



**Agenda for Gig Harbor Planning Commission
Open Public Hearing
Gig Harbor Civic Center
Thursday, August 21, 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: August 7, 2025

Agenda Items for Formal Review: Development Code Phase 1

- a. Announcement of Application
- b. Open Public Meeting Announcement
- c. Staff Report
- d. Public Comment (See Assistance Memo)
- e. Discussion
- f. Recommendation

Other Business Next meeting Thursday, September 4, 2025

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.



**Minutes for Gig Harbor Planning Commission
Thursday, August 7, 2025 at 5:30 P.M.
Council Chambers**

Call to Order/Roll Call

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

Staff: Community Development Director, Eric Baker; Principal Planner, Katharine Shaffer; Senior Planner, Nestor Guevara and Planning Technician, Michelle Thomas

Approval of Minutes

Motion: Move to approve minutes from July 17, 2025 (Martin/Jordan)

Vote: Unanimously approved

Public Comment on Non-Agenda Items

Shipman, 98335 provided comments on including density in Development Code Phase 1

Agenda Items

Update on Proposed Sign Code Revision, Community Development Director Baker

Development Code Phase 1, Principal Planner Shaffer, followed by Commission discussion

Other Business

Next meeting Thursday, August 21, 2025 topic Public Hearing Development Code Phase 1

Adjournment 6:30 p.m.

