

ORDINANCE NO. 1047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, COMPILING THE EXISTING REQUIREMENTS FOR PARKING RELATING TO NEW DEVELOPMENT IN A MATRIX, AND ADOPTING NEW PARKING REQUIREMENTS FOR NEW USES INCLUDED IN THE LAND USE MATRIX ADOPTED IN ORDINANCE NO. 1045, INCLUDING HIGHER EDUCATIONAL SCHOOLS, VOCATIONAL/TRADE SCHOOLS, ESSENTIAL PUBLIC FACILITIES, UTILITIES, COMMERCIAL CHILD CARE, OUTDOOR COMMERCIAL RECREATION, ADULT ENTERTAINMENT FACILITIES, ACCESSORY USES AND STRUCTURES; REPEALING GHMC SECTION 17.72.030 AND ADOPTING A NEW SECTION 17.72.030.

WHEREAS, the requirement for off-street parking spaces are currently included in text, within Gig Harbor Municipal Code Section 17.72.030; and

WHEREAS, for ease of reference, and to be consistent with the Land Use Matrix, Chapter 17.14 GHMC, which was adopted in Ordinance No. 1045, the requirements for parking have been included in a parking matrix; and

WHEREAS, Section 17.72.030 does not include all of the uses that have been included in Chapter 17.14 GHMC, adopted in Ordinance No. 1045; and

WHEREAS, no off-street parking requirements exist for the following uses that are now included in the Parking Matrix and the City desires to adopt off-street parking requirements for these uses: higher educational schools, vocational/trade schools, essential public facilities, utilities, commercial child care, outdoor commercial recreation, adult entertainment facility, accessory uses and structures. Off-street parking spaces for these uses were determined by applying the off-street parking requirement of a use that most closely resembled these listed uses; and

WHEREAS, the attached Parking Matrix has been drafted to include all of the uses shown in the Land Use Matrix, Chapter 17.14 GHMC, which was adopted in Ordinance No.1045; and

WHEREAS, the City's SEPA Responsible Official issued a Determination of Nonsignificance (DNS) for the proposed amendments on December 21, 2005 pursuant to WAC 197-11-350; and

WHEREAS, the City Community Development Director forwarded a copy of this Ordinance to the Washington State Department of Trade and Community Development on December 21, 2005 pursuant to RCW 36.70A.106; and

WHEREAS, the City Planning Commission held a public hearing on this Ordinance on March 2, 2006 and made a recommendation of approval to the City Council; and

WHEREAS, the Gig Harbor City Council held a first public hearing and considered this Ordinance at first reading on April 10, 2006; and

WHEREAS, the Gig Harbor City Council and Planning Commission held a joint work-study session and considered this Ordinance on May 1, 2006; and

WHEREAS, the Gig Harbor City Council held a second public hearing and considered this Ordinance at a first reading on May 22, 2006; and

WHEREAS, the Gig Harbor City Council voted to approve this Ordinance during the second reading on June 12, 2006; Now, Therefore,

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

Section 1. Section 17.72.030 of the Gig Harbor Municipal Code is hereby repealed.

Section 2. A new Section 17.72.030 is hereby added to the Gig Harbor Municipal Code, which shall read as follows:

17.72.030 Number of off-street parking spaces.

The following is the number of off-street parking spaces required for each of the uses identified below:

Use	Required Parking
Dwelling, Single-Family	Two off-street parking spaces per dwelling unit.
Dwelling, Duplex	Two off-street parking spaces per dwelling unit.
Dwelling, Tri-plex	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one bedroom unit, and two off-street parking spaces for units with two or more bedrooms.
Dwelling, Four-plex	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one bedroom unit, and two off-street parking spaces for units with two or more bedrooms.
Dwelling, Multiple-Family	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one bedroom unit, and two off-street parking spaces for units with two or more bedrooms.

