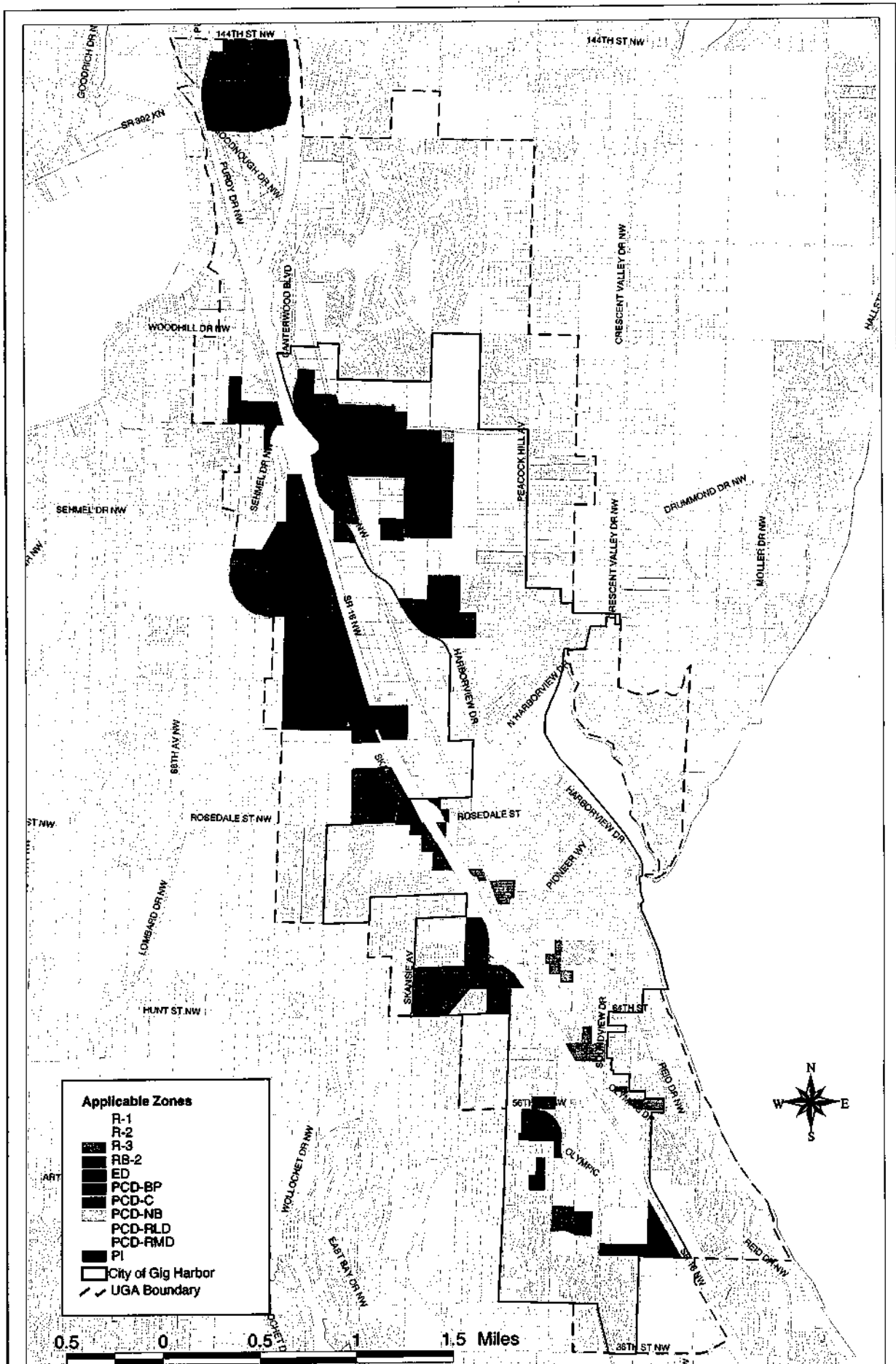




June 1, 2004

**Sign-in Sheet Building Size Work-Study
Session #1 - All Zones without Limits**

Name	Address	Do you live inside City Limits?	
		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Matt Halvorsen	13429 100TH ST KPN GH. WA 98329	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Jim Pasini	3208 50th St Ct. G.H. 98335	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
THEO CRIDEAN	P.O. Box 1913 TAC. 98401	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Norma Smith	PO Box 5 Manchester WA 98353	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
SCOTT WAGNER	PO Box 492, GH, WA 98335	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Chuck Hunter	8829 Franklin Ave	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Diane Hunter	" " "	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Jane E Durbey	9221 Peacock Hill Ave GH	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Shelt Smith	11302 Burnham Dr GH	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
DICK ALLEN	3603 ROSS AVE GH.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Kit Kuhn	3104 Shyleen ST	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Folsom		Yes <input type="checkbox"/>	No <input type="checkbox"/>



