

ORDINANCE NO. 1100

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING THE DESIGN MANUAL SO THAT THOSE REQUIREMENTS RELATED TO LONG, LOW WALL PLANES AND HORIZONTAL WALL SHIFTS APPLY TO PROMINENT FACADES ONLY; AMENDING SECTION 17.99.380 OF THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, the 1996 version of the Design Manual required that only prominent facades comply with the standards for long, low wall planes (GHMC 17.99.380(A)) and horizontal wall shifts (GHMC 17.99.380(B)(1)); and

WHEREAS, in the current code, based on the 2004 update of the Design Manual, all wall planes are required meet the long, low wall plane and horizontal wall shift requirements, no matter the wall plane's visibility; and

WHEREAS, these shift standards, as applied in the current code, require shifts in walls not seen by customers and clients or not visible from public rights-of-way; and

WHEREAS, these wall plane standards prove difficult to comply with for applicants designing buildings with service areas and functional issues which might require non-shifted walls; and

WHEREAS, neither staff nor DRB members which were involved in the 2004 update can find documentation to justify the increased architectural standard; and

WHEREAS, the City desires to apply these long, low wall plane and horizontal shift requirements to prominent facades only; and,

WHEREAS, the City Community Development Director forwarded a copy of this Ordinance to the Washington State Department of Community, Trade and Economic Development on June 7, 2007 pursuant to RCW 36.70A.106; and

WHEREAS, the City's SEPA Responsible Official issued a DNS for the proposed amendments on June 27, 2007 pursuant to WAC 197-11-350, which was not appealed; and

WHEREAS, the City Planning Commission held a public hearing on this Ordinance on June 7, 2007 and made a recommendation of approval to the City Council; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading and public hearing on July 23, 2007; and

WHEREAS, the Gig Harbor City Council voted to adopt this Ordinance during the second reading on August 13, 2007; and

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

Section 1. Subsections 17.99.380(A) and (B) of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.99.380 Mass and scale.

The following standards are applicable to all nonresidential and multifamily residential development. Their purpose is to break large structures down into smaller building modules and ensure that each module's proportions are consistent with the existing pattern of development in Gig Harbor.

A. Avoid long, low wall planes (IBE).

Prominent facades shall have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet.*

**Note: Porches, porticos and similar unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.*

B. Provide substantial shifts in walls and roof surfaces. (IBE)

Wall and roof surfaces shall be broken down into smaller planes using substantial shifts in building footprints which result in substantial shifts in roof lines, as follows:

1. Horizontal shift

No portion of a prominent facade may exceed 80 feet in length without a shift in the building footprint measuring one-tenth of the facade length. This shift may be broken down into smaller shifts of at least six feet each. Horizontal shifts, when required, shall be reflected by a shift alteration in the roof design. To assure that footprint shifts are distributed across the building facade, shifted wall planes shall have a width proportion of between one-to-one and three-to-one the width of adjacent wall planes on the same facade.

2. Vertical shift

No single run of ridge, cornice or fascia (excluding eave overhang) shall exceed 80 feet without a five-foot transition in height. Cupolas and similar minor projections above roof lines do not meet the vertical shift requirement.

* * *

Section 2. 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 3. 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 13th day of August, 2007.

CITY OF GIG HARBOR



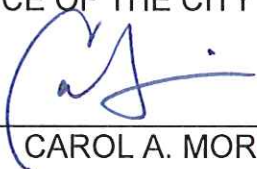
CHARLES L. HUNTER, MAYOR

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: 08/10/07
PASSED BY THE CITY COUNCIL: 08/13/07
PUBLISHED: 08/22/07
EFFECTIVE DATE: 08/27/07
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