

CITY OF GIG HARBOR

ORDINANCE NO. 554

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, CREATING A NEW CHAPTER 17.30 OF THE GIG HARBOR MUNICIPAL CODE, ESTABLISHING A RESIDENTIAL AND BUSINESS DISTRICT (RB-2); AND AMENDING SECTIONS OF THE GIG HARBOR MUNICIPAL CODE RELATING TO ZONING.

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

Section 1. Chapter 17.30 of the Gig Harbor Municipal Code is hereby enacted to read as follows:

17.30 RESIDENTIAL AND BUSINESS DISTRICT (RB-2)

A. 17.30.010 Intent.

The RB-2 District is intended to provide a mix of medium density residential uses with certain specified business, personal, and professional services. It is intended to serve as a transitional buffer between high intensity commercial areas and lower intensity residential areas. The RB-2 zone is similar in construction to the RB-1 zone while allowing a higher percentage of impervious coverage and multifamily residential development. Furthermore, the RB-2 zone would serve to minimize impacts to adjacent residential uses by limiting general operational impacts of a use to that portion of the site between the structure(s) and the fronting road.

B. 17.30.020 Permitted Uses and Structures.

The following uses and structures are permitted in an RB-2 District:

1. Multiple family dwellings;
2. Bed and breakfast accommodations;
3. Business and professional offices as described in section 17.28.020 of the Gig Harbor Municipal Code;
4. Retail uses clearly accessory to the principal office use of a structure;
5. Day care centers containing six or fewer children; and
6. Publicly owned parks and playgrounds.
7. Banking institutions.

C. 17.30.030 Conditional Uses.

Subject to the procedures and other provisions for Conditional Uses as set forth under this title, the following uses may be permitted in an RB-2 District:

1. Day care centers containing more than six children;
2. Nursing homes and retirement centers;
3. Recreational buildings and community centers;
4. Public utilities and facilities;
5. Schools, public and private;
6. Churches and non-profit clubs; and
7. Mini-warehousing;
8. Light assembly and associated storage.

D. 17.30.040 Site Plans.

Prior to the issuance of a building permit in the RB-2 District, the site plan review process specified under this title shall be completed to the satisfaction of the City.

E. 17.30.050 Development Standards.

In an RB-2 District, development standards shall be satisfied for all new and re-developed uses requiring site plan review:

1. Minimum Lot Area: 12,000 square feet
2. Minimum Lot Width: 70 feet
3. Front Yard Setback: 20 feet
4. Side Yard Setback: 8 feet
5. Rear Yard Setback: 15 feet
6. Any Yard abutting an existing residential use or zone: 40 feet with dense vegetative screening. Easements not having dense vegetative screening are not included.
7. Density: Eight (8) dwelling units per acre permitted outright; Twelve (12) dwelling units per acre maximum allowed as a conditional use.

F. 17.30.060 Site Coverage.

Impervious site coverage in an RB-2 District shall be limited as follows:

1. 55% site coverage is permitted outright.
2. 70% site coverage is conditionally allowed, subject to the following:
 - a) For every 1% increase in site coverage, an additional 0.5 feet of buffer shall be provided between the use and adjacent single family residential use or zone.
 - b) Increased buffering shall consist of one of the following:
 - 1) Undisturbed native vegetation which meets the definition of a dense vegetative screen.

- 2) Appropriate landscape vegetation consisting of a mixture of coniferous and broadleaf evergreen species with minimum planting height of six feet and capable of providing a dense vegetative screen within three years of planting.
- 3) As an alternative to 2), the opaque portion of the screen may consist of a weather-resistant wood fence of six feet in height, constructed along the property line.

C. Buffer vegetation shall be maintained for the life of the project. Dead, diseased, or dying vegetation may be removed, provided that replanting of vegetation of a like or similar species in size and area coverage shall be accomplished within six months from removal.

G. 17.30.070 Maximum Building Height.

Maximum building height in an RB-2 District shall be limited as follows:

1. Twenty-eight (28) feet within the first 100 feet of an existing residential use or zone.
2. Thirty-five (35) feet for structures located more than 100 feet from an existing residential use or zone.

H. 17.30.080 Parking.

In an RB-2 District, parking on private property shall be provided in connection with any permitted or conditional use as specified in Section 17.72. Where the parcel abutts a residential use or zone, parking and vehicle access areas shall be located between the fronting road and the structure(s), provided that where site characteristics or design preclude locating parking and access as described, that an additional ten feet of buffering shall be required.

I. 17.30.090 Signs.

In an RB-2 District, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Section 17.80.

J. 17.30.100 Loading.

In an RB-2 District, off-street loading facilities shall be provided in accordance with the provisions of Section 17.72.

K. 17.30.110 Supplemental Standards.

In an RB-2 District, the development standards set forth in 17.58.060 through .110 shall be applicable to this chapter.

