

ORDINANCE NO. 1302

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE REGULATION; AMENDING SECTION 17.99.540 OF THE GIG HARBOR MUNICIPAL CODE TO REMOVE RAILING DESIGN REQUIREMENTS; ADDING A NEW SECTION 17.99.545 TO THE GIG HARBOR MUNICIPAL CODE TO INCORPORATE NEW RAILING DESIGN STANDARDS FOR THE HISTORIC DISTRICT; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City's current railing design standards applicable to all development within the Historic District provide limited design options that often do not meet the needs of the City's residents; and

WHEREAS, a developer may pursue alternative railing designs through the City's design alternative process, but such process takes time and resources, and some owners choose to undertake unpermitted construction activity not in compliance with existing railing design standards rather than go through the process; and

WHEREAS, on August 8, 2013 and March 6, 2014 the City's Design Review Board (DRB) reviewed the current railing design standards and recommended amendments to the Planning Commission for review and consideration; and

WHEREAS, on April 17, 2014 and June 26, 2014, the Planning Commission conducted a work study session and a joint work study session with the DRB, respectively, to discuss the DRB's recommendation and rationale for the recommendation; and

WHEREAS, on May 17, 2014 the Planning Commission conducted a public hearing on the proposed amendments; and

WHEREAS, on July 17, 2014 the Vice Chair of the Planning Commission signed and issued the Notice of Recommendation to the Mayor and Gig Harbor City Council for Gig Harbor Municipal Code amendment file #PL-ZONE-13-0006 that addresses the proposed railing amendment; and

WHEREAS, on September 22, 2014, the Gig Harbor City Council held a public hearing on the proposed amendments; and

WHEREAS, the Gig Harbor City Council desires to amend Chapter 17.99 GHMC to provide additional railing design options within the Historic District; now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
ORDAINS AS FOLLOWS:

Section 1. Section 17.99.540 - Amended. Section 17.99.540 of the Gig Harbor Municipal Code is hereby amended to as follows:

17.99.540 Siding and trim – Historic district.

The following standards apply to all development within the historic district:

Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials.

Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or of cement-like materials; board and batten (or panels with similarly spaced battens); brick; stone (real or cultured); nonscored, split-faced or ground-faced block (CMU); stucco on single-family homes. Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given facade.

Section 2. Railing Graphic set forth in deleted subsection 17.99.540.B shall be relocated to new subsection 17.99.545.A.1.a (see below)

Section 3. Section 17.99.545 - Added. A new Section 17.99.545 is hereby added to the Gig Harbor Municipal Code to read as follows:

17.99.545-Railings-Historic District

The following standards shall apply to all development within the historic district. All overwater piers, docks and gangways are exempt from the requirements of this section.

A. Use historically appropriate railing design for all structures either listed or eligible for listing on the city's Register of Historic Places.

1. The railing design for all structures on the city's Register of Historic Places or eligible for listing on the register based on its architecture (refer to GHMC Section 17.97.040.A. and subsets 2, 3, 4, 7, 10, & 11) shall be one of the following options:

a. Railing design shall include both an upper and lower rail with turnings or nominal two-inch balusters, vertically installed. The balusters shall be connected to a top and bottom rail in a traditional manner, i.e., the

balusters shall join at their top and bottom as opposed to contemporary-style connections. Face connections may occur on the back side of the rail if, from the front side, a traditional appearance is maintained.

[Note: Insert Railing Graphic Here]

b. Solid panel-style railing systems provided they are capped with a traditional, reduced scale railing consisting of a top rail. Clear glass and wire mesh-style panels are prohibited.

c. In waterfront zones, horizontal cable may be used in lieu of vertical balusters; provided that the railing design include top and bottom rails supported by spaced vertical posts with caps.

d. Rails, posts, and caps shall have the appearance and dimensions of standard lumber products.

2. In all cases, compatibility of design shall be utilized on any one level of a residential or nonresidential structure. Hand railings utilized on stairways providing ingress and egress from decks and porches shall be designed to be compatible with the railing design of the decks and porches.

The following standards shall apply to all other development within the historic district:

B. Use architecturally appropriate quality design for those structures that are either not listed or not eligible for listing on the city's Register of Historic Places.

1. The railing design for all structures not on the city's Register of Historic Places or not eligible for listing on the register shall be one of the following options:

a. Any railing design permitted by subsections 17.99.545.A.1.a-c above, except that rails, posts, and caps do not need to have the appearance and dimensions of standard lumber products.

b. Clear glass panels are permitted with or without a top and bottom rail.

c. Horizontal cable may be used in lieu of vertical balusters with or without a top and bottom rail.

2. In all cases, compatibility of design shall be utilized on any one level of a residential or nonresidential structure. Hand railings utilized on stairways providing ingress and egress from decks and porches shall be designed to be compatible with the railing design of the decks and porches. Wire mesh-style panels are prohibited.

Section 4. Severability. If any section, sentence, clause or phrase of the Ordinance should be held to be 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.

Section 5. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.


PASSED by the Council and approved by the Mayor of the City of Gig Harbor, this 13th day of October, 2014.

CITY OF GIG HARBOR



Mayor Jill Guernsey

ATTEST/AUTHENTICATED:



Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney



Angela G. Summerfield

FILED WITH THE CITY CLERK: 09/17/14
PASSED BY THE CITY COUNCIL: 10/13/14
PUBLISHED: 10/22/14
EFFECTIVE DATE: 10/27/14
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