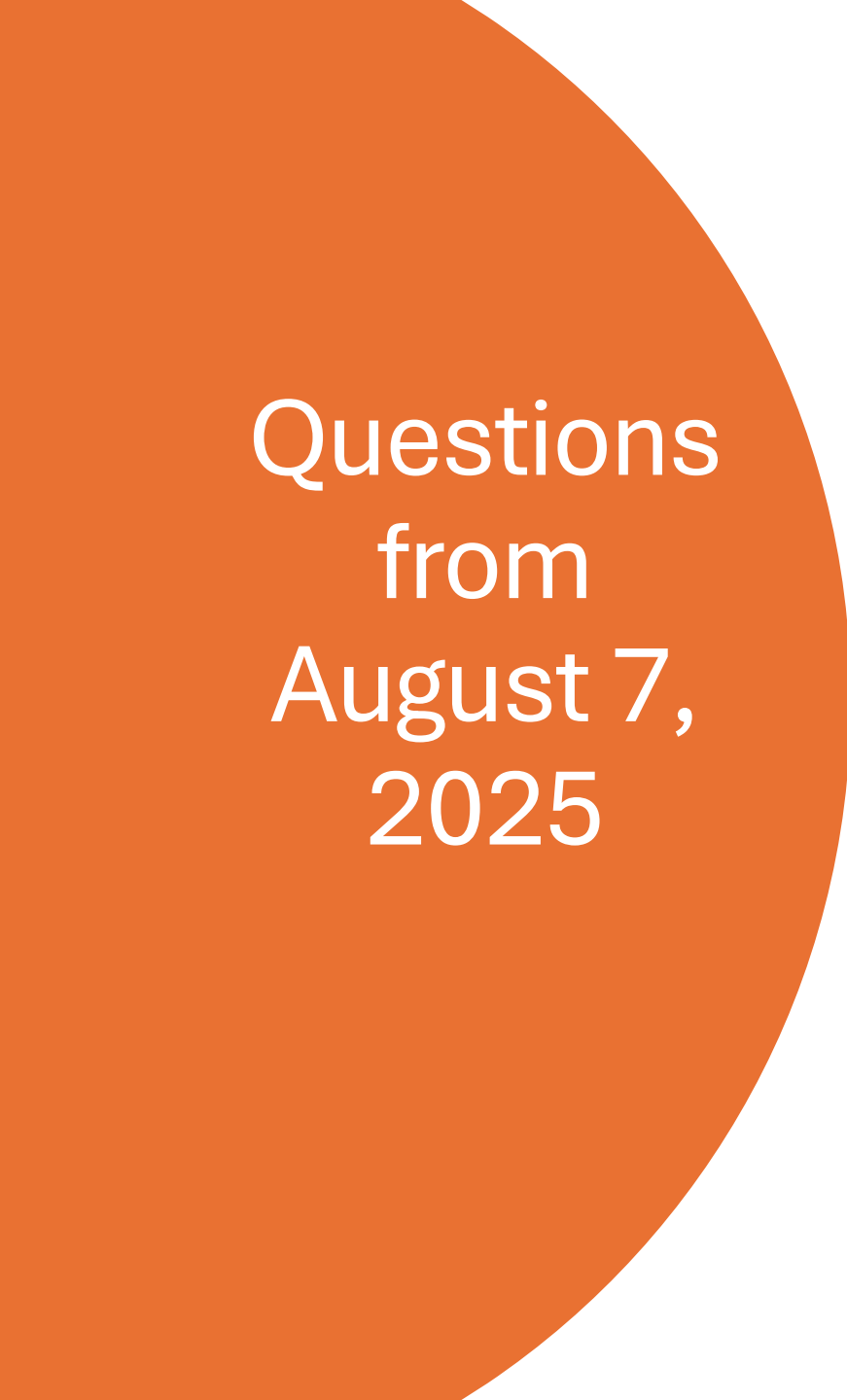
Michelle Thomas

Michelle Thomas
Planning Technician

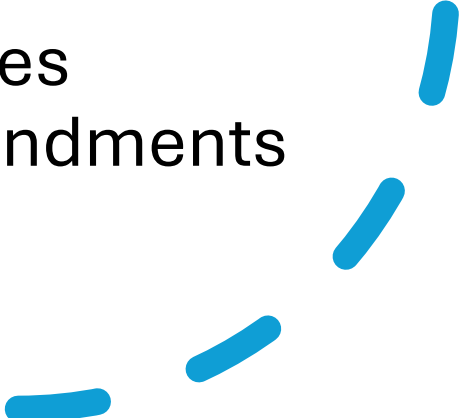


Map Amendments and Development Code Briefing

City of Gig Harbor
Planning Commission
August 7, 2025

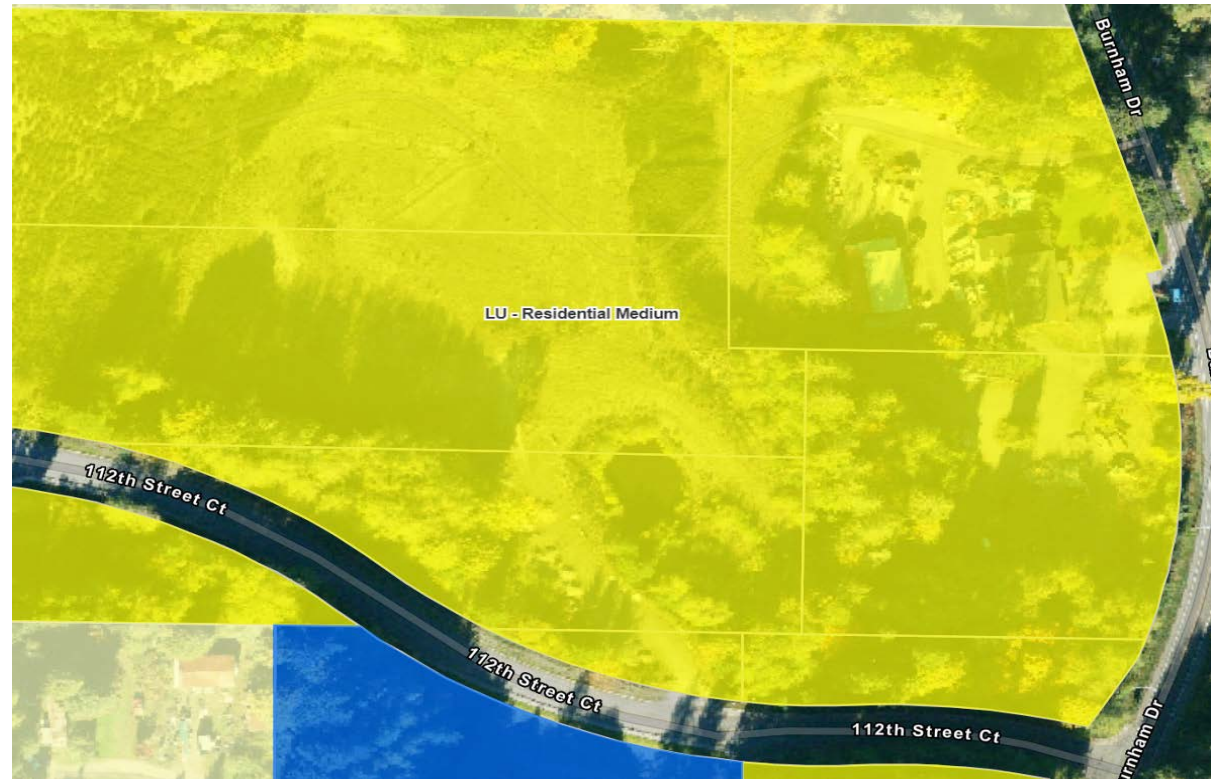


Questions from August 7, 2025

- Manufactured Home considered single-family residence?
 - Levy question
 - Henderson Heights zoning
 - Additional outreach to properties impacted by proposed Map Amendments
- 

Henderson Heights

11302 BURNHAM DR
0122254100
0122254101
0122254102
0122254103
0122361072



Existing Land Use Designation: Residential Medium

Existing Zoning: B-2 (Misaligned)

Proposed Zoning: RB-1 (6-12 dwelling units/acre)



Public Outreach

Gig-a-byte:
July 18, 25
August 1, 8

July Mailings:
Property Owners
and Site Addresses

Open House
August 5, 2025

Website:
Interactive Map
with future
meeting dates

Map Amendments

Following two years of public engagement and staff analysis, the City Council adopted the [2024 Comprehensive Plan](#) and Land Use Map on April 14, 2025. The Land Use Map outlines general areas designated for residential, commercial, and employment uses, while individual zoning districts establish development standards such as setbacks and density. Some parcels in the City currently have zoning that does not reflect their Land Use designation. This project aims to correct those inconsistencies to ensure zoning and land use designations are compatible. Conflicts between zoning and land use designations can lead to uncertainty for property owners, delays in the permit review process and maintain that future development reflects the goals outlined in the Comprehensive Plan.

Opportunities to Learn More

We encourage all residents, business owners, and community members to get involved and stay informed. Please join us at upcoming events.

Contact Us

For questions, please email [Katharine Shaffer](mailto:Kshaffer@gigharborwa.gov), Principal Planner at Kshaffer@gigharborwa.gov

For comments, please [email](mailto:planningcomments@gigharborwa.gov) planningcomments@gigharborwa.gov

Up Coming Events

Thu, Aug. 21

Planning Commission Meeting

[View All Events](#)



Map Amendment Website:

Interactive mapping tool
Upcoming meetings
Contact information

Map Amendments

- Parcels with misaligned land use and zoning
- Parcels that have split land use and zoning
- Planned Residential Development (PRD) Zone
- City properties updated to the Public Institutional land use designation and zoning district



