

ORDINANCE NO. 972

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, AND THE METHOD FOR DETERMINING THE NUMBER OF DWELLING UNITS PERMITTED PER ACRE, INCLUDING A NEW PROVISION ALLOWING THE ROUNDING OF ACTUAL DENSITY TO THE NEAREST WHOLE NUMBER; ADDING A NEW SECTION 17.05.035 TO THE GIG HARBOR MUNICIPAL CODE.

WHEREAS, the City of Gig Harbor, through the Zoning Code, has established maximum residential densities in all residential districts in the City; and

WHEREAS, density units are stated in whole numbers; and

WHEREAS, applying density limits to a specified lot often results in a fractional number of density units; and

WHEREAS, the City of Gig Harbor has no policy regarding "rounding" of fractional dwelling units in the GHMC for the purposes of calculating density; and

WHEREAS, a proposed text amendment has been submitted by Sheila Koscik, a resident and property owner in Gig Harbor, that would allow rounding fractional dwelling units in Gig Harbor City limits to the nearest whole number; and

WHEREAS, the proposed text amendment would provide clarification on allowable density; and

WHEREAS, the proposed text amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan; and

WHEREAS, the City's SEPA Responsible Official issued a determination of Non-significance for the proposed text amendment on July 19, 2004 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 July 19, 2004, pursuant to RCW 36.70A.106; and

WHEREAS, the City Planning Commission held a public hearing on this Ordinance on August 19, 2004, and made a recommendation of approval to the City Council; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting of October 11th and 25th, 2004; Now, Therefore,

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

Section 1. A new section 17.05.035 is hereby added to the Gig Harbor Municipal Code, which shall read as follows:

17.05.035 Density Rounding. The allowable number of dwelling units for any given lot of the city shall be calculated by multiplying the net buildable land area by the allowed density in dwelling units/acre. The result of this calculation shall equal the number of dwelling units permitted. If a calculation results in a fractional dwelling unit, the fractional dwelling unit shall be rounded to the nearest whole number. Less than .5 shall be rounded down. Greater than or equal to .5 shall be rounded up.

Example: 1.5 acres x 3 du/acre = 4.5 (rounded to 5 dwelling units)

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.

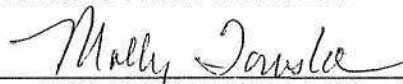
PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 25th day of October, 2004.

CITY OF GIG HARBOR



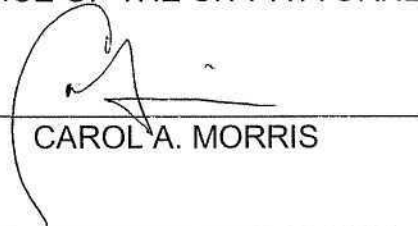
GRETCHEN WILBERT, MAYOR

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: 10/3/04
PASSED BY THE CITY COUNCIL: 10/25/04
PUBLISHED: 11/3/04
EFFECTIVE DATE: 11/8/04
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