Use	Required Parking
Accessory Apartment	One off-street parking space per accessory apartment in addition to parking required for primary dwelling unit.
Family Day-care Provider	Two off-street parking spaces.
Home Occupation	One off-street parking space in addition to parking required for any other use; two parking spaces shall be required if the occupation requires customers or clients to visit the premises at any time.
Adult Family Home	Two off-street parking spaces.
Independent Living Facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Assisted Living Facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Skilled Nursing Facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Hospital	One off-street parking space for every two beds based on maximum capacity as determined by the International Building Code.
School, Primary	One off-street parking space for every five seats in the main auditorium or assembly room.
School, Secondary	One off-street parking space for every four seats in the main auditorium or assembly room, or three off-street parking spaces for every classroom plus one additional off-street parking space for each staff member or employee, whichever is greater.
School, Higher Educational	One off street parking space for every possible four seats in the classrooms based on maximum capacity as determined by the International Building Code.
School, Vocational/Trade	One off street parking space for every possible four seats in the classrooms based on maximum capacity as determined by the International Building Code.
Government Administrative Office	One off-street parking space for every 300 square feet of floor area.
Public/Private Services	For libraries: One off-street parking space for every 1,000 square feet of floor area; For police stations and fire stations: one off-street parking space for every 300 square feet of floor area; For maintenance and storage facilities: one off-street parking space for every 500 square feet of floor area.
Religious worship, house of	One off-street parking space for every four fixed seats in the facility's largest assembly area. For a fixed seat configuration consisting of pews or benches, the seating capacity shall be computed upon not less than 18 linear inches of pew or bench length per seat. For a flexible configuration consisting of moveable chairs, each seven square feet of the floor area to be occupied by such chairs shall be considered as a seat.
Museum	One off-street parking space for every 1,000 square feet of floor area.
Community Recreation Hall	One off-street parking space for every possible four seats in the auditorium(s) and assembly room(s) based on maximum capacity as determined by the International Building Code.
Yacht Club	One off-street parking space for every two beds plus one space for each four persons of the building's maximum seating capacity as determined by the International Building Code.
Clubs and Lodges	One off-street parking space for every two beds plus one space for each four persons of the building's maximum seating capacity as determined by the International Building Code.

Use	Required Parking
Parks	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the uses proposed.
Essential Public Facilities	Parking required as per underlying use.
Utilities	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the use proposed.
Lodging Level 1	One and one-quarter off-street parking space for each room to rent in addition to two off-street parking spaces for the single-family residence.
Lodging Level 2	One and one-quarter off-street parking space for each room to rent.
Lodging Level 3	One and one-quarter off-street parking space for each room to rent.
Personal Services	One off-street parking space for every 300 square feet of floor area.
Product Services Level 1	One off-street parking space for every 300 square feet of floor area.
Product Services Level 2	One off-street parking space for every 400 square feet of floor area, except for auto repair. For auto repair, four off-street parking spaces for each service bay.
Professional Services	One off-street parking space for every 300 square feet of floor area except for medical and dental offices. For medical and dental offices, one off-street parking space for every 250 square feet of floor area.
Sales Level 1	One off-street parking space for every 300 square feet of floor area.
Sales Level 2	One off-street parking space for every 400 square feet of floor area.
Sales Level 3	One off-street parking space for every 400 square feet of floor area.
Ancillary Sales	One off-street parking space for every 300 square feet of floor area.
Commercial Child Care	One off-street parking space for every 5 possible seats in the main auditorium or assembly rooms.
Commercial Recreation, Indoor	One off-street parking space for every possible four seats in the auditoriums and assembly rooms based on maximum capacity as determined by the International Building Code; for bowling alleys, five off-street parking spaces for each alley.
Commercial Recreation, Outdoor	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the uses proposed.
Commercial Entertainment	One off-street parking space for every possible four seats in the auditorium(s) and assembly room(s) based on maximum capacity as determined by the International Building Code.
Automotive Fuel Dispensing Facility	One off-street parking space for every two fuel pumps, if service bays are not provided. If service bays are provided, four off-street parking spaces for each service bay.
Vehicle Wash	Two off-street parking spaces per service bay plus one space for every two employees. In addition, a stacking lane or lanes capable of accommodating a minimum of 10 percent of the projected maximum hourly throughput of vehicles for the vehicle wash shall be provided near the entrance to the wash bay(s). One car length within the stacking lane shall be equal to the length of a standard parking space.
Commercial Parking Lot	None required
Animal Clinic	One off-street parking space for every 250 square feet of floor area.
Kennel	One off-street parking space for every 300 square feet of floor area.