Land Use Map

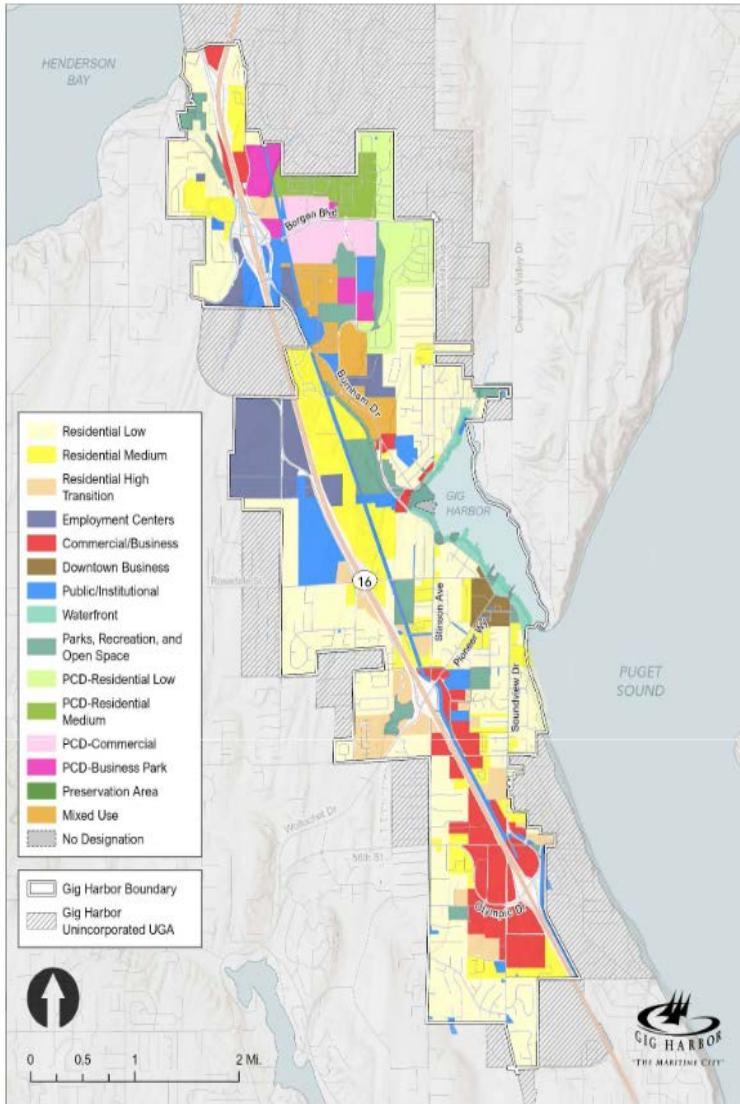
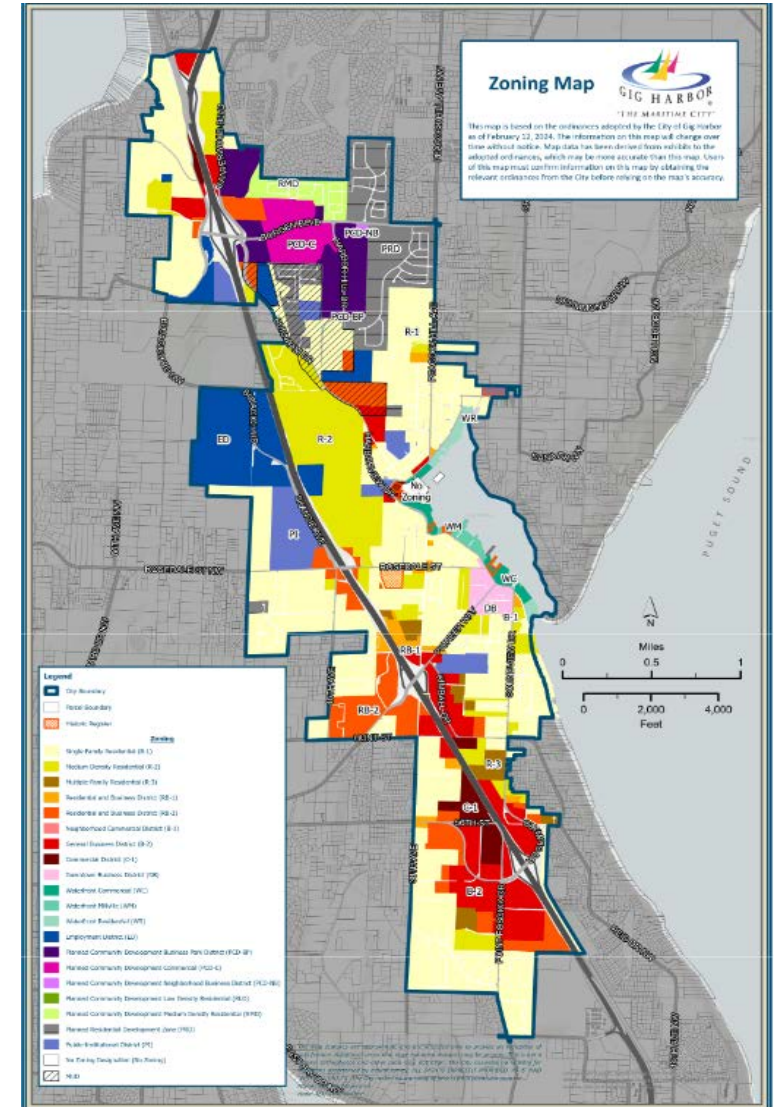


Exhibit 2-6. Future Land Use Area Classifications.

