



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, August 7, 2025 at 5:30 P.M.**

This meeting may also be accessed through Zoom at <https://zoom.us/j/95353411299> or by calling (253) 215- 8782 and entering Meeting ID 953 5341 1299. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

This meeting may also be viewed live in the Council Chambers at the Civic Center.

Call to Order/Roll Call:

Approval of Minutes: July 17, 2025

Public Comment:

Agenda Items:

Update on Proposed Sign Code Revisions

Development Code Phase 1 Staff presentation and Commission discussion

Other Business: Next meeting Thursday, August 21, 2025 public hearing for Development Code Phase 1

Adjournment:

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Planning Commission must proceed in an orderly, timely manner. The purpose of a Planning Commission meeting is to advise on subjects prescribed by the City Council; it is not a public forum.

Public comment may be made in-person from the microphone, remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting via Zoom, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Chair has announced

that the Commission has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. Speakers will be allotted 3 minutes per individual, unless revised by the chair. Comments shall be made, first giving the speaker's name and address. Anyone making "out of order" comments may be subject to removal from the meeting.

Instead of making oral comments, written comments may be submitted to the Planning Commission at PlanningComments@gigharborwa.gov.

All remarks shall be addressed to the commission as a body and not to any specific commissioner. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any commissioner, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public meetings, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



"THE MARITIME CITY"

**Minutes for Gig Harbor Planning Commission
Open Public Hearing
Thursday, July 17, 2025 at 5:30 P.M.
Council Chambers**

Call to Order/Roll Call

Vice Chair Burcar called the meeting to order at 5:30 p.m. Commissioners Martin, Nasseh, and Tessicini were present. Commissioners Jordan and Snodgrass were excused.

Staff: Community Development Director, Eric Baker and Planning Technician, Michelle Thomas.

Approval of Minutes

Motion: Move to approve minutes from July 1, 2025 (Tessicini/Martin)

Vote: Unanimously approved

Agenda Items

Amendments to GHMC 17.80 Sign Code Proposal to amend language in Gig Harbor Municipal Code 17.80 - Sign Code. Community Development Director Baker continued the discussion of the amendment.

Public Comment No public comment

Recommendation

Motion: Recommend approval of the June 12th staff draft, entitled sign code implementation issues and potential resolutions. (Martin/Tessicini)

Amendment Motion: Recommend amendment with staff recommendation to strike the final sentence in the definition of the sign code. (Tessicini/Martin)

Vote: Unanimously approved

Amendment Motion: Recommend approval of staff's recommended changes to page 3 of the Sign Code Planning Commission Recommendation Matrix and Planning Commission's recommendation that the sign code in its entirety receive a full review as a future phase of the code development. (Nasseh/Martin)

Vote: Unanimously approved

Vote: Approval of main motion with amendments: Unanimously approved.

Other Business

Next meeting will be Thursday, August 7, 2025 staff will be introducing Development Code Phase 1 for Commission review

Adjournment 6:16 p.m.

Michelle Thomas

Michelle Thomas
Planning Technician

SIGN CODE UPDATE – PLANNING COMMISSION RECOMMENDATION MATRIX – 7/17/25

Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
Sign Definition - Exemptions	Proposed definition includes exemptions which are also covered in GHMC 17.080.010. B – Scope.	<p>Draft code:</p> <p><u>40. “Sign” means any device, structure, fixture, placard, surface, awning, banner, balloon or thing using graphics, lights, symbols and/or written copy designed, used or displayed for the purpose of advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services; provided, that the same is visible from a street, way, sidewalk, or parking area open to the public. Excluded are official traffic signs or signals, public notices, and governmental flags.</u></p>	<p>Exemptions should be solely located in GHMC 17.080.010.B – Scope. Remove final sentence of draft code definition as these are already included in this section of code (shown below).</p> <p>B. Scope. This chapter shall not regulate traffic and directional signs installed by a governmental entity; signs not readable from a public right-of-way or waterway; interior signs placed more than three feet behind a window or opening of a building unless within an enclosed display window; national flags; flags of a political subdivision; legal notices required by law; historic site plaques; gravestones; structures intended for a separate use, such as phone booths; or sign graphics or symbols painted directly onto or flush-mounted magnetically onto a motor vehicle operating in the normal course of business.</p>	<p>Recommend approval of the revised definition with the Exclusions removed.</p> <p><u>40. “Sign” means any device, structure, fixture, placard, surface, awning, banner, balloon or thing using graphics, lights, symbols and/or written copy designed, used or displayed for the purpose of advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services; provided, that the same is visible from a street, way, sidewalk, or parking area open to the public.</u></p>

Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
Sign Definition – Murals/Public Art	Concerns that murals and public art may be considered a sign and limited by code requirements	Proposed definition applies only to things “ <u>advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services...</u> ” Murals or art that do not include logos, names or other elements are not included.	<p>After thorough legal review, staff does not recommend a language change as most murals and art of concern would not meet the definition.</p> <p>As was previously noted by the Planning Commission, any code specific to public art/murals would be extremely subjective and create issues for consistent and objective staff review.</p>	<p>Recommend no changes regarding murals or public art.</p> <p>The proposed definition as recommended above would exclude these graphics unless they are advertising, informing, identifying, attracting attention to, or promoting the interest of any person, institution, business, event, product, goods or services.</p> <p>General art would not meet this definition thus would not be regulated by this chapter.</p>

Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
Sign Definition - Flags	Concerns that flags supporting sports teams or academic institutions may be limited by code requirements in both size and height from ground.	<p>Flags are included and unless exempted under GHMC 17.080.010. B – Scope would be limited to 6 square feet in size on private property which is less than many flags sold for sports teams, etc.</p> <p>Per recent federal court ruling, sign codes must be “content neutral” so identifying certain non-governmental signs as exempt based on what they say is a slippery slope.</p>	<p>No change is recommended by staff regarding size. Sports team and other flags are currently allowed but would just be limited in size. In permitted sizes are commonly available.</p> <p>As for height, staff recommends the following amendments to GHMC 17.80.110.B:</p> <p>3. Temporary signs in a residential temporary sign area shall not exceed six feet in height from the ground when displayed <u>unless connected to a legally-established flagpole</u> and shall be limited as follows:...</p> <p>4. Temporary signs in a nonresidential temporary sign area shall not exceed three feet in height from the ground when displayed <u>unless connected to a legally-established flagpole</u> and shall be limited as follows:...</p>	<p>Recommend revisions allowing temporary signs attached to a legally-established flagpole to exceed the height requirements of 17.80.110.B.</p> <p><i>GHMC 17.80.110.B:</i></p> <p>3. <i>Temporary signs in a residential temporary sign area shall not exceed six feet in height from the ground when displayed <u>unless connected to a legally-established flagpole</u> and shall be limited as follows:...</i></p> <p>4. <i>Temporary signs in a nonresidential temporary sign area shall not exceed three feet in height from the ground when displayed <u>unless connected to a legally-established flagpole</u> and shall be limited as follows:...</i></p> <p>Sign height is still limited by the height requirements of its zone per existing code.</p>

Code Topic	Issue	Review	Staff Recommendation	PC Recommendation
Temporary Sign Requirements – Right-of-Way	Permit application and installation requirements are extremely detailed, impacting staff workload and applicant effort.	Public comment raised questions regarding the application of temporary sign permit process.	The application process in code (GHMC 17.80.110.3) is relatively brief and straightforward. Staff would recommend reviewing our internal process but not reflect that in code to avoid regular required revisions.	Recommend no changes to code but do recommend internal review of permitting process and enforcement to streamline applications, installation and enforcement.
Future Sign Code Review and Revision	The Code needs a full review for consistency with new federal ruling, stat requirements and community interests.	The Sign Code has not been fully reviewed since 2017 and there are potential improvements and clarifications that would be valuable.	A review of Sign Code would be valuable (as would many other sections of Code), but is a time-consuming effort that would need significant staff focus and public outreach. The current work plan is full through the end of 2026. If directed by Council, sign code could be reviewed in 2027.	Recommend near-term holistic review of sign code to address permit requirements, limitations and other issues with temporary and permanent signs in the community.



"THE MARITIME CITY"
COMMUNITY DEVELOPMENT
PLANNING DIVISION

To: Gig Harbor Planning Commission

From: Katharine Shaffer, Principal Planner
Planning Division

Date: August 7, 2025

Subject: Land Use and Zoning Map update and proposed development code to align with the approved 2024 Comprehensive Plan – Introduction

Overview:

On April 14, 2025, following two years of public engagement and detailed staff analysis, the City Council adopted an updated Comprehensive Plan and Land Use Map. To implement the Comprehensive Plan and maintain consistency across planning documents, the City must now update the current zoning code to reflect changes, such as increased residential densities and uses, made in the approved Comprehensive Plan.

In addition to the proposal development code, the City proposes to correct parcels that have misaligned land use designations and zoning districts.

Exhibit 2-6 in the approved 2024 Comprehensive Plan identifies zoning districts that correspond to each land use designation. It connects the land use map and the zoning map. Land Use designations, such as, residential low, residential medium, and residential high are generalized categories. In contrast, zoning districts are the regulatory tools that implement the land use designations. Each zoning district applies specific development standards, such as permitted uses, building heights, setbacks, lot coverage, and residential densities. Staff has identified and recommended changes to approximately 900 parcels that are out of alignment with the land use designation and the zoning district.

Staff will consider all comments received as part of this discussion. No formal action is requested at this time. A public hearing is scheduled for formal approval by the Planning Commission for August 21, 2025.

Respectfully,

Katharine Shaffer
Principal Planner
City of Gig Harbor

Section 1. Chapter 17.04 of the Gig Harbor Municipal Code is hereby amended as follows:

17.04.269.a Density. “Density” means a ratio comparing the number of dwelling units with land area of lot or parcel.