Building Size Work-Study Session June 1, 2004 Applicable Zones

Building Size Recommendations Comparison

Zone	Existing Building Size Square Footage Limitation	Planning Commission Recommendations April 19, 2002	Perteeet Recommendations January 12, 2004	Hunter Recommendations April 26, 2004	Draft Ordinance and additional Staff Recommendations (<i>Italics</i>) April 26, 2004
PI	No limit	NA	NA	NA	NA
R-1	No limit	Non-residential - 3,500 sq ft/structure	Non-residential - 3,500 sq ft/structure	Non-residential - 3,500 sq ft/structure	Non-residential - 3,500 sq ft/structure
PCD-RLD	No limit	NA	NA	NA	NA
R-2	No limit	Non-residential - 3,500 sq ft/structure	Non-residential - 3,500 sq ft/structure	Non-residential - 3,500 sq ft/structure	Non-residential - 3,500 sq ft/structure
PCD-RMD	No limit	NA	NA	NA	NA
R-3	No limit	Non-residential - 5,000 sq ft/structure	No change from existing	No change from existing	No change from existing
RB-1	Non-residential - 5,000 sq ft/lot 25% increase through PUD	No change from existing	Non-residential - 5,000 sq ft/structure	Non-residential - 5,000 sq ft/structure	Non-residential - 5,000 sq ft/structure
RB-2	No limit 25% increase through PUD	Commercial - 12,000 sq ft/structure	Commercial - 12,000 sq ft footprint	Commercial - 12,000 sq ft footprint except in the GH Basin 6,000 sq ft footprint <i>*Note: No RB-2 in GH Basin</i>	Commercial - 12,000 sq ft footprint
DB	No limit 25% increase through PUD	16,000 sq ft/structure	16,000 sq ft footprint Increase to maximum 80% lot coverage allowed if ground floor activities are pedestrian orientated	6,000 sq ft footprint with first floor retail	16,000 sq ft footprint Increase to maximum 80% lot coverage allowed if ground floor activities are pedestrian orientated. <i>Street level office space limited to 2,500 square feet.</i>
B-1	Non-residential - 5,000 sq ft/lot 25% increase through PUD	No change from existing	Non-residential - 10,000 sq ft/structure	6,000 sq ft footprint	Non-residential - 10,000 sq ft/structure
B-2	Commercial - 35,000 sq ft/structure 50% increase through PUD	No change from existing	Commercial - 65,000 sq ft/structure Delete PUD bonus	65,000 sq ft in Olympic Village & Westside, 35,000 elsewhere except in GH Basin 6,000 sq ft footprint	Commercial - 65,000 sq ft/structure in Olympic Village & Westside; delete PUD bonus; <i>6,000 sq ft in Head & Corner of the Bay area with 2,500 sq ft limit on street level office space; & 20,000 sq ft building size limit elsewhere.</i>
C-1	Commercial - 65,000 sq ft/structure 30% increase through PUD	No change from existing	No change from existing	65,000 sq ft except in GH Basin 6,000 sq ft footprint	<i>6,000 sq ft/structure in Head & Corner of the Bay area</i>
PCD-C	No limit 25% increase through PUD	NA	NA	NA	NA
ED	No limit	NA	NA	NA	NA
WR	No limit	Non-residential - 3,500 sq ft/structure	Non-residential - 3,500 sq ft/structure	All uses - 3,500 sq ft/structure	<i>All uses - 3,500 sq ft/structure</i>
WM	Non-residential - 3,500 sq ft/lot	No change from existing	No change from existing	All uses - 3,500 sq ft/structure	<i>All uses - 3,500 sq ft/structure</i>
WC	No limit 25% increase through PUD	Non-residential - 3,500 sq ft/structure	Non-residential - 3,500 sq ft/structure	All uses - 3,500 sq ft/structure	<i>All uses - 3,500 sq ft/structure; 50% office space limitation on street level</i>
PCD-BP	No limit 25% increase through PUD	NA	NA	NA	NA
PCD-NB	No limit 25% increase through PUD	NA	NA	NA	NA
		"Sensitive Area" of 3,500 sq ft/ commercial structure for all parcels along Harborview/N. Harborview from old ferry landing to Peacock	WC area north of Millville should be rezoned to WM		<i>Initiate rezone of 4 parcels in NW corner of DB district to R-2; WC area north of Millville (4 parcels) to WM and Yacht Club site to R-1 from RB-1</i>

