

**CITY OF GIG HARBOR
ORDINANCE NO. 783**

AN ORDINANCE RELATING TO LAND USE AND ZONING, DEFINING A STUDIO APARTMENT AND REDUCING THE REQUIRED PARKING FOR MULTI-FAMILY HOUSING; ADDING A NEW SECTION 17.04.780 AND AMENDING SECTION 17.72.030 OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, GHMC Section 17.72.030(B) requires two off-street parking spaces for each multi-family housing unit, regardless of the size of each unit; and

WHEREAS, a request was received from Mr. John Wise, Owner of a multi-family housing development in Gig Harbor, to amend the City's parking standards to reduce the required parking for multi-family housing City-wide; and,

WHEREAS, GHMC Section 17.100.040 establishes criteria for zoning text amendments which were addressed in a staff report dated February 19, 1997; and

WHEREAS, a public hearing was held on February 27, 1997, to receive public testimony on the proposed amendment; and,

WHEREAS, the Planning Commission has considered information contained in the staff report dated February 19, 1997 and input received at the public hearing; and,

WHEREAS, the Planning Commission has recommended approval of the proposed text amendment, as stated in Resolution # 3 of 1997 ; and

WHEREAS, the Gig Harbor City Council has reviewed the recommendation of the staff and Planning Commission; and,

WHEREAS, the City Council remanded the proposed amendments back to the planning commission and requested additional information documenting that the proposed standards would provide adequate "overflow" parking; and,

WHEREAS, the applicant, in response to the City Council's direction, submitted information on parking requirements from other jurisdictions and also submitted surveys indicated available parking in Gig Harbor multi-family housing developments; and,

WHEREAS, the Planning Commission considered the new information and surveys at a worksession on November 6, 1997 and found that the information and surveys provided convincing

evidence that adequate parking would be available at the proposed reduced rate;

WHEREAS, The City Council finds that the current parking requirements for multi-family housing result in more parking than necessary for smaller multi-family units; and,

WHEREAS, the City Council finds that excessive parking requirements increases the cost of housing and affects the ability of the City to assure affordable housing units; and,

WHEREAS, The Housing Element of the City's Comprehensive Plan includes specific goals to reduce the cost of housing including the provision of incentives to increase densities on residential lots, or to consider density based upon performance standards as opposed to maximum unit allowances (Comprehensive Plan pg. 53 & 54);

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, **ORDAINS** that the Gig Harbor Municipal Code be amended to read as follows:

. . .

17.04.780 Studio Apartment

“Studio Apartment” means an apartment with one main living space, a kitchen, a bathroom, and doesn not have a separate bedroom.

. . .

17.72.030 Number of off-street parking spaces required.

The following is the number of off-street parking spaces required:

. . .

B. For multiple-family dwellings, ~~two off-street parking spaces for each multiple dwelling unit;~~

1 parking space for each studio apartment.

1.5 parking spaces for each one bedroom apartment.

2 parking spaces for apartments with 2 or more bedrooms.

. . .

PASSED this 13th day of January, 1998.

GRETCHEN A. WILBERT, MAYOR

ATTEST:

MOLLY TOWSLEE, CITY CLERK

Filed with City Clerk: 12/4/97

Ordinance Adopted: 1/13/98

Date Published: 1/21/98
Effective Date: 1/26/98

**SUMMARY OF ORDINANCE NO. 783
of the City of Gig Harbor, Washington**

On January 13, 1998, the City Council of the City of Gig Harbor, Washington, approved Ordinance No. 783, the summary of text of which is as follows:

AN ORDINANCE RELATING TO LAND USE AND ZONING, DEFINING A STUDIO APARTMENT AND REDUCING THE REQUIRED PARKING FOR MULTI-FAMILY HOUSING; ADDING A NEW SECTION 17.04.780 AND AMENDING SECTION 17.72.030 OR THE GIG HARBOR MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR:

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

DATED this 14th day of January, 1998.

Molly Towslee, City Clerk