

ORDINANCE NO. 716

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, IMPOSING MAXIMUM SQUARE FOOTAGE LIMITATIONS ON NON-RESIDENTIAL STRUCTURES IN THE RB-1, WM, B-2 AND C-1 DISTRICTS, ADDING NEW SECTIONS 17.36.055 AND 17.40.055 TO THE GIG HARBOR MUNICIPAL CODE AND AMENDING SECTIONS 17.28.030 AND 17.48.040.

WHEREAS, the Planning Commission reviewed a draft ordinance amending Title 17 of the Gig Harbor Code, which contained proposed GHMC Sections 17.36.055 and 17.40.055 and amended sections 17.28.030 and 17.48.040 in its public hearing on August 3, 1995; and

WHEREAS, the City Council held additional public hearings on proposed GHMC Sections 17.36.055 and 17.40.055 and amended sections 17.28.030 and 17.48.040 on October 23, 1995, November 27, 1995, and January 8, 1996; and

WHEREAS, this ordinance was reintroduced at the City Council meeting of February 12, 1996, prior to adoption at the City Council meeting on February 26, 1996, as required by GHMC Section 1.08.020; now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new Section 17.40.055 is hereby added to the Gig Harbor Municipal Code, to read as follows:

17.40.055 Maximum Gross Floor Area. The maximum gross floor area per commercial structure is 65,000 square feet.

Section 2. A new section 17.36.055 is hereby added to the Gig Harbor Municipal Code, to read as follows:

17.36.055 Maximum Gross Floor Area. The maximum gross floor area per commercial structure is 35,000 square feet.

Section 3. Section 17.28.030 is amended to read as follows:

* * *

	<u>Residential</u>	<u>Non-residential</u>
A. Minimum lot area (square feet)	12,000	15,000

B. Minimum lot width	70'	70'
C. Minimum front yard setback	20'	20'
D. Minimum rear yard setback	25'	15'
E. Minimum side yard setback	7'	10'
F. Maximum impervious lot coverage	50%	60%
G. Minimum street frontage		20' 50'
H. Maximum Density	3 dwelling units/acre	
I. Maximum Gross Floor Area	N/A	5000 square feet per lot

* * *

Section 4. Section 17.48.040 is amended to read as follows:

		Single Family Dwelling	Attached up to 4 unit	Non residential
A.	Minimum lot area (square feet)	6,000	6,000/unit	15,000
B.	Minimum lot width	50 feet	100 feet	100 feet
C.	¹ Minimum front yard	20 feet	20 feet	20 feet
D.	Minimum side yard	8 feet	10 feet	10 feet
E.	Minimum rear yard	25 feet	25 feet	25 feet
F.	Minimum Yard Abutting Tidelands	0 feet	0 feet	0 feet
G.	Maximum site impervious coverage	50 %	55%	70%.
H.	² Maximum Density	3.5 dwelling units per acre		
I.	Maximum Gross Floor Area	N/A	N/A	3,500 square feet per lot

* * *

Section 5. 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.

Section 6. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

MAYOR, GRETCHEN A. WILBERT

ATTEST/AUTHENTICATED:

CITY ADMINISTRATOR, MARK HOPPEN
 APPROVED AS TO FORM:
 OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK: 2/12/96
PASSED BY THE CITY COUNCIL: 2/26/96
PUBLISHED: 3/6/96
EFFECTIVE DATE: 3/11/96
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SUMMARY OF ORDINANCE NO. 716
of the City of Gig Harbor, Washington

On the 26 day of February 1996, the City Council of the City of Gig Harbor, passed Ordinance No. 716. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, IMPOSING MAXIMUM SQUARE FOOTAGE LIMITATIONS ON NON-RESIDENTIAL STRUCTURES IN THE RB-1, WM, B-2 AND C-1 DISTRICTS, ADDING NEW SECTIONS 17.36.055 AND 17.40.055 TO THE GIG HARBOR MUNICIPAL CODE AND AMENDING SECTIONS 17.28.030 AND 17.48.040.

The full text of this Ordinance will be mailed upon request.

DATED this 27th day of February 1996.

CITY ADMINISTRATOR, MARK HOPPEN