Building Size Work-Study Session June 1, 2004
All Zones Without Limits (except for DB, Waterfront, & View Basin)

Zone	Permitted Uses	Conditional Uses
PI	<p>A. Government administrative facilities; B. Maintenance facilities and storage areas; C. Waste water treatment facilities, including biosolids treatment and composting facilities; D. Schools and related lands; E. Fire stations and related training facilities; F. Community recreation halls; G. Parks and open spaces for active or passive recreation or enjoyment; H. Museums; I. Rental hall facilities accessory to a permitted use.</p>	<p>A. Any essential public facility as defined in GHMC 17.15.010(C) and the city of Gig Harbor comprehensive plan may only be authorized as a conditional use. B. Wireless communication facilities and support structures.</p>
R-1	<p>A. Single-family dwelling; B. Adult family homes; C. Publicly owned and operated parks and playgrounds; D. Temporary buildings for and during construction; E. Family day care and adult family homes; F. Uses and structures that are necessary or desirable adjuncts to permitted uses and structures and are under the management and control of the person, organization or agency responsible for the permitted principal use or structure; G. Manufactured housing in approved manufactured home subdivisions; H. Home occupations subject to Chapter 17.84 GHMC.</p>	<p>A. Public utilities and public service uses such as libraries, electric substations, telephone exchanges and police, fire and water facilities; B. Schools, including playgrounds and athletic fields incidental thereto; C. Houses of religious worship, rectories and parish houses; D. Bed and breakfast establishments; E. Accessory apartments which meet the criteria established under GHMC 17.64.045.</p>
R-2	<p>A. Single-family detached dwellings; B. Two-family dwellings (duplexes); C. Adult family homes; D. Public parks and playgrounds; E. Temporary buildings for and during construction; F. Family day care; G. Accessory structures and uses; H. Home occupations subject to Chapter 17.84 GHMC; I. Manufactured housing in approved manufactured housing subdivisions or parks; and J. Home occupations.</p>	<p>A. Public utilities and public service uses such as libraries, electric substations, telephone exchanges and municipal service facilities; B. Schools, public and private, including accessory playgrounds and athletic fields; C. Houses of religious worship, rectories and accessory buildings; D. Bed and breakfast establishments; E. Nursing and retirement homes; F. Recreational buildings and community centers.</p>

Zone	Permitted Uses	Conditional Uses
R-3	<p>A. Duplexes and multiple-family dwellings up to eight attached dwelling units per structure;</p> <p>B. Bed and breakfast establishments;</p> <p>C. Nursing and retirement homes subject to the basic density requirements of the district;</p> <p>D. Adult family homes;</p> <p>E. Family day care;</p> <p>F. Publicly owned parks and playgrounds;</p> <p>G. Accessory uses and structures such as: 1. Temporary buildings for and during construction, and 2. Uses and structures that are normal, necessary or desirable adjuncts to permitted uses;</p> <p>H. Manufactured housing in approved manufactured housing subdivisions or parks; and</p> <p>I. Home occupations as established in Chapter 17.84 GHMC.</p>	<p>A. Public utilities and public service uses such as libraries, electrical substations, telephone exchanges and police, fire and water facilities;</p> <p>B. Recreational buildings and community centers;</p> <p>C. Schools, public and private;</p> <p>D. Houses of religious worship, rectories and parish houses;</p> <p>E. Private nonprofit clubs;</p> <p>F. Parking lots; and</p> <p>G. Single-family dwellings.</p>
RB-2	<p>A. Multiple-family dwellings;</p> <p>B. Bed and breakfast accommodations;</p> <p>C. Professional offices or services as described in GHMC 17.28.020;</p> <p>D. Retail uses clearly accessory to the principal office use of a structure;</p> <p>E. Family day care;</p> <p>F. Publicly owned parks and playgrounds;</p> <p>G. Banking institutions;</p> <p>H. Mobile/manufactured home parks and subdivisions; and</p> <p>I. Adult family homes.</p>	<p>A. Day care centers containing more than six children;</p> <p>B. Nursing homes and retirement centers;</p> <p>C. Recreational buildings and community centers;</p> <p>D. Public utilities and facilities;</p> <p>E. Schools, public and private;</p> <p>F. Churches and nonprofit clubs;</p> <p>G. Ministorage;</p> <p>H. Light assembly and associated storage; and</p> <p>I. Hotels and motels.</p>