Section 2. Chapter 17.58 of the Gig Harbor Municipal Code is hereby amended to read as follows:

WESTSIDE COMMERCIAL ZONE (WSC)

17.58.010 Purpose.

The Westside Commercial (WSC) 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 climate.

17.58.020 Permitted Uses. The following are permitted uses in the WSC district:

- A. Gasoline station.
- B. Restaurant or tavern.
- C. Hotel or motel.
- D. Office use (Professional and Business).
- E. Warehouse/Self-Storage Warehouse.
- F. Any retail establishment providing goods or services to travelers or residents of the community.
- G. 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. Hotels, Motels, or offices exceeding 35' in height subject to 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.
- C. Residential development under the same development conditions and standards as set forth under the RB-2 zone.

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.

The following are the bulk regulations provided under the WSC District:

- 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.

C. Minimum Yard Requirements:

1. Front:
 - a. Gasoline station pump island and canopies, 15'.
 - b. All other uses and structures, 20'.
2. Side:
Gasoline station, 15' on each side.

3. Rear:
All uses and structures, 15'.

D. Lot Coverage: Percent of impervious cover allowed:
75%

E. Building Height:

1. All uses or structures 35'; however, offices, motels, and hotels 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 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 of any building requiring such utilities that is situated 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 general provisions for non-conforming uses and structures.

17.58.080 Site Plans.

- A. Any non-residential structure shall be subject to site plan review unless plans have received Pierce County site plan approval as of the 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.

17.58.90 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.

17.58.100 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.

17.58.110 Perimeter Landscaping.

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

<u>Number of Interior Parking Spaces Lines</u>	<u>Width of Perimeter Landscaped Area on Street Frontage</u>	<u>Width of Landscaped Area on Other Sides</u>
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, or as may be approved under an Alternative Landscaping Plan.

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

17.58.120 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 that 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 3. Chapter 17.04 of the Gig Harbor Municipal Code is hereby amended to read as follows:

"...

Dense, Vegetative Screen: (17.04.¹⁷⁴~~185~~) A vegetated buffer area located adjacent to a property line which is opaque from the ground to a height of six feet, with intermittent visual obstruction from the opaque portion to a height of at least 20 feet.

...

Light Assembly and Warehousing: (17.04.305) The assembly of pre-fabricated materials or components into a finished product. Included in this definition is product wholesaling and material storage.

...

Lot of Record: (17.04.³⁶⁵322) A lot, parcel, or tract which is defined by a deed recorded with the Pierce County Auditor and assigned a tax number, or which has been defined by a survey recorded pursuant to Washington state survey or platting laws; or parcels which have been recognized, by resolution of the Gig Harbor City Council, prior to the effective date of the City of Gig Harbor Subdivision Code, in conformance with Chapter 58.17.

...

Mini-warehousing: (17.04.³⁸⁸392) Fully enclosed commercial storage facilities, available to the general public, and used solely for the storage of personal property.

...

Recreational Building: (17.04.⁴²¹441) Structure which is utilized for general public recreation purposes, such as indoor swimming pool, tennis court, basketball court, or similar recreational or athletic activity, operated or maintained by a non-profit club or organization.

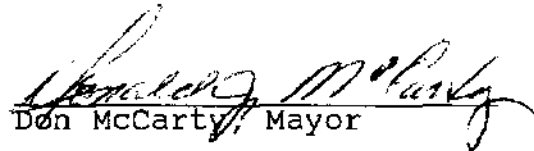
Section 4. The Westside property identified in the attached Exhibit "A" shall be classified and zoned as "Westside Commercial (WSC)," "Residential and Business (RB-2)," as set forth in the Exhibit "A" map.

Section 5. Site plans within the Westside property identified in the attached Exhibit "A" 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.

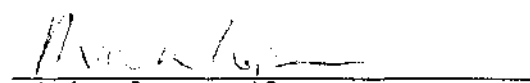
Section 6. This ordinance shall take effect and be in full force five (5) days after publication of the attached summary which is hereby approved.

Section 7. 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 11th day of April, 1989.

