

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 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, 1968.

James H. Hore
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.

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 face or corner or part of a building nearest the property line.

BOUNDARY, 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.

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.

salvaging or sale of parts or 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.

MOORAGE — A place to tie up or anchor a boat or vessel.

NONCONFORMING BUILDINGS — A building or structure which does not conform in its construction, area, yard requirements or height to the regulations of the district in which it is located.

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

PARKING SPACE — An off-street space used to temporarily park a motor vehicle and having access to a public street or alley.

PLANNED UNIT DEVELOPMENT — A group of buildings provided for in a district (as permitted or conditional uses) in a single ownership of 2 or more acres, in a manner which, though not limited by yard or height limitations of the district maintains the required overall density of population or intensity of uses and which the owner submits a site plan of uses, arrangement and circulation for the Planning Commission to review and the City Council to approve.

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.

SIGN — Any face of a structure or device for visual communication that is used to bring the subject thereof to the attention of the public; not to exceed building height.

SIGN AREA — The entire area

of a sign, including the sign itself, but not including the structure supporting it.

SECTION 3. REGULATION OF USES

A. No building or structure 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. In order to maintain and preserve safe vision purposes on all corner lots, there shall be no fences, shrubs or other physical obstructions within 20 feet of the corner property line, higher than 36" above the existing grade.

C. On interior lots a fence, shrub or hedge not exceeding six feet in height may be located anywhere from the front setback line to the rear property 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 aforementioned 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 in accordance with this ordinance, in accordance with section 15 thereof, such changes shall be made to the official zoning map and signed and certified upon the map or upon the materials attached hereto.

In the event that the official zoning map becomes damaged, lost or difficult to read or interpret because of the number or nature of changes thereto, a new official zoning map shall be prepared and signed for approval by the City Council.

Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the

hazardous 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 retail or service establishments dealing directly with consumers, and only those goods shall be produced that are sold on the premises.

(b) The floor area occupied by any business establishment shall not exceed 10,000 square feet, exclusive of required parking.

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

7.2 Permitted Uses R-1

(1) All uses permitted in R-2 District.

(2) Barber shops and beauty parlors.

(3) Drug Stores.

(4) Dry cleaning and laundry receiving establishments, processing not to be done on the premises.

(5) Food stores, such as grocery stores, meat markets, bakeries and delicatessen stores.

(6) Hardware stores.

(7) Laundries, of the automatic, self-service type.

(8) Shoe repair stores.

(9) Variety stores.

(10) Temporary building for and during construction.

(11) Accessory uses, for parking, storage, etc.

(12) Light manufacturing.

(13) Bowling alleys.

(14) Restaurants, cocktail lounges, and taverns.

7.3 Lot Area

(a) The lot area for residential or public or institutional uses shall be the same as that in the R-2 District, 9,000 square feet for the first unit and 3,000 square feet for each additional unit, with a minimum lot of 9,000 square feet.

(b) For business establishments, the lot area shall not be less than 7,000 square feet.

7.4 Front Yards

Residences shall provide front yards of 25 feet.

7.5 Rear Yards

(a) Residential uses shall provide a rear yard of 30 feet.

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

7.6 Side Yards

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

(b) Business establishments, abutting on residences, shall provide a side yard of at least eight 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 screened from adjacent residences.

7.7 Building Height R-1

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

(10) Candy and ice cream stores.

(11) Camera and photo supply stores.

(12) Carpet and rug stores.

(13) China and glassware stores.

(14) Clubs and lodgers.

(15) Fraternal or religious institutions.

(16) Coin and philatelic and rock stores.

(17) Custom clothesmaking and tailoring.

(18) Department stores.

(19) Electrical and household appliance stores.

(20) Food stores.

(21) Florist shops.

(22) Frozen food stores and lockers or rentals.

(23) Furrier shops.

(24) Furniture stores.

(25) Garden supply and seed stores.

(26) Gift shops.

(27) Haberdasheries.

(28) Hotels and motels.

(29) Interior decorating and fabric stores.

(30) Jewelry stores.

(31) Leather goods and luggage stores.

(32) Liquor stores.

(33) Loan offices.

(34) Meat markets.

(35) Medical and dental offices and clinics.

(36) Meeting halls.

(37) Military shops.

(38) Musical instrument sales and repair.

(39) Offices, business and professional.

(40) Office supply stores.

(41) Optometrists.

(42) Paint and wallpaper stores.

(43) Plumbing showrooms and shops.

(44) Photography studios.

(45) Post offices.

(46) Radio and television sales and services.

(47) Restaurants and cocktail lounges.

(48) Schools, music, dance or business.

(49) Sewing and knitting stores, including sewing machine sales and services.

(50) Shoe stores.

(51) Sporting goods stores.

(52) Tailor shops.

(53) Theatres.

(54) Tobacco shops.

(55) Toy stores.

(56) Wearing apparel shops.

(57) Wholesale establishments.

(58) Accessory uses.

(59) Conditional uses in accordance with Section 13 of this ordinance.

(60) Drive-in retail and service establishments.

(61) Taverns.

8.3 Lot Area

No limits on lot area are prescribed.

8.4 Coverage

Coverage is not limited except as limited by required yards.

8.5 Front, Rear and Side Yards

No yards are required except that, where a R-2 district abuts on a residential district, a yard shall be required for the space between a property in this district and that

property in the adjacent district, which is the same as the yard required for each lot in the adjacent district.

SECTION 11. TRANSITIONAL USES

11.1 Intent

(a) The intent of this district is to provide for an area which is restricted as to the type of uses, and to allow all uses as permitted in Districts B-1, B-2 and C-1.