Use	Required Parking
Adult Entertainment Facility	Parking required as per underlying use.
Restaurant 1	One off-street parking space for every three seats based on maximum capacity as determined by the International Building Code.
Restaurant 2	One off-street parking space for every three seats based on maximum capacity as determined by the International Building Code.
Restaurant 3	One off-street parking space for every three seats based on maximum capacity as determined by the International Building Code.
Tavern	One off-street parking space for every three seats based on maximum capacity as determined by the International Building Code.
Drive-through Facility	One off-street space for every two employees assigned to the drive-through service area. In addition, a stacking lane or lanes capable of accommodating a minimum of 10 percent of the projected maximum hourly throughput of vehicles for the drive-through facility shall be provided near the drive-through service area. One car length within the stacking lane shall be equal to the length of a standard parking space.
Marina	For moorages/slips less than 45 feet, one off-street parking space for every two berths; for moorages/slips 45 feet or longer, one space for every berth. All moorage facilities shall provide a minimum of two parking spaces. If a commercial or residential development is to be combined with a watercraft usage requiring parking, the usage which generates the larger number of spaces shall satisfy the requirements of the other usage. ²
Marine Sales And Service	One off-street parking space for every 300 square feet of floor area except for boat sales and repair. For boat sales and repair, one off-street parking space for every 400 square feet of floor area.
Marine Boat Sales Level 1	One off-street parking space for every 300 square feet of floor area.
Marine Boat Sales Level 2	One off-street parking space for every 400 square feet of floor area.
Ministorage	One off-street parking space for every 500 square feet of floor area.
Industrial Level 1	One off-street parking space for every 500 square feet of floor area.
Industrial Level 2	One off-street parking space for every 500 square feet of floor area, except for moving companies and distribution facilities. For moving companies and distribution facilities, one off-street parking space for each vehicle in use, at any time, in the conduct of business.
Marine Industrial	One off-street parking space for every 500 square feet of floor area.
Wireless Communication Facility	None Required
Accessory Uses and Structures	Parking required as per underlying use.
For any other use not specifically mentioned or provided for, the director shall determine the standards to be applied for parking using as a guide the uses listed above that most closely resemble the uses proposed.	

¹ If the facility or home is used exclusively for the housing of the elderly, disabled or handicapped, the decisionmaker may allow a portion of the area required for off-street parking to be reserved as a landscaped area if the decisionmaker finds that the required off-street parking is not immediately required and is in the best interest of the neighborhood.

² See GHMC 17.48.070 for additional requirements for parking and loading facilities in the WM district.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance is 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, clause or phrase of this Ordinance.

Section 4. 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 City Council and approved by the Mayor of the City of Gig Harbor this 12th day of June, 2006.

CITY OF GIG HARBOR



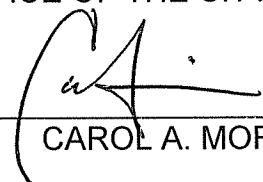
CHARLES L. HUNTER, MAYOR

ATTEST/AUTHENTICATED:

By: 

MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

CAROL A. MORRIS

FILED WITH THE CITY CLERK: 5/17/06
PASSED BY THE CITY COUNCIL: 6/12/06
PUBLISHED: 6/21/06
EFFECTIVE DATE: 6/26/06
ORDINANCE NO: 1047