17.04.269.b Density, maximum. “Density, maximum” means the largest number of dwelling units that shall be developed on parcel within a specific zoning district based upon net buildable land area of the parcel.

17.04.269.c Density, minimum. “Density, minimum,” means the fewest number of dwelling units that shall be developed on a parcel within a specific zoning district based upon the net buildable land area of the parcel.

17.04.612 Net buildable land area. “Net buildable land area” means the portion of a lot that remains after subtracting areas where development is prohibited (sensitive areas, public rights of way, tidelands) from the gross lot area. It is used to calculate the allowable residential density for a site.

Section 2. Chapter 17.05 of the Gig Harbor Municipal Code is hereby amended as follows:

17.05.020 Allowed density.

The allowed density, as shown for each zone in this title allowing residential uses, represents the minimum and/or the maximum number of dwelling units that may occupy an acre of land, as stated in each zoning district chapter. The following formula is used to determine minimum and maximum number of allowable dwelling units on a parcel based on the net buildable land area, only applicable to zoning districts with required minimum and maximum densities. In zoning districts where no minimum density is established, only the maximum density shall apply as the upper limit.

A. Minimum density is calculated by multiplying the net buildable land area by the minimum density requirement specified in the development standards for each zoning district.

B. Maximum density is determined by multiplying the net buildable land area by the maximum allowable density as specified in the development standards for each zoning district.

C. An applicant may propose any number of dwelling units within the established minimum and maximum density range as calculated in A and B. Where the allowed density of a zone does not state a minimum or maximum density, the stated density shall represent both the minimum and maximum number of dwelling units that may occupy an acre of land. Density may also be increased in the PCD RLD and PCD RMD districts under the procedures identified in Chapters 17.17 and 17.21 GHMC, respectively. (Ord. 1389 § 3, 2018; Ord. 1130 § 4, 2008; Ord. 951 § 3, 2004).

Section 3. Chapter 17.14 of the Gig Harbor Municipal Code is hereby amended as follows:

S17.14.020 Land use matrix.

Uses	P I	R-1	RL D	R-2	RM D	R-3	RB -1	RB -2	D B	B-1	B-2	C-1 ₉	PC D-C	ED ¹⁸	W R	W M	W C	PC D-BP	PC D-NB	MUD ²⁴
Dwelling, single-family	-	P	P	P	P	C ₄ ¹	P	P ₁₄	P ₁ ³	P ₄ ¹	C ₄ ¹	C ₄ ¹	P ₁₄	-	P	P	P	-	P ₁₄	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED ¹⁸	W R	W M	W C	PC D- BP	PC D- NB	MUD ²⁴
Dwelling, duplex,	-	<u>P</u>	-	P	P	P ¹⁴	<u>P</u>	P ¹⁴	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	P	P	P	-	<u>P¹⁴</u>	P
Dwelling, triplex	-	-	-	C	P	P ¹⁴	-	P ¹⁴	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	C ¹ ₇	P	-	<u>P¹⁴</u>	P
Dwelling, fourplex	-	-	-	C	P	P ¹⁴	-	P ¹⁴	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	C ¹ ₇	P	-	<u>P¹⁴</u>	P
Dwelling, multiple- family	-	-	-		P	P ⁶ ₄	-	P ¹⁴	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	-	-	-	<u>P¹⁴</u>	P
Accessory dwelling unit	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	<u>P</u>	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	<u>P</u>	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	<u>P</u>	P
Living facility, independent ⁶	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P
Living facility, assisted ⁶	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-
School, primary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, secondary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, higher educational	P	C	-	C	-	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, vocational/trade	P	C	-	C	-	C	C	C	C	P	C	C	P	P	-	-	-	P	-	-
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P
Public/private services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C ¹⁵
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Community recreation hall	P	-	P	C	P	C	C	C	C	P	C	C	P	-	-	-	C	P	P	-
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	C ²⁰	P	P	C	-
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	-	P	P	P	P	P	P
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	P	C	P	C	P	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Electric vehicle charging station ²⁵	P	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P	P	P	P	P	P	P	P ²⁶	P ²⁶	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ²⁸	P ²⁸	-	P ²⁸	P	P	P	P	P	P	-	-	P	P	P	P ²⁸
Battery exchange station	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Cemetery	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lodging, level 1	-	C	-	C	-	P	P	P	P	P	C	C	-	-	C	C	C	-	-	P
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Lodging, level 3	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	P	-	P
Short-term rental ³²	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P
Personal services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Business services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Professional services	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P
Ancillary services	P	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 1	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 2	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P ¹⁶
Sales, level 1	-	-	-	-	-	-	C ^{7,8}	-	P	P	P	P	P	C ²²	-	-	P	C ²³	P ⁴³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	-	-	-	-	-
Sales, level 3	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	-	-	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Adult entertainment facility ³	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Restaurant 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	P	-	C ¹ 2	P	P	P	P
Restaurant 2	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ² 9	P	C ²³	P	P
Restaurant 3	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ² 9	P	C ²³	P	P
Food truck ³⁰	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	P	P
Tavern	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	P	-	-	-
Drive-through facility	-	-	-	-	-	-	-	-	C	-	C	C	P	-	-	-	-	-	-	-
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine sales and service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine boat sales, level 1	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P	P	-	-	-
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	P	P	-	-	-
Ministorage	-	-	-	-	-	-	-	C	-	-	C	C	P	C	-	-	-	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Industrial, level 1	-	-	-	-	-	-	-	C	C	-	C	P	-	P	-	-	-	C	-	P
Industrial, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Marine industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	P ¹¹	C	-	-	-
Wireless communicati on facility ⁴	C	C	C	C	C	C	P	P	C	P	C	P	P	P	C	C	C	P	P	-
Accessory uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Unclassified use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

