. This feature is of particular concern on site perimeters.

17.58.100 Landscaping.

The applicant must provide landscaping between structures, as a setting for structures and within and around parking areas. This landscaping must enhance the coordinated project design and provide a pleasing environment between structures.

17.58.110 Parking Lot Landscaping.

Parking lots, including driveways, and service areas shall be landscaped in conformance with this section.

A. Interior Lot Landscaping.

1. Landscaped Area - Parking lots that contain twenty (20) or fewer parking stalls shall have landscaped islands at the end of each row of parking.
2. Landscaped Area - Parking lots that contain more than twenty (20) parking stalls shall contain landscape islands at the end of the parking rows and shall be a maximum of 20 spaces in length without the provision of a landscaped island to break up the rows of parking.

B. Minimum Area. The minimum area of required landscaping shall be sixty-four (64) square feet to provide a proper plant environment.

- C. Maximum Contiguous Area. To encourage the proper distribution of landscaping throughout parking areas, no required landscaped area shall be larger than 350 square feet in parking lots that are less than 20 stalls and 1,500 square feet in larger lots, unless otherwise permitted by the Hearing Examiner/City Council. Interior lot landscaping may be peninsular or island in shape and shall accent pedestrian ways.
- D. Trees Required. Trees are required at a ratio of at least one per 150 square feet of landscaped area or fraction thereof. Trees shall be planted no closer than four (4) feet from pavement edges where vehicles overhang planted areas.
- E. Shrubs and Ground Cover. Required landscaped areas remaining after tree planting shall be planted in shrubs and/or ground cover.
- F. Vehicle Overhang. Parked vehicles may overhang landscaped area up to 2.5 feet when curbs or wheel stops are provided.

17.58.120 Perimeter Landscaping.

- A. Site perimeters shall be landscaped in conformance with the following:

Number of Interior Parking Spaces Lines	Width of Perimeter Landscaped Area on Street Frontage	Width of Landscaped Area on Other Sides
0 - 50	10'	5'
51 or more	15'	10'

- B. In order to soften the visual effects or separate one parking area from another or from other uses, landscaping shall be provided through one or any of a combination of the following methods; provided, that the minimum height of planting shall be 3-1/2 feet.
 - 1. Retain living groundcover as well as shrubs and trees which will maintain the natural appearance of the site,
 - 2. Earth mounding or berms covered with lawns, shrubs, trees designed to provide a landscaped vista,

3. Planting of living groundcover as well as hedges, shrubs or small trees.
4. Parking lot perimeter shall be screened to a minimum height of 3-1/2 feet at time of planting.

C. Perimeter landscaped areas shall be installed on the property to be developed and the width of the planted areas is measured from the property line.

D. Screening from State Route 16:
All development of properties adjacent to SR-16, but outside of the interchange areas as described below, shall be required to leave a buffer between the property line and any development. The minimum width of the buffer area shall be 25 feet and shall totally screen development from views from SR-16. If existing vegetation is not adequate to accomplish this, then additional evergreen vegetation with a minimum height of 4 to 6 feet shall be planted.

The interchange area shall be as defined in Section 17.80.020(7).

17.58.130 Alternative Landscaping Plan.

The landscaping requirements of this chapter may be modified to encourage imaginative landscaping design under the following conditions. A request for alternative landscaping shall be submitted to the Hearing Examiner/City Council as part of the site plan review procedure. The Hearing Examiner/City Council may approve or deny the plans or return them to the applicant with suggestions for changes that would make them acceptable. In order to approve alternative landscaping plans, the Hearing Examiner/City Council must find that the alternative landscaping will be equal to or better than the required by this chapter and will accomplish the intent of this chapter. A copy of the findings and conditions of approval shall be attached to the approved plans and become a part of the appropriate city file.

Section 2. This ordinance shall take effect and be in full force five (5) days after publication of the attached summary which is hereby approved.

Section 3. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

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 26th day of September, 1988.

Don McCarty, Mayor

ATTEST:

Michael R. Wilson
Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 9/8/88
Passed by city council: 9/26/88
Date published: 10/26/88
Date effective: 10/31/88