

Affidavit of Publication

STATE OF WASHINGTON, }
COUNTY OF PIERCE. } S.S.

Robert H. Platt..... being first duly sworn,

on oath deposes and says that he is the..... Publisher.....
of THE PENINSULA GATEWAY, a weekly newspaper. That said
newspaper is a legal newspaper and it is now and has been for
more than six months prior to the date of the publication hereinafter
referred to, published in the English language continually as a weekly
newspaper in Gig Harbor, Pierce County, Washington, and it is
now and during all of said time was printed in an office maintained
at the aforementioned place of publication of said newspaper.

That the annexed is a true copy of a..... Ordinance.....

Number 109 A for the Town of Gig
Harbor, Washington
as it was published in regular issues (and not in supplement form)
of said newspaper once each week for a period of..... one
consecutive weeks, commencing on the..... 29th day of..... August.....
19.68....., and ending on the..... 29th day of..... August....., 19.68.....,
both dates inclusive, and that such newspaper was regularly dis-
tributed to its subscribers during all of said period.

That the full amount of the fee charged for the foregoing publi-
cation in the sum of \$..... 336.60.....D which amount has been paid in
full, at the rate of \$2.00 a hundred words for the first insertion and
\$1.00 a hundred words for each subsequent insertion.

Robert H. Platt

Subscribed to and sworn before me this..... 30th..... day of
..... August....., 1868.....

James D. Ware
Notary Public in and for the State of Washington.

Residing at Gig Harbor, Washington.

words "used" or "occupied" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied." "Person" or "owner" shall include a corporation, partnership, cooperative, joint ownership or any other group contracting as a legal entity.

ACCESSORY BUILDING OR USE — a subordinate building or use incidental to the use of the main building on the same lot, such as a garage, shed, greenhouse or home occupation.

ALLEY — A public thoroughfare which affords a secondary means of access to abutting property.

APARTMENT HOUSE — A building or portion of a building arranged or designed to be occupied by three or more families living independently of each other.

AREA, BUILDING — The total ground coverage of a building or structure which provides shelter measured from the outside of its external walls.

AREA, SITE — The total horizontal area within the property lines, excluding external streets, but including property under water.

BASEMENT — That portion of a story partly underground and having at least 50% below the existing grade.

BOARDING HOUSE — A dwelling in which not more than six roomers and/or boarders are housed or fed.

BOAT HOUSE — An accessory building which provides shelter and enclosure for a boat or boats.

BUILDING — A "building" is any structure whose assessed value is more than \$300.00 built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind.

NONCONFORMING USE — A use of land, buildings or structures which does not conform to the regulations of the district in which it is located.

BUILDING HEIGHT — The vertical distance measured from the average elevation of the existing grade of the area to be covered by the building to the highest point of the roof, for houses without basement, houses with basements, shall be measured from the basement floor. Any problems arising from unusual topography or other physical circumstances shall be reviewed by the Planning Commission and resolved by the City Council.

BUILDING LINE — The line of that fence or corner or part of a building nearest the property line.

BUILDING PRINCIPAL — The building which contains the principal use.

CLINIC — A building designed and used for the medical and surgical diagnosis and treatment of patients under the care of doctors and nurses.

CLUB — An incorporated or unincorporated association of persons organized for a social, educational, literary, or charitable purpose.

CVERAGE — The percentage of the area of a lot which is built upon or occupied by a building.

DETACHED BUILDING — A building surrounded on all sides by open space.

SIGN AREA — The entire area

salvaging or sale of parts of machinery or vehicles not in running condition. A "junk yard" includes an auto wrecking yard.

LOADING BERTH — An off-street space or berth on the same lot with the building it serves, which is used for the parking of a vehicle while loading or unloading merchandise, and which has direct access from a street or alley.

LOT — A tract of land, described by metes and bounds, by lot and block designation or recorded plat, to be used, developed or built upon as a single unit of land.

LOT AREA — That portion of the land area of a lot which is dry land above mean high tide in ten previous years.

LOT CORNER — A lot at the junction of and fronting on two or more intersecting streets.

LOT DEPTH — The mean dimension of the lot from the front street line to the rear line.

LOT, INTERIOR — Any lot other than a corner lot.

LOT, THROUGH — An interior lot fronting on two streets.

LOT WIDTH — The dimension of the lot line at the street, or in an irregular shape lot, the dimension across the lot at the building line, or in a corner lot the narrow dimension of the lot at a street or building line.

SECTION 4. DISTRICTS

4.1 For the purpose of this ordinance, the Town of Gig Harbor is hereby divided and classified into seven use districts as follows:

R-1 Single Family Residential District Section 5

R-2 Medium Density Residential District Section 6

B-1 Local Retail District Section 7

B-2 General Retail District Section 8

C-1 Commercial District Section 9

W-1 Waterfront District Section 10

G-S General Service Section 11

4.2 Zoning Map

The aforesaid districts are located upon a map designated as the Zoning Map which shall be displayed at all times in the office of the Town Clerk and which is hereby incorporated as part of this ordinance as if the districts were described in detail in written descriptions in this ordinance, a copy of which map is attached hereto and marked Exhibit A.

If any changes to the map are made by amendment of this ordinance, in accordance with section 14, such changes shall be made to the official zoning map and signed and certified upon the map or upon the materials attached hereto.

ROW HOUSE — One of three or more single-family structures, side by side, with common walls.

SETBACK — The distance that buildings or uses must be removed from their lot lines.

COVERAGE — The percentage of the area of a lot which is built upon or occupied by a building.

DETACHED BUILDING — A building surrounded on all sides by open space.