1 Reserved.

2 Home occupations are subject to Chapter [17.84](#) GHMC.

3 Adult entertainment facilities are subject to Chapter [17.58](#) GHMC.

4 Wireless communication facilities are subject to Chapter [17.61](#) GHMC.

5 Houses of religious worship shall be limited to parcels not greater than five acres.

~~6 Multiple family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district. Each unit at an assisted living facility or independent living facility shall count as one third of a dwelling unit (.33) for purposes of calculating density.~~

7 Sales, level 1 uses shall be limited to food stores in the RB-1 district.

8 See GHMC [17.28.090\(G\)](#) for specific performance standards of restaurant 1 and food store uses in the RB-1 zone.

9 Animal clinics shall have all activities conducted indoors in the DB district.

10 Drive-in theaters are not permitted in the B-2 district.

11 Marine industrial uses in the WM district shall be limited to commercial fishing operations and boat construction shall not exceed one boat per calendar year.

- 12** Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.
- 13** Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.
- 14** Residential uses shall be located above a permitted business or commercial use.
- 15** Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.
- 16** Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.
- 17** Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.
- 18** Planned unit developments (PUDs) are conditionally permitted in the ED district.
- 19** Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.
- 20** Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.
- 21** Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.
- 22** See GHMC [17.45.040](#) for specific performance standards of sales and restaurant uses in the ED zone.
- 23** See GHMC [17.54.030](#) for specific performance standards of sales and restaurant uses in the PCD-BP zone.
- 24** Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC [17.91.040\(A\)](#).
- 25** Level 1 and Level 2 charging only.
- 26** Electric vehicle charging stations, Level 1 and Level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.
- 27** The term “rapid” is used interchangeably with Level 3 and “fast charging.”
- 28** Only “electric vehicle charging stations – restricted” as defined in Chapter [17.73](#) GHMC.
- 29** Only those properties lying adjacent to or southeast of Dorotich Street are allowed to request a conditional use permit for a restaurant 2 or restaurant 3 use. In other areas of WM zone, restaurant 2 and restaurant 3 uses are prohibited. See Chapter [17.48](#) GHMC for specific performance standards for restaurant uses in the WM zone.
- 30** Food truck permits shall be processed with a special use permit, per Chapter [17.65](#) GHMC.
- 31** Permitted above and below street-level nonresidential uses.
- 32** Short-term rentals are subject to Chapter [17.85](#) GHMC.

Section 4. Chapter 17.17 of the Gig Harbor Municipal Code is hereby amended as follows:

17.17.040 Performance standards.

~~A.—Density. The minimum density is four dwelling units per net acre and the maximum density is four dwelling units per gross acre. Additional density may be allowed using either of the following options:~~

~~1.—Bonus Density Option. A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations:~~

- ~~a.—Thirty percent of the development site is common open space, which must be contiguous or larger than one acre in area (plus five percent).~~
- ~~b.—A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~
- ~~c.—A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). “Active recreational areas” shall include, but not be limited to:~~
 - ~~i.—Clearly defined athletic fields and/or activity courts.~~
 - ~~ii.—Recreation center or community facility.~~
- ~~d.—Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~

~~2.—Density Credit Transfers. A transfer of density credits may be applied from one residential district within the PCD district to the RLD district up to a maximum of seven dwelling units per acre. Density credit transfers shall be as provided for in the density credit transfer section in Chapter 17.59 GHMC. Density credit transfers may be used in conjunction with bonus density options to achieve the maximum allowable density of seven dwelling units per acre.~~

~~B.—A. General.~~

~~1. Maximum Minimum density is four dwelling units per acre and maximum density is seven units per acre per structure in attached single-family dwellings.~~

Section 5. Chapter 17.20 of the Gig Harbor Municipal Code is hereby amended as follows:

17.20.040 Development standards.

In an R-2 district, the minimum requirements are as follows:

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Short subdivision:		
1. Minimum lot area:	7,000 sq. ft./dwelling unit	
2. Minimum lot width:	50'	
B. Subdivision:		
1. Minimum lot area:	5,800 sq. ft./dwelling unit	
2. Minimum lot width:	0.7 percent of the lot area, in lineal feet	