Land Use Area and Description	Zoning Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Residential Low. This area includes existing lower-density residential uses, primarily single-family detached and plex housing, on larger lots in areas where additional density may not be able to be supported with cost-effective infrastructure. Supportive community services such as schools and parks are allowed in these areas to serve the community at large.	R-1	4 (single-family detached, duplex)	N/A
Residential Medium. Medium-density residential uses are included in these areas, primarily single-family, townhomes, and plex residential. These areas are built up at higher densities with support for new infill to build convenient and walkable neighborhoods with access to key neighborhood centers. These areas may include limited business, personal and professional services and businesses which support these residential neighborhoods.	RB-1 R-2	6-12 (single-family detached, duplex, townhomes)	N/A
Residential High. This area includes higher-density residential uses in areas that can support this level of development due to increased availability of infrastructure. These areas may include supportive personal and professional services and businesses, and envisioned to have good transportation access.	RB-2 R-3	12-32 (multiplex, garden apartments)	N/A
Public/Institutional. This designation denotes Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.	PI	N/A	20
Employment Centers. Larger-scale employment uses are found in these areas, including major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial. These areas are expected to provide a regional draw for employment.	ED	N/A	9

Zoning



Misaligned: Land Use and Zoning

Example: Parcel # 022108221

Land Use: Residential Low (RL)



Land Use Area and Description

Residential Low. This area includes existing lower-density residential uses, primarily single-family detached and plex housing, on larger lots in areas where additional density may not be able to be supported with cost-effective infrastructure. Supportive community services such as schools and parks are allowed in these areas to serve the community at large.

Zoning Districts

R-1

Zoning: Neighborhood Commercial (B-1)



Land Use Area and Description

Commercial/Business. These areas include retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may also be permitted. These areas should have good transportation connections with surrounding neighborhoods.

Zoning Districts

C-1
B-1
B-2



Split Parcel

Example: 3519 56TH ST

Land Use:

Residential Low (RL)

Residential Medium (RM)

Zoning:

Residential and Business (RB-1)

Residential and Business District (RB-2)





Planned Residential Development (PRD) Zone

Remain as a
process to
provide creative
flexibility

Eliminate as a
zoning district

About 770
existing parcels
rezoned



Public Institutional

15 City Owned Parcels

Gig Harbor Sports
Complex,
Crescent Creek Park,
and Wilkinson Farm Park
and Farmhouse

Changing to PI allows for
development standards
that are more compatible
with operational needs of
public parks.



Development Code and 2024 Comprehensive Plan

Zoning District	Current Code Density (Units/Acre)	2024 Comprehensive Plan Target Density (Units/Acre)
R-1	4	4
R-2	6	6-12
R-3	8	12-32
RB-1	3	6-12
RB-2	8	12-32
C-1	6	38
B-1	4	32
B-2	6	32
DB	8	12
WM	3	4
WC	3	4
WR	3	4
PCD-RLD	4 with bonuses	4-7
PCD-RMD	5-8	8-16
PCD-C	N/A	24-32
MUD Overlay	4	24-32

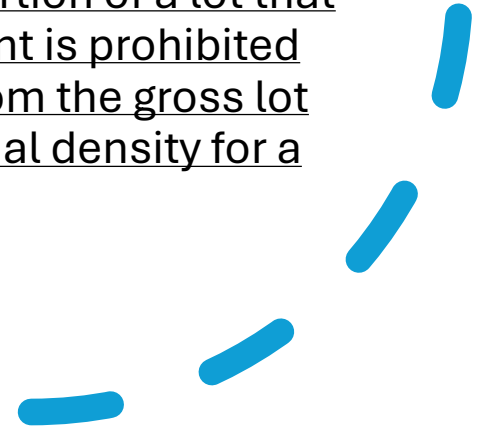
17.04 Definitions

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

17.04.269.b “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,” 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” 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.



17.05 Density in Residential Zones

Zones with Minimum and Maximum: RB-1, R-2, RB-2, R-3, PCD-RLD, PCD,RMD, PCD-C, MUD Overlay

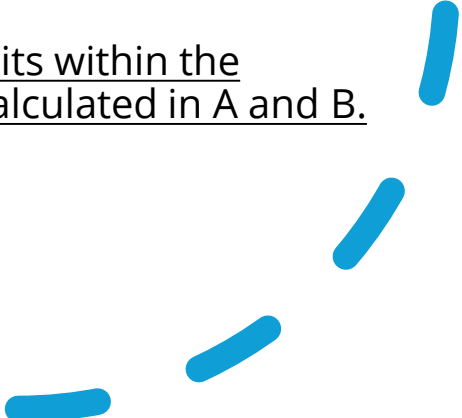
17.05.020 Allowed density.