SIGN AREA — The entire area

hazards of local traffic by limiting the kinds of retail activities to those suitable for stores of 10,000 square feet or less, such as groceries, small supermarkets or drug stores. The principles or guidelines to be applied are as follows:

(a) All business establishments shall be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than a use listed in this ordinance or amendments thereto as permitted in the use district in which such land, building, structure or premises is located.

(b) All business shall be conducted within completely enclosed buildings, no open or drive-in establishments being permitted.

5.3 Lot Area

The lot area shall be not less than 9,000 square feet.

5.4 Front Yard

Every lot shall have a front yard of at least 25 feet.

5.5 Rear Yards

Every lot shall have a rear yard of not less than 30 feet in depth.

5.6 Side Yards

Every lot shall have two side yards, of at least eight feet each, measured from the wall of the building, limiting any projections to 18 inches.

5.6-A Corner Lots:

Every corner lot shall have a setback of 25 feet from each street.

5.7 Building Height

No houses of a height greater than 24 feet including basement, or of a height greater than 15 feet without basement shall be constructed.

5.8 Signs

(a) No illuminated, flashing or moving signs are permitted.

(b) A sign to identify the occupant or a home occupation, property for sale, not over two square feet in area, is permitted for each dwelling.

(c) One sign, not over nine square feet in area, is permitted to identify each permitted non-residential use or parking lot.

5.9 Off-Street Loading

One off-street loading berth, in accordance with the general requirements for off-street loading in Section 14, shall be required for each non-residential building of over 10,000 square feet of gross floor area.

5.10 Off-Street Parking

(a) One off-street parking space shall be provided for each dwelling unit, in accordance with the general requirements for off-street parking in Section 15.

(b) For any use other than residential, off-street parking shall be provided in accordance with the official zoning map and signed and certified upon the map or upon the materials attached hereto.

If any changes to the map are made by amendment of this ordinance, in accordance with section 14, such changes shall be made to the official zoning map and signed and certified upon the map or upon the materials attached hereto.

(b) Businesses establishments shall not be required to provide rear yards, but if rear yards are provided, they shall be set back from the rear of buildings.

7.6 Side Yards

(a) Residential shall be the same as an R-1 district.

(b) Businesses establishments abutting on residences shall provide a side yard of at least 12 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 set back from the rear of buildings.

7.7 Building Height R-1

Same as R-1, Section 5.7 of this Ordinance.

7.8 Off-Street Parking

The off-street parking requirements of Section 15 shall apply to this district.

SECTION 10

W-1 WATERFRONT DISTRICT

10.1 Intent

This district is intended to maintain or encourage the development which ever is in the best interest of the community, taking into account the needs of each building, resource, the area or through the protection of which ever is the best interest of the community, taking into account the needs of each building, resource, the area or through the protection of

10.2 Transitional Uses

Such transitional uses, such as rifle, archery or similar ranges, bowling, etc., for each building, resource, the area or through the protection of which ever is the best interest of the community, taking into account the needs of each building, resource, the area or through the protection of

10.3 General Use District

10.4 Distribution

10.5 Intent

To provide for uses of land in the borderlines between residential and other districts, which would not have a tendency to on the uses in either district, but would serve as a more gradual transition to use changes.

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12.2 Use R-1 Permitted

(a) In buildings, or parts which abut sign or is located across the street or along the property in a nonresidential zone, may be used for:

(1) Two-family dwellings, provided that such is not less than 12,000 square feet in size.

(2) A parking lot for business within 100 feet of the main entrance of the business, to be used as accessory, or for use of mobile units, and provided that the entrance to the parking lot is at least 36 feet from the nearest residential lot, and that no land-speed is used.

(b) Overall size, on all faces of buildings, is at least 36 feet from the nearest residential lot, and that no land-speed is used.

(c) In R-2 or R-1, located in a nonresidential zone, may be used for parking for 10 cars or less, with 100 feet of the nearest residential lot, and that no land-speed is used.

(d) For the uses specified for B-1 and B-2 Districts, the sign requirements of those districts shall apply.

12.3 Lot Area

No lot shall be less than 7,000 square feet in size.

12.4 Coverage

No more than 80% of the lot shall be occupied by buildings.

12.5 Building Height

Same as R-1, Section 5.7.

12.6 Signs

Signs in this district shall be limited to the following:

(a) No red neon, flashing or moving advertising (billboard) signs shall be permitted.

(b) Overall size, on all faces of buildings, is at least 36 feet from the nearest residential lot, and that no land-speed is used.

(c) In R-2 or R-1, located in a nonresidential zone, may be used for parking for 10 cars or less, with 100 feet of the nearest residential lot, and that no land-speed is used.

(d) For the uses specified for B-1 and B-2 Districts, the sign requirements of those districts shall apply.

12.7 Off-Street Loading

(a) For uses listed for the B-1 and B-2 districts, the off-street loading requirements of those districts shall apply.

(b) For other uses, off-street loading in accordance with the requirements of Section 14 on Off-street loading shall be provided on the basis of one berth for the first 20,000 square feet of floor area and one additional berth for each additional 40,000 square feet of floor area in each building.

12.8 Off-Street Parking

The off-street parking requirements of Section 15 shall apply to this district.

SECTION 13

CONDITIONAL USES

13.1 Intent

Conditioning special, or specific uses, not otherwise specifically permitted in one or more districts, intended to provide for the needs of the community in areas where they may be appropriate, but where special safeguards are needed to protect uses from adverse effects.

13.2 Proposed Conditional Uses

Conditional uses may be used in unstructured zoning districts, provided that a conditional use permit is issued by the City Council, based upon a report from the Planning Commission, and the Planning Commission may require the Planning Commission to:

(a) The use conform to the intended purpose;