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
C. Minimum front yard ^{2,3}	House: 20' Porch: 12' Garage: 26'	25'
D. Minimum side yard ^{1,2}	8'	7'
E. Minimum rear yard ^{1,2}	30'	25'
F. Maximum hard surface coverage		60% of the total lot area
G. Minimum density		No minimum <u>6 dwelling units/acre</u>
H. Maximum density		<u>6 12</u> dwelling units/acre

Section 6. Chapter 17.21 of the Gig Harbor Municipal Code is hereby amended as follows:

17.21.040 Performance standards.

A. *Density.* The minimum base density is ~~five~~ eight and the maximum is ~~eight~~ 16 dwelling units per acre. ~~Additional density may be allowed using either of the following options:~~

- ~~1.—*Bonus Density Option.* A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations:

 - ~~a.—Thirty percent of the development site is common open space, which must be contiguous or greater than one acre in area (plus five percent).~~
 - ~~b.—A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~
 - ~~c.—A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). Active recreational areas shall include, but not be limited to:

 - ~~i.—Clearly defined athletic fields and/or activity courts.~~
 - ~~ii.—Recreation center or community facility.~~~~
 - ~~d.—Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~~~
- ~~2.—*Density Credit Transfers.* A transfer of density credits may be applied from one residential district within the PCD to the residential medium district up to a maximum of 16 dwelling units per acre. Density credit transfers shall be as provided for in the density credit transfer section, in Chapter 17.59 GHMC. Density credit transfers may be used in conjunction with bonus density options to achieve the maximum allowable density of 16 dwelling units per acre.~~

Section 7. Chapter 17.24 of the Gig Harbor Municipal Code is hereby amended as follows:

17.24.050 Development standards.

In an R-3 district, the minimum lot requirements are as follows:

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
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A. Short subdivision:

1. Minimum lot area	5,400 sq. ft./dwelling unit
2. Minimum lot width	50'

B. Subdivision:

1. Minimum lot area	4,400 sq. ft./dwelling unit
2. Minimum lot width	0.7 percent of the lot area, in lineal feet

C. Minimum front yard ²	House: 20'	20'
	Porch: 12'	
	Garage: 26'	

D. Minimum side yard ¹	8'	7'
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E. Minimum rear yard ¹	30'	25'
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F. Maximum hard surface coverage	60% of the total lot area
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G. Maximum <u>Minimum density</u>	8 <u>12</u> dwelling units/acre
	<u>32 dwelling units/acre</u>

F. Maximum density

Section 8. Chapter 17.28 of the Gig Harbor Municipal Code is hereby amended as follows:

17.28.050 Minimum development standards.

In an RB-1 district, the minimum lot requirements are as follows:

	Single-Family Dwellings	Other Residential	Nonresidential
A. Minimum lot area (sq. ft.)	7,200	7,200	15,000
B. Minimum lot width	70'	70'	70'
C. Minimum front yard setback ^{1,3}	House: 20' Porch: 12' Garage: 26'	20'	20'
D. Minimum rear yard setback ^{1,2}	30'	25'	15'
E. Minimum side yard setback ^{1,2}	8'	7'	10'
F. Maximum hard surface coverage	50%	50%	60%
G. Minimum street frontage	20'	20'	50'
H. Minimum density	No minimum <u>6 dwelling units/acre</u>	No minimum <u>6 dwelling units/acre</u>	
I. Maximum density	3 <u>12</u> dwelling units/acre	3 <u>12</u> dwelling units/acre	
J. Maximum gross floor area	N/A	N/A	5,000 sq. ft. per structure
K. Separation between structures	20'	20'	20'

Section 9. Chapter 17.30 of the Gig Harbor Municipal Code is hereby amended as follows:

17.30.050 Development standards.

In an RB-2 district, development standards shall be satisfied for all new and redeveloped uses:

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Minimum lot area	12,000 sq. ft.	12,000 sq. ft.
B. Minimum lot width	70'	70'

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
C. Front yard setback ²	House: 20' Porch: 12' Garage: 26'	20'
D. Side yard setback ¹	8'	8'
E. Rear yard setback ¹	30'	15'

F. Any nonresidential yard abutting an existing residential use or zone: 40 feet with dense vegetative screening. Easements not having dense vegetative screening are not included;

~~G. Maximum density: eight dwelling units per acre. Minimum density: 12 dwelling units/acre~~

~~F. Maximum density: 32 dwelling units/acre~~

Section 10. Chapter 17.31 of the Gig Harbor Municipal Code is hereby amended as follows:

17.31.065 Maximum residential density.

The maximum residential density is ~~eight~~ 12 dwelling units per acre. (Ord. 1389 § 7, 2018).