(b) All developments in a G-S zone shall be subject to the same rules governing transitional uses, conditional uses and off-street parking and loading requirements as apply to all other districts.

(c) All buildings or structures proposed for the G-S district shall have the approval of the City Council upon recommendation of the Planning Commission prior to the issuance of a building permit.

SECTION 12. TRANSITIONAL USES

12.1 Intent

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

12.2 Uses to Be Permitted

(a) In an R-1 zone, a lot which abuts upon or is located across the street or alley from property in a non-residential zone, may be used for:

(1) Two-family dwellings, provided that such lot is at least 12,000 square feet in size.

(2) A parking lot for a business within 100 feet of the lot, except for the customers and employees of the business to which it is accessory, for the use of motor vehicles only, and provided that the entrance to the parking lot is at least 30 feet from the nearest residential lot, and the lot is landscaped and screened.

(b) In R-2 zones, a lot adjacent to a non-residential zone may be used for a parking lot for a business within 100 feet of the lot, except for the customers and employees of the business to which it is accessory, and provided that the parking lot entrance is at least 30 feet from the nearest residential lot, and the lot is landscaped and screened.

12.3 Conditional Uses

Conditional use permits, for specific uses other than those specifically permitted in each zone, are intended to provide for the needs of the community in areas where they may be appropriate but where special safeguards to protect all uses from adverse effects.

12.4 Proposed Conditional Uses

Conditional uses may not be constructed without the issuance of a conditional use permit by the City Council, based upon the findings of the Planning Commission that:

(a) The use conforms with the intent of the district in which it is located.

(b) The use conforms with the intent of the district in which it is located.

(c) The use conforms with the intent of the district in which it is located.

(d) The use conforms with the intent of the district in which it is located.

(e) The use conforms with the intent of the district in which it is located.

(f) The use conforms with the intent of the district in which it is located.

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(m) The use conforms with the intent of the district in which it is located.

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(p) The use conforms with the intent of the district in which it is located.

(q) The use conforms with the intent of the district in which it is located.

(r) The use conforms with the intent of the district in which it is located.

(s) The use conforms with the intent of the district in which it is located.

(t) The use conforms with the intent of the district in which it is located.

uses, are prohibited.

(3) Amusement establishments, such as rifle, archery or similar ranges, bowling, etc.

(4) Animal hospitals and pounds.

(5) Sales of motor vehicles, cars and trailers.

(6) Vehicle services, such as auto laundries, garages, tire and battery service facilities.

(7) Boat sales and showrooms.

(8) Building materials sales.

(9) Cartage and express facilities, trucking, etc.

(10) Contractors' offices and shops.

(11) Fishing equipment, supplies and repairs.

(12) Frozen food lockers.

(13) Fuel and ice sales.

(14) Greenhouses, commercial.

(15) Linen, towel, diaper and similar supply services and laundering facilities.

(16) Lave bait stores.

(17) Machinery sales.

(18) Packing and crating.

(19) Storage, warehousing and wholesaling establishments.

(20) Accessory uses.

(21) Other similar uses, as approved by the City Council upon recommendation of the Planning Commission.

(22) Light manufacturing.

(23) All permitted uses of waterfront, Section 10.2.

9.3 Lot Area

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

9.4 Coverage

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

9.5 Building Height

Same as R-1, Section 5.7.

9.6 Signs

Signs in this district shall be limited to the following:

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

(b) Overall size, on all faces of 100 square feet for each establishment.

(c) Only the name of the establishment and the products or services available at this location shall be advertised.

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

9.7 Off-Street Loading

(a) For uses listed for the R-1 and R-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.

9.8 Off-Street Parking

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

SECTION 10. WATERFRONT DISTRICT

10.1 Intent

This district is intended to maintain

area for each lot in the district, which is the same as the yard required for each lot in the adjacent district.

SECTION 11. TRANSITIONAL USES

11.1 Intent

(a) The intent of this district is to provide for an area which is restricted as to the type of uses, and to allow all uses as permitted in Districts B-1, B-2 and C-1.

(b) All developments in a G-S zone shall be subject to the same rules governing transitional uses, conditional uses and off-street parking and loading requirements as apply to all other districts.

(c) All buildings or structures proposed for the G-S district shall have the approval of the City Council upon recommendation of the Planning Commission prior to the issuance of a building permit.

SECTION 12. TRANSITIONAL USES

12.1 Intent

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

12.2 Uses to Be Permitted

(a) In an R-1 zone, a lot which abuts upon or is located across the street or alley from property in a non-residential zone, may be used for:

(1) Two-family dwellings, provided that such lot is at least 12,000 square feet in size.

(2) A parking lot for a business within 100 feet of the lot, except for the customers and employees of the business to which it is accessory, for the use of motor vehicles only, and provided that the entrance to the parking lot is at least 30 feet from the nearest residential lot, and the lot is landscaped and screened.

(b) In R-2 zones, a lot adjacent to a non-residential zone may be used for a parking lot for a business within 100 feet of the lot, except for the customers and employees of the business to which it is accessory, and provided that the parking lot entrance is at least 30 feet from the nearest residential lot, and the lot is landscaped and screened.

12.3 Conditional Uses

Conditional use permits, for specific uses other than those specifically permitted in each zone, are intended to provide for the needs of the community in areas where they may be appropriate but where special safeguards to protect all uses from adverse effects.

12.4 Proposed Conditional Uses

Conditional uses may not be constructed without the issuance of a conditional use permit by the City Council, based upon the findings of the Planning Commission that:

(a) The use conforms with the intent of the district in which it is located.