

ORDINANCE NO. 1173

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AMENDING SUBSECTION 17.99.510(A) OF THE GIG HARBOR MUNICIPAL CODE TO REVISE THE BUILDING HEIGHT CALCULATION FOR RESIDENTIAL BUILDINGS IN THE CITY'S HISTORIC DISTRICT TO BE CONSISTENT WITH THE BUILDING HEIGHT CALCULATION FOR NONRESIDENTIAL BUILDINGS IN THE HISTORIC DISTRICT AND ALL BUILDINGS IN THE HEIGHT RESTRICTION AREA; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the downhill height for residential buildings in the City's Historic District is measured from natural grade; and

WHEREAS, the downhill height for nonresidential buildings in the City's Historic District is measured from natural grade and finished grade; and

WHEREAS, the downhill height for all buildings in the City's height restriction area which are not in the Historic District is measured from natural grade and finished grade; and

WHEREAS, the Historic District is located within the height restriction area established under chapter 17.62 of the Gig Harbor Municipal Code; and

WHEREAS, the City desires to amend the building height calculation for residential buildings in the Historic District to be consistent with the other building height calculations in the height restriction area to ensure that the scale of buildings remain same no matter the use; and

WHEREAS, on January 18, 2008, a copy of this Ordinance was sent to the Washington Department of Community, Trade and Economic Development, pursuant to RCW 36.70A.106; and

WHEREAS, the City's SEPA Responsible Official issued a threshold Determination of Nonsignificance (DNS) for this Ordinance on July 13, 2009; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading and public hearing on August 10, 2009; and

WHEREAS, on September 14, 2009, the City Council held a second reading during a regular City Council meeting; Now, therefore,

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

Section 1. Section 17.99.510 of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.99.510 Building massing and height – Historic district.

* * *

A. Incorporate characteristic roof lines and massing into residential structures.

Historic structures in Gig Harbor are characterized by similar roof lines and massing. All residential structures within the historic district must meet the following criteria:

1. MINIMUM ROOF PITCH

Roof pitches shall be minimum 6/12 and maximum 12/12 on all portions of the roof except for (a) shed dormers, (b) porches, (c) the lower pitched roof portion on a saltbox-style structure, and (d) steeples, bell towers, and similar accentuated structures.

2. MAXIMUM HEIGHT

Each residential lot is allowed a building height of up to 18 feet from any point within the buildable area and within 50 feet of the building's footprint; provided, that no portion of the structure exceeds 27 feet above natural and finished grade. Additionally, one BASIC STRUCTURE measuring 25 feet wide by 40 feet deep by 27 feet high may be incorporated into the building design based upon the following criteria:

- a. The height of the basic structure shall be measured from the lowest elevation point at the setback lines. Height shall be measured from natural grade.
- b. The ridge of the basic structure shall be perpendicular to the shoreline or "point" to a significant view.
- c. No structures other than chimneys shall extend beyond the area defined by the gable or hip, i.e., no structure shall extend above the common rafter extending from the top wall plate to the ridge unless it is within the underlying 18-foot height envelope.
- d. The minimum roof pitch is 8/12. Equal pitches are used on the remaining portion of the house.
- e. A full-width front porch shall be included on the front side of the basic structure unit and windows on the entire structure shall be true-divided light windows if a grid pattern is desired.
- f. All other setback and height requirements are complied with.

3. INTERSECTING GABLES OR DORMER REQUIREMENT

To avoid expansive roof planes, fascia boards may not exceed 35 feet in length without an intersecting gable, dormer or similar architectural element incorporated into the roof plane above the fascia board on pitched roofs. This requirement does not apply to BASIC STRUCTURES defined under subsection (A)(2) of this section.

* * *

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be 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 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.

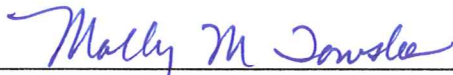
PASSED by the Council and approved by the Mayor of the City of Gig Harbor, this 14th day of September, 2009.

CITY OF GIG HARBOR



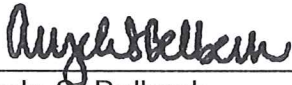
Mayor Charles L. Hunter

ATTEST/AUTHENTICATED:



Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney



Angela S. Belbeck

FILED WITH THE CITY CLERK: 08/05/09
PASSED BY THE CITY COUNCIL: 09/14/09
PUBLISHED: 09/23/09
EFFECTIVE DATE: 09/28/09
ORDINANCE NO: 1173