Section 11. Chapter 17.32 of the Gig Harbor Municipal Code is hereby amended as follows:

17.32.033 General standards.

The following general standards shall apply:

A. Minimum lot area:	5,000 sq. ft.
B. Minimum lot width:	50 feet
C. Minimum front yard: ¹	20 feet
D. Minimum side yard: ¹	10 feet
E. Minimum rear yard: ¹	25 feet
F. Maximum impermeable surface coverage: ²	70%
G. Maximum hard surface coverage:	80%

H. Maximum residential density: 4 ~~32~~ dwelling units per acre

Section 12. Chapter 17.36 of the Gig Harbor Municipal Code is hereby amended as follows:

17.36.065 Maximum residential density.

The maximum residential density is ~~six 32~~ dwelling units per acre. (Ord. 1389 § 8, 2018).

Section 13. Chapter 17.40 of the Gig Harbor Municipal Code is hereby amended as follows:

17.40.075 Maximum residential density.

The maximum residential density is ~~six 38~~ dwelling units per acre. (Ord. 1389 § 9, 2018; Ord. 710 § 48, 1996).

Section 14. Chapter 17.41 of the Gig Harbor Municipal Code is hereby amended as follows:

17.41.030 Performance standards.

A. *Yard Requirements.* The following minimums (in feet) apply:

Contiguous Parcel Situation	Lot Width	Front	Side	Rear	Street Frontage
Nonresidential/Nonresidential	75	20	5	20	20
Nonresidential/Residential	75	20	30	30	20

B. *Landscaping.* All developed parcels shall be landscaped in accordance with the landscaping requirements of Chapter [17.78](#) GHMC.

C. *Lot Area.* There is no minimum lot area for this district.

D. *Maximum Height of Structures.* Structures within 100 feet of a residential low density zone shall not exceed 35 feet in height. Structures within 100 feet of a residential medium density zone shall not exceed 45 feet in height. Structure height shall be determined as provided for in GHMC [17.99.370\(D\)](#), except as provided under 17.99.390(A)(3). The maximum building height shall also be limited by the city building and fire codes. Definitions within the city building and fire codes shall be used to determine height for compliance with the applicable building and fire codes.

E. *Lot Coverage.* There is no maximum lot area coverage except as needed to meet setback, open space and landscaping requirements.

~~F.~~ *Density. Minimum density is 24 units per acre and maximum density is 32 units per acre.*

~~F.~~ ~~G.~~ *Off-Street Parking.* Off-street parking and loading areas meeting the requirements of Chapter [17.72](#) GHMC shall be provided.

~~G.~~ ~~H.~~ *Exterior Mechanical Devices.* All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.

~~H.~~ ~~I.~~ *Outdoor Storage of Materials.* Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.

~~I.~~ ~~J.~~ *Outdoor Lighting.* Outdoor lighting shall conform to the standards of GHMC [17.99.350](#) and [17.99.460](#). Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.

~~J.~~ K. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

~~K.~~ L. *Design.* All development in the PCD-C district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

~~L.~~ M. *Signage.* Signage must comply with the requirements of Chapter [17.80](#) GHMC.

~~M.~~ O. *Site Plans.* The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1307 § 44, 2014; Ord. 1197 § 24, 2010; Ord. 1194 § 32, 2010; Ord. 1086 § 21, 2007; Ord. 975 § 52, 2004; Ord. 747 § 3, 1997).

Section 15. Chapter 17.46 of the Gig Harbor Municipal Code is hereby amended as follows:

17.46.040 Development standards.

A minimum lot area for new subdivisions is not specified. The minimum development standards are as follows:

	Single-Family Dwelling	Duplex Dwelling	Non-residential Dwelling
A. Minimum lot area (sq. ft.) ¹	7,000	14,000	12,000
B. Minimum lot width	70'	50'	50'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	40%	45%	50%
H. Minimum density	No minimum		
I. Maximum density	3 <u>4</u> dwelling units per acre		
J. Maximum gross floor area including garages, attached and detached ³	4,000 square feet per lot	4,000 square feet per lot	4,000 square feet per lot

Section 16. Chapter 17.48 of the Gig Harbor Municipal Code is hereby amended as follows:

17.48.040 Development standards.

A minimum lot area for new subdivisions is not specified. The minimum development standards are as follows:

	Single-Family Dwelling	Attached Up to 4 Units	Nonresidential
A. Minimum lot area (sq. ft.) ¹	6,000	6,000/unit	15,000
B. Minimum lot width	50'	100'	100'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	50%	55%	70%
H. Minimum density	No minimum		
I. Maximum density	3 4 dwelling units per acre		
J. Maximum gross floor area including garages, attached and detached ³	3,500 square feet per lot	3,500 square feet per lot	3,500 square feet per lot
K. Separation between structures	20'	20'	20'

Section 17. Chapter 17.50 of the Gig Harbor Municipal Code is hereby amended as follows:

17.50.040 Development standards.

In a waterfront commercial district, the minimum development requirements are as follows:

	Single-Family Dwelling	Attached Up to 4 Units	Nonresidential
A. Minimum lot area (sq. ft.) ¹	6,000	6,000/unit	15,000
B. Minimum lot width	50'	100'	100'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	50%	55%	70%
H. Minimum density	No minimum density		
I. Maximum density	3 4 dwelling units per acre		
J. Maximum footprint/gross floor area ^{4,5}	3,000 square feet max. gross floor area per structure	3,000 square feet max. footprint/6,000 square feet gross floor area per structure	3,000 square feet max. footprint/6,000 square feet gross floor area per structure
K. Separation between structures ³	20'	20'	20'