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. Minimum density shall be met for subdivisions and multifamily proposals. 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.



17.05 Density in Residential Zones

Example: R-2
Zone (6-12
Units Per Acre)

Gross Acreage: 0.75 Net Buildable Land
Area: 0.42

Minimum Density: $0.42 * 6 = 2.52$ (round up)

3 units in the minimum density

Maximum Density: $0.42 * 12 = 5.04$ (round
down)

5 units is the maximum density

Density Range: 3-5 units



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	P	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	P	P	P	-	P ¹⁴	P ¹⁴
Dwelling, duplex,	-	<u>P</u>	-	P	P	P	<u>P</u>	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	P	P	P	-	P ¹⁴	P ¹⁴
Dwelling, triplex	-	-	-	C	P	P	<u>P</u>	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	C ¹ ₇	P	-	P ¹⁴	P ¹⁴
Dwelling, fourplex	-	-	-	C	P	P	<u>P</u>	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	C ¹ ₇	P	-	P ¹⁴	P ¹⁴
Dwelling, <u>multiple- family</u>	-	-	-		P	P ⁶	-	P	P ³ ₁	P ¹ ₄	C ¹ ₄	C ¹ ₄	P ¹⁴	-	-	-	-	-	P ¹⁴	P ¹⁴
Accessory dwelling unit	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	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	-	P	P
Living facility, independent ⁶	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P



• **17.14.020 Changes**

- PCD-NB zone struck
- Duplex allowed R-1 and RB-1
- RB-1 added triplex and fourplex
- Footnote 6 struck: ~~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.~~
- Footnote 14 (existing but edited):
- ~~Residential uses shall be located above a permitted business or commercial use.~~
- Residential uses may be located above or as part of a mixed-use project with a business or commercial component.

Amending Chapters:

- 17.17: PCD-RLD. Struck density bonus.
- 17.20: R-2. Struck “No minimum.”
- 17.21: PCD-RMD. Struck density bonus.
- 17.24: R-3. Updated density.
- 17.28: RB-1. Added minimum and maximum.
- 17.30: RB-2. Added minimum and maximum.
- 17.31: DB. Changed maximum density.
- 17.32: B-1. Added minimum and maximum.
- 17.36: B-2. Increased maximum.
- 17.40: C-1. Increased maximum.
- 17.41: PCD-C. Added minimum and maximum.
- 17.46: WR. Increased density.
- 17.48: WM. Increased density.
- 17.50: WC. Increased density.
- 17.56: PCD-NB. Struck entire section.
- 17.91: Added minimum density.

Zoning District	Current Code Density (Units/Acre)	2024 Comprehensive Plan Target Density (Units/Acre)
R-1	4	4
R-2	6	6-12
R-3	8	12-32
RB-1	3	6-12
RB-2	8	12-32
C-1	6	38
B-1	4	32
B-2	6	32
DB	8	12
WM	3	4
WC	3	4
WR	3	4
PCD-RLD	4 with bonuses	4-7
PCD-RMD	5-8	8-16
PCD-C	N/A	24-32
MUD Overlay	4	24-32

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. Minimum density shall be met for subdivisions and multifamily proposals. 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 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	P	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	P	P	P	-	p ¹⁴	P ¹⁴
Dwelling, duplex,	-	P	-	P	P	P	P	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	P	P	P	-	p ¹⁴	P ¹⁴
Dwelling, triplex	-	-	-	C	P	P	P	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	C ¹ 7	P	-	p ¹⁴	P ¹⁴
Dwelling, fourplex	-	-	-	C	P	P	P	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	C ¹ 7	P	-	p ¹⁴	P ¹⁴
Dwelling, multiple- family	-	-	-		P	P ⁶	-	P	P ³ 1	P ¹ 4	C ¹ 4	C ¹ 4	P ¹⁴	-	-	-	-	-	p ¹⁴	P ¹⁴
Accessory dwelling unit	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	p	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	p	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	-	p	P
Living facility, independent ⁶	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	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 ¹¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Living facility, assisted ⁶	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
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

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 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-
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 ² 0	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 ² 6	P ²⁶ 6	P ² 6	P ²⁶ 6	P ² 6	P ²⁶ 6	P	P	P	P	P	P	P	P ² 6	P ²⁶ 6	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ²⁸	P ² 8	-	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

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 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P
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 ¹³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	-	-	-	-	-

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 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.~~ Residential uses may be located above or as part of a mixed-use project with a business or commercial component.
- 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>	& <u>12 dwelling units/acre</u>
	<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).

