

ORDINANCE NO. 707

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADDING NEW CHAPTER 17.45 TO THE GIG HARBOR MUNICIPAL CODE WHICH CREATES A NEW EMPLOYMENT ZONING DISTRICT, DESCRIBING THE PERFORMANCE STANDARDS FOR SUCH DISTRICT, LISTING THE PERMITTED AND CONDITIONAL USES.

WHEREAS, the Growth Management Act requires that local government planning under the act must adopt development regulations which implement comprehensive plans, and

WHEREAS, updating the zoning code is in the public's health, interest, welfare and safety as it implements the goals and policies of the amended City of Gig Harbor Comprehensive Plan of November, 1994, and

WHEREAS, new chapter 17.45 implements the 1994 City of Gig Harbor Comprehensive Plan land use element, Employment Business, now, therefore,

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

Section 1. A new chapter 17.45 is hereby added to the Gig Harbor Municipal Code, to read as follows:

17.45
EMPLOYMENT DISTRICT

- 17.45.010 Intent
- 17.45.020 Permitted Uses
- 17.45.030 Conditional Uses
- 17.45.040 Performance Standards

17.45.010 Intent. The Employment District provides for the location of high quality design development and operational standards for technology research and development facilities, light assembly and warehousing, associated support service and retail uses, business and professional office uses, corporate headquarters and other supporting enterprises. The Employment District is intended to be devoid of nuisance factors, hazards and potentially high public facility demands. Retail uses are not encouraged in order to preserve these districts for major employment opportunities and to reduce the demand for vehicular access.

17.45.020 Permitted Uses.

- A. Research and development facilities
- B. Light assembly and warehousing
- C. Light manufacturing
- D. Service and retail uses which support and are ancillary to the primary uses allowed in the employment district
- E. Professional offices
- F. Corporate headquarters
- G. Distribution facilities
- H. Vocational, trade and business schools
- I. Book and magazine publishing and printing
- J. Financial and Investment Institutions
- K. Commercial Photography, cinematography and video productions facilities
- L. Reprographic services
- M. Computer assembly plants
- N. Courier services
- O. Mail and packaging facilities
- P. Trails, open space, community centers
- Q. Schools, public and private

17.45.030 Conditional Uses.

- A. Hospitals, clinics and establishments for people convalescing from illness or operation
- B. Senior citizen housing
- C. Commercial child care facilities
- D. Public utilities and public services such as libraries, electrical substations, telephone exchanges, telecommunication facilities, police and fire stations
- E. Recreational buildings and outdoor recreation
- F. Houses of religious worship
- G. Planned unit developments with a minimum of 65% of the site consisting of an employment based use
- H. Ministorage facilities

17.45.040 Performance Standards. All uses in the Employment District zone shall be regulated by the following performance standards:

A. Setbacks. No structure shall be closer than 150 feet to any residential zone or development or closer than 50 feet to any street or property line. Parking shall not be located any closer than 30 feet to a property line.

B. Open Space. A minimum of 30% of the site, excluding setbacks, shall remain in open space, with either retained natural vegetation or new landscaping.

C. Landscaping. All uses shall conform to the landscaping requirements established in chapter 17.78. All required yards shall be landscaped in accordance with the landscaping requirements of chapter 17.78.

D. Lot area. There is no minimum lot area for this district.

E. Height. Structures within 250 feet of a residential low density zone shall not exceed 35 feet in height. Structures within 250 feet of a residential medium density zone shall not exceed 45 feet in height. The building height shall be determined as defined in Section 17.04.160 of the GHMC. The maximum building height shall also be limited by the city building and fire codes. Definitions within the city building and fire codes shall be used to determine height for compliance with the applicable building and fire code.

F. Lot coverage. There is no maximum lot area coverage except as needed to meet setback, buffer and landscaping requirements.

G. Off-Street Parking. Off-street parking and loading areas meeting the requirements of chapter 17.72 shall be provided.

H. Exterior Mechanical Devices. All HVAC equipment, pumps, heaters and other mechanical/electrical devices shall be screened from view from all public right-of-way.

I. Outdoor Storage of Materials. Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public right-of-way.

J. Outdoor Lighting. Within one hundred feet of any residential use or zone, outdoor lighting and aerial mounted floodlighting shall be shielded from above in such a manner so that the bottom edge of the light shield shall be below the light source. Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Outdoor lighting shall be shielded so as not be directly visible from SR-16. Ground mounted floodlighting or light projection above the horizontal plan is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.

K. Trash Receptacles. Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

L. Design. The requirements of the City of Gig Harbor Design Guidelines Manual shall apply to all commercial development.

Section 2. Severability. 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 II. 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: 1/8/96
PASSED BY THE CITY COUNCIL: 1/22/96
PUBLISHED: 1/31/96

EFFECTIVE DATE:
ORDINANCE NO. 707

2/5/96

SUMMARY OF ORDINANCE NO. 707

of the City of Gig Harbor, Washington

On the 22nd day of January , 1996, the City Council of the City of Gig Harbor, passed Ordinance No. 707. 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, ADDING NEW CHAPTER 17.45 TO THE GIG HARBOR MUNICIPAL CODE WHICH CREATES A NEW EMPLOYMENT ZONING DISTRICT, DESCRIBING THE PERFORMANCE STANDARDS FOR SUCH DISTRICT, LISTING THE PERMITTED AND CONDITIONAL USES.

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

DATED this _____ day of _____, 1996.

CITY ADMINISTRATOR, MARK HOPPEN