Zone	Permitted Uses	Conditional Uses
ED	<ul style="list-style-type: none"> A. Research and development facilities; B. Light assembly and warehousing; C. Light manufacturing; D. Service and retail uses which support and are ancillary to the primary uses allowed in the employment district; E. Professional offices; F. Corporate headquarters; G. Distribution facilities; H. Vocational, trade and business schools; I. Book and magazine publishing and printing; J. Financial and investment institutions; K. Commercial photography, cinematography and video productions facilities; L. Reprographic services; M. Computer assembly plants; N. Courier services; O. Mail and packaging facilities; P. Trails, open space, community centers; Q. Schools, public and private; and R. Contractor's yards. 	<ul style="list-style-type: none"> A. Hospitals, clinics and establishments for people convalescing from illness or operation; B. Senior citizen housing; C. Commercial child care facilities; D. Public utilities and public services such as libraries, electrical substations, telephone exchanges, police and fire stations; E. Recreational buildings and outdoor recreation; F. Houses of religious worship; G. Planned unit developments with a minimum of 65 percent of the site consisting of an employment based use; and H. Ministorage facilities.
PCD-RLD	<ul style="list-style-type: none"> A. Single-family detached and attached dwellings. B. Manufactured homes of 1,000 square feet minimum per unit in developments approved for manufactured homes. C. Accessory apartments subject to the criteria established in the definition. D. Parks, open space and community recreational facilities. E. Family day care facilities within a residence. F. Adult family homes. G. K-12 educational facilities. H. Houses of religious worship and related uses on parcels not greater than five acres. I. Home occupations, consistent with Chapter 17.84 GHMC. J. Public facilities. 	<ul style="list-style-type: none"> A. Commercial family day care facilities.

Zone	Permitted Uses	Conditional Uses
PCD-RMD	<ul style="list-style-type: none"> A. Single-family detached and attached dwellings. B. Manufactured homes of 1,000 square feet minimum per unit in developments approved for manufactured homes. C. Multifamily attached dwelling units. D. Parks, open space and community recreational facilities. E. Family day care facilities within a residence. F. K-12 educational facilities. G. Houses of religious worship and related uses on parcels not greater than five acres. H. Home occupations, consistent with Chapter 17.84 GHMC. I. Public facilities. J. Accessory apartments subject to the criteria established in the definition. 	<ul style="list-style-type: none"> A. Commercial family day care facilities.
PCD-C	<ul style="list-style-type: none"> A. Retail and wholesale sales and service; B. Business and professional offices and services, including government offices; C. Medical complex facilities; D. Nursing and convalescent homes; E. Retirement complexes; F. Hotels and motels; G. Nurseries; H. Commercial recreation; I. Automobile service stations and repair, including car wash facilities; J. Restaurants, including drive-through establishments, cocktail lounges and taverns; K. Banks and financial institutions; L. Public facilities; M. Convention/conference center facilities; N. Performing arts centers; O. Museums and art galleries; P. Churches or houses of religious worship; Q. Public and private schools; R. Trails, open space, community centers; S. Residential uses located above retail facilities; T. Mini-storage facilities; and U. Family day care and adult family homes. 	None Listed

Zone	Permitted Uses	Conditional Uses
PCD-BP	<ul style="list-style-type: none"> A. Research and development facilities. B. Light assembly and warehousing. C. Light manufacturing. D. Service and retail uses which support and are ancillary to the primary uses allowed in the business park district. E. Professional offices and corporate headquarters. F. Distribution facilities. G. Vocational, trade and business schools. H. Book and magazine publishing and printing. I. Financial and investment institutions. J. Commercial photography, cinematography and video productions facilities. K. Reprographic, computer, courier services, mail and packaging facilities. L. Trails, open space, community centers. M. Schools, public and private. N. Public facilities. O. Adult family homes and family day care. 	None Listed
PCD-NB	<ul style="list-style-type: none"> A. Banks. B. Grocery stores. C. Delicatessens. D. Drug stores. E. Bakeries. F. Gift shops. G. Hardware stores. H. Shoe repair. I. Barber and beauty shops. J. Laundry/dry cleaning. K. Flower shops. L. Restaurants, except drive-in/drive-thru. M. Business/professional offices. N. Public facilities. O. Gasoline dispensing. P. Residential uses located above permitted business use. Q. Trails, open space, community centers. R. Public facilities. S. Adult family homes and family day care. 	None Listed