Proposed Land Use Designations

Parcel Numbers	Existing Land Use Designation	Proposed Land Use Designation
221061111	RM & CB	CB
4001360011	RL & CB	CB
221177042	RL & RM	RM
221176019	RL/RM	RM
221082243	RL & RM	RM
221177056	RL	RM
221177057	RL	RM
221078005	RL	RM
221078006	RL	RM
122361084	RL/RM	RM
221071168	RH & RL	RH
7580000946	RL	RM
7580000951	RL	RM
122254093	RM	CB
0222313074	Mixed Use	PI
4002730010	PCD-BP	PI
4002730020	PCD-BP	PI
4002730040	PCD-BP	PI
4002730050	PCD-BP	PI
4002470030	PCD-BP	PI
0222323031	R-1	Parks
0222323033	R-1	Parks
0222323032	R-1	Parks
0222323130	R-1	Parks
0221071067	R-1	PI
0221071009	R-1	PI
0222312019	Mixed Use	PI

0221081108	RM	PI
0221173107	Commercial/Business and Residential High Transition	PI

Proposed Zoning Designations

Parcel Numbers	Existing Zoning	Proposed Zoning
221061111	R-2 & B-2	B-2
4001360011	R-1 & B-2	B-2
221177042	RB-2	RB-1
221176019	RB-1 & RB-2	RB-1
221082243	R-1 & RB-1	RB-1
221177056	RB-2	RB-1
221177057	RB-2	RB-1
221078005	RB-2	RB-1
221078006	RB-2	RB-1
122361084	R-1 & RB-2	RB-1
122361045	R-1 & ED	R-1
221071160	R-1 & R-2	R-2
4001020194	RB-2	ED
4001020195	RB-2	ED
4001020196	RB-2	ED
3001140020	PCD-BP and RMD	PCD-BP
221177047	R-1 & RB-1	R-1
221177058	RB-2 & B-2	RB-2
2260000210	R-1/WR	WR
6032010050	RB-2	R-2
6032010060	RB-2	R-2
6032010070	RB-2	R-2
221064149	RB-2	R-2
221172117	RB-2	RB-1
221176009	RB-2	RB-1
221176001	RB-2	RB-1
221176002	RB-2	RB-1
221176008	RB-2	RB-1
221172116	RB-2	RB-1

221071096	RB-2	RB-1
221071152	RB-2	RB-1
221072036	RB-2	RB-1
221201030	RB-2	RB-1
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221205004	RB-2	RB-1
221205004	RB-2	RB-1
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4002890018	RB-2	RB-1
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4002890022	RB-2	RB-1
4002890023	RB-2	RB-1
4002890026	RB-2	RB-1
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9010210050	RB-2	RB-1
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9010210050	RB-2	RB-1
4002890034	RB-2	RB-1
9010240040	RB-2	RB-1
9010240030	RB-2	RB-1
9010240060	RB-2	RB-1
9010240050	RB-2	RB-1
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3000850590	R-1/ED	R-1
221071160	R-2 & R-1	R-2
221053089	R-1	RB-1
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4003301190	PRD	PI
4003100820	PRD	PI