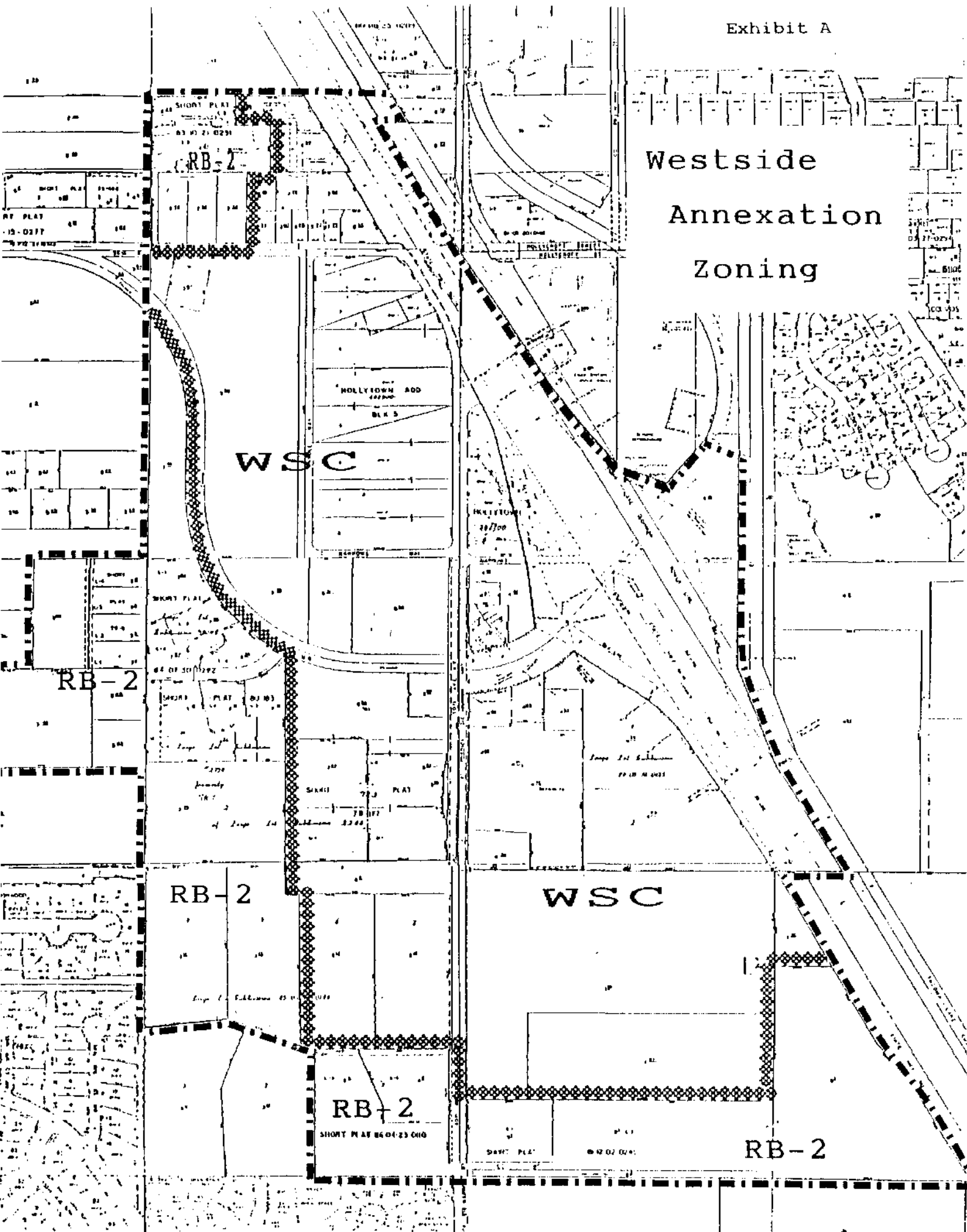

Don McCarty, Mayor

ATTEST:


Michael R. Wilson
City Administrator/Clerk

Filed with city clerk: 2/24/89
Passed by city council: 4/10/89
Date published: 4/26/89
Date effective: 5/1/89

Westside Annexation Zoning



CITY OF GIG HARBOR
SUMMARY OF ORDINANCE NO. 554

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, CREATING A NEW CHAPTER 17.30 OF THE GIG HARBOR MUNICIPAL CODE, ESTABLISHING A RESIDENTIAL AND BUSINESS DISTRICT (RB-2); AND AMENDING SECTIONS OF THE GIG HARBOR MUNICIPAL CODE RELATING TO ZONING.

On April 11, 1989, the City Council of the City of Gig Harbor passed Ordinance #554, which provides:

Section 1. Establishes a new residential and business district (RB-2) which includes the following sections: intent, permitted uses and structures, conditional uses, site plans, site coverage, maximum building height, parking, signs, loading, and supplemental standards.

Section 2. Amends the Freeway Commercial District (FC); changes Freeway Commercial to Westside Commercial, reduces site coverage, limits uses for conditional building height, and restricts residential development through conditional use process.

Section 3. Adds definitions to the definition section of the zoning code.

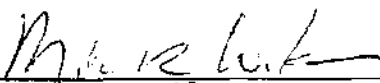
Section 4. Provides reference to an exhibit map wherein the Westside property is classified and zoned.

Section 5. Provides acceptance of site plans approved by Pierce County with an expiration provision of December 31, 1993.

Section 6. Sets an effective date of five days from the date of publication of this summary.

Section 7. Contains a severability clause.

The full text of this ordinance will be mailed without charge to anyone who submits a written request to the City Clerk of the City of Gig Harbor for a copy of the text.



Michael R. Wilson
City Administrator/Clerk