Section 18. Chapter 17.56 of the Gig Harbor Municipal Code is hereby amended as follows:

~~17.56.010—Intent.~~

~~The intent of the neighborhood business district (NBD) is to provide for businesses serving the everyday needs of neighboring residents. The NBD is limited in overall site area and availability of uses and is not intended to provide regional retail facilities. The NBD implements the goals and policies of the Gig Harbor comprehensive plan in providing retail and service uses that are easily accessible to local residents. (Ord. 747 § 5, 1997).~~

~~17.56.020—Permitted and conditional uses.~~

~~Refer to Chapter 17.14 GHMC for uses permitted and conditionally permitted in the PCD-NB district. (Ord. 1045 § 76, 2006).~~

~~17.56.030—Performance standards.~~

~~A. General. All uses in the neighborhood business zone are subject to the following conditions:~~

1. ~~All business, service, or repair must be conducted within an enclosed building except for outside restaurant seating, flower and plant display and fruit/vegetable stands appurtenant to a grocery store.~~
 2. ~~Any goods produced in the neighborhood business zone shall be sold on the premises where produced.~~
 3. ~~Processes, equipment and goods shall not emit odor, dust, smoke, cinders, gas, noise, vibrations, or waste which would unreasonably affect adjacent residential area.~~
~~The neighborhood business districts shall not be greater than three acres in total land area nor may an NBD be located within one mile of any other NBD.~~
- ~~B. Hours of Operation. The following hours of operation apply:~~
- | Facility | Hours of Operation | |
|--|-------------------------------|-----------------------|
| Automotive Fuel-Dispensing with Convenience Store | 6:00 a.m. — | 10:00 p.m. |
| Grocery Stores | 6:00 a.m. — | 10:00 p.m. |
| Restaurant 1 | 6:00 a.m. — | 10:00 p.m. |
- ~~C. Yard Requirements. Minimum yard requirements are as follows:~~
- | Contiguous Parcel Situation | Minimum Lot Width | | | | Front | Side | Rear | Street Frontage |
|--|------------------------------|---------------|---------------|---------------|------------------|-----------------|-----------------|----------------------------|
| Nonresidential/Nonresidential | 75 | 10 | 0 | 20 | 20 | | | |
| Nonresidential/Residential | 75 | 20 | 30 | 30 | 20 | | | |
- ~~The side yard must be at least 20 feet plus 10 feet for each story above two. Except when adjacent to a residential use or zone, the side yard must be at least 30 feet plus 10 feet for each story above two.~~
- ~~D. Maximum Height of Structures. All buildings and structures shall not exceed a height of 35 feet as provided for in GHMC 17.99.370(D), except as provided under GHMC 17.99.390(A)(3).~~
- ~~E. Lot Area. No minimum lot size is specified except as required to accommodate landscaping and open space requirements.~~
- ~~F. Lot Coverage. A maximum lot coverage is not specified except as needed to meet setback and open space requirements.~~
- ~~G. Off-Street Parking. Off-street parking and loading areas meeting the requirements of Chapter 17.72 GHMC shall be provided.~~
- ~~H. Exterior Mechanical Devices. All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.~~
- ~~I. Outdoor Storage of Materials. Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.~~
- ~~J. Outdoor Lighting. Outdoor lighting shall conform to the standards of GHMC 17.99.350 and 17.99.460. Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.~~
- ~~K. Trash Receptacles. Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.~~
- ~~L. Design. Development in the PCD-NB district shall conform to the design and development standards contained in Chapter 17.99 GHMC.~~
- ~~M. Site Plans. The site plan review process established under Chapter 17.96 GHMC shall apply to all uses and development within this district. (Ord. 1307 § 49, 2014; Ord. 1197 § 30, 2010; Ord. 1194 § 41, 2010; Ord. 1045 § 77, 2006; Ord. 975 § 64, 2004; Ord. 747 § 5, 1997).~~

Section 19. Chapter 17.91 of the Gig Harbor Municipal Code is hereby amended as follows:

17.91.040 Site development and performance standards.

A. *Minimum Development Parcel Size.* To promote efficient and compatible groupings of uses within a mixed use district, the following minimum development parcel sizes shall apply:

1. No parcel less than 10 acres shall be developed with residential uses, except where the parcel is contiguous to a developed or planned residential area.

2. No parcel less than 10 acres shall be developed with nonresidential uses, except where the parcel is contiguous to a developed or planned business or commercial area.
3. Where phased development is proposed for a parcel of 10 acres or greater and where the first phase is less than 10 acres, the remaining portion of the parcel reserved for future development shall be committed to residential or nonresidential uses.
4. Where residential and nonresidential uses are developed on the same parcel or site, the parcel size requirements may be waived where it is found that the intent of the mixed use zone is otherwise met.