0222308004	PRD	PI
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4002930010	PRD	PCD-RMD
4002930020	PRD	PCD-RMD
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4003100010	PRD	PCD-RLD
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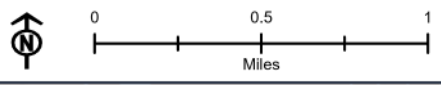
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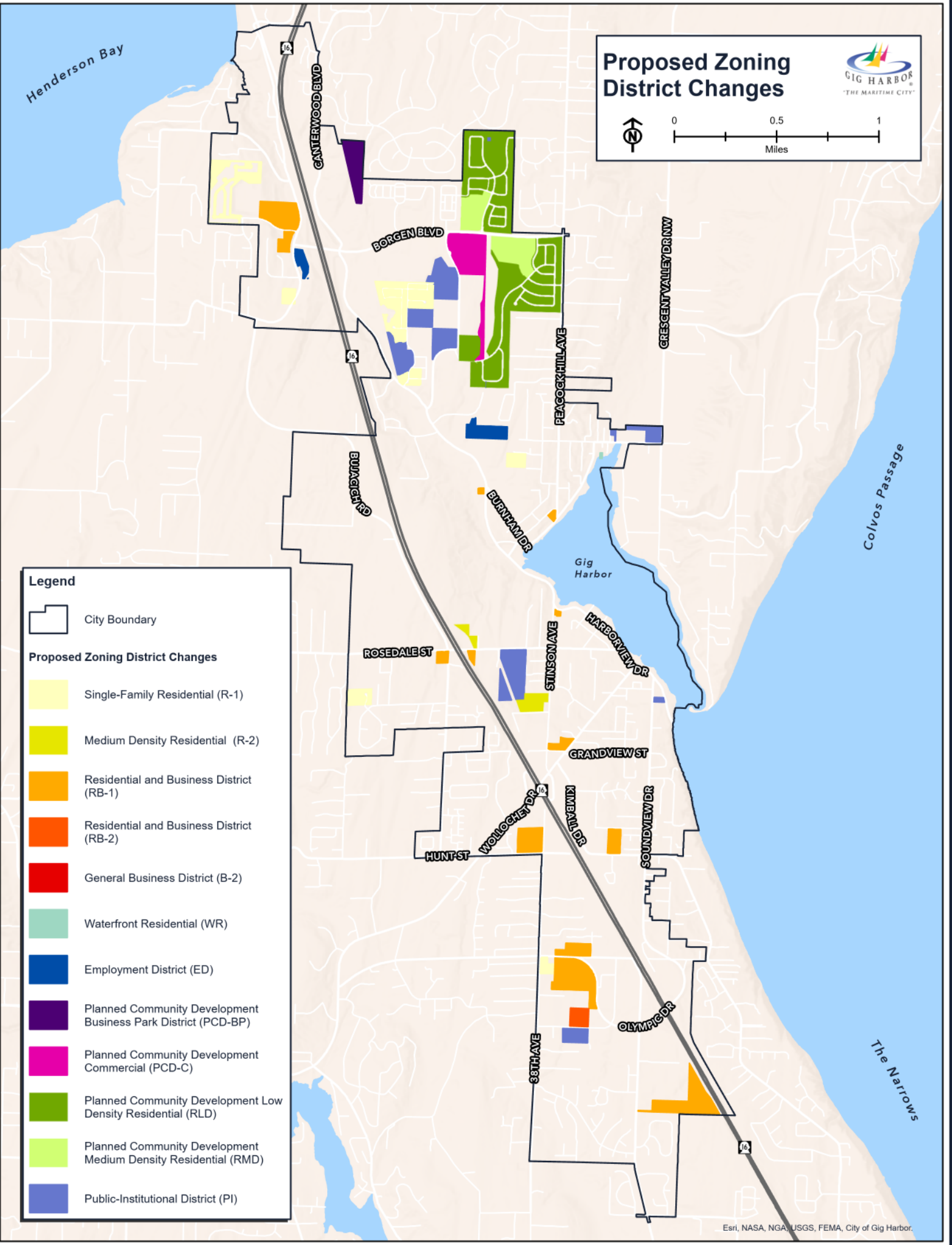
Henderson Bay

Proposed Zoning District Changes



Legend

- City Boundary
- Proposed Zoning District Changes**
- Single-Family Residential (R-1)
- Medium Density Residential (R-2)
- Residential and Business District (RB-1)
- Residential and Business District (RB-2)
- General Business District (B-2)
- Waterfront Residential (WR)
- Employment District (ED)
- Planned Community Development Business Park District (PCD-BP)
- Planned Community Development Commercial (PCD-C)
- Planned Community Development Low Density Residential (RLD)
- Planned Community Development Medium Density Residential (RMD)
- Public-Institutional District (PI)