~~B.— *Density.* Maximum residential density is four 32 dwelling units per acre. Minimum parcel size is not specified. Bonus densities of up to 30 percent over the base may be permitted, based upon the following allocations:~~

- ~~1.— Thirty percent of the development site is common open space, which must be contiguous to or greater than one acre in area (plus five percent).~~
- ~~2.— A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~
- ~~3.— A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). Active recreational areas shall include, but not be limited to:
 - ~~a.— Clearly defined athletic fields and/or activity courts.~~
 - ~~b.— Recreation center or community facility.~~~~
- ~~4.— Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~

~~C.— *B. General.*~~

1. The minimum density is 24 dwelling units per acre and maximum residential density is ~~four~~ 32 dwelling units per acre. structure in townhouse or zero lot line developments.
2. Each unit must have individual private yards or courts enclosed by a wall, berm or dense landscaping.
3. Townhouse units adjacent to a single-family residence within the same development shall have a front yard equal to or exceeding the single-family dwelling and a minimum side yard of 25 feet if adjacent to a single-family lot.
4. Easements shall be required for all zero lot line developments to facilitate access from the adjoining lot for necessary maintenance and repair activities.

~~D.— *C. Separation of Uses/Transition Buffers.* To ensure that different land uses are adequately separated, the following transition buffers and setbacks shall be used:~~

1. *Buffers Separating New Businesses from Existing Residential Uses.* A business or nonresidential use must meet the following standards where it is adjacent to property which is either developed or planned for residential use in addition to the zone transition standards defined in GHMC [17.99.180](#):
 - a. A minimum 35-foot setback from any property shared with a residential site.
 - b. Landscaping forming a dense vegetative screen or retention of existing native vegetation within required buffer areas equal to the minimum setback.
 - c. No parking shall occur within a required buffer.
2. *Buffers Separating New Residential Use from Existing Nonresidential Uses.* A residential use must meet the following standards where it is adjacent to property which is either developed or planned for nonresidential or business use:
 - a. A minimum 35-foot setback from any property shared with a nonresidential site.
 - b. Landscaping forming a dense vegetative screen or retention of existing native vegetation within required buffer areas equal to the minimum setback.
3. *Buffers Separating New Multifamily Dwellings from Existing Single-Family Dwellings.* In addition to the zone transition standards in GHMC [17.99.180](#), a multifamily use must meet the following standards where it is adjacent to property which is developed as single-family residential:

- a. A minimum setback of 25 feet from all street rights-of-way common to both uses.
- b. A minimum setback of at least 25 feet from any property line shared with a single-family use.
- c. Landscaping within required buffer areas equal to minimum width of the buffer.

Parking areas shall not occupy the required buffer area.

4. *Buffers Separating Single-Family Dwellings from Existing Multifamily Dwellings.* Where adjacent property is developed or planned for single-family residential use, a multifamily residential development must meet the following standards:

- a. A minimum setback of 25 feet from all street rights-of-way common to both uses.
- b. A minimum setback of at least 25 feet from any property line shared with a single-family use.
- c. Landscaping within required buffer areas equal to the minimum width of the buffer.

E. D. *Mixed Use Occupancies Within the Same Structure.* Residential units and retail business or office uses shall be permitted within the same structure, subject to the following standards:

1. The nonresidential use must have access by way of a business arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
2. Where a business or residential portion of the building is located on different floors, business uses shall occupy the floors below the residential uses.
3. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances.
4. Allocation of uses shall be consistent with the city of Gig Harbor comprehensive plan.

F. E. *Performance Standards.*

1. *Minimum Yards (From the Property Line).*
 - a. Front, 15 feet.
 - b. *Side, five feet.* At least 20 feet is required on the opposite side of a lot having a zero lot line.
 - c. Rear, 15 feet.
2. *Maximum Height.* The maximum height of a structure shall not exceed 35 feet.
3. *Maximum Lot Area Coverage.* Forty-five percent, excluding driveways, private walkways and similar hard surfaces.
4. *Landscaping.* Landscaping shall comply with the requirements of Chapter [17.78](#) GHMC.
5. *Exterior Mechanical Devices.* All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.
6. *Outdoor Storage of Materials.* Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.
7. *Outdoor Lighting.* Outdoor lighting shall conform to the standards of GHMC [17.99.350](#) and [17.99.460](#). Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.
8. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.
9. *Design.* Development in the MUD district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC. Duplex dwellings shall conform to the design standards defined for single-family dwellings in Chapter [17.99](#) GHMC.
10. *Signage.* Signage must comply with the requirements of Chapter [17.80](#) GHMC.
11. *Site Plans.* The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1347 § 59, 2016; Ord. 1307 § 61, 2014; Ord. 1197 § 54, 2010; Ord. 1194 § 45, 2010; Ord. 1086 § 26, 2007; Ord. 1045 § 85, 2006; Ord. 975 § 73, 2004; Ord. 747 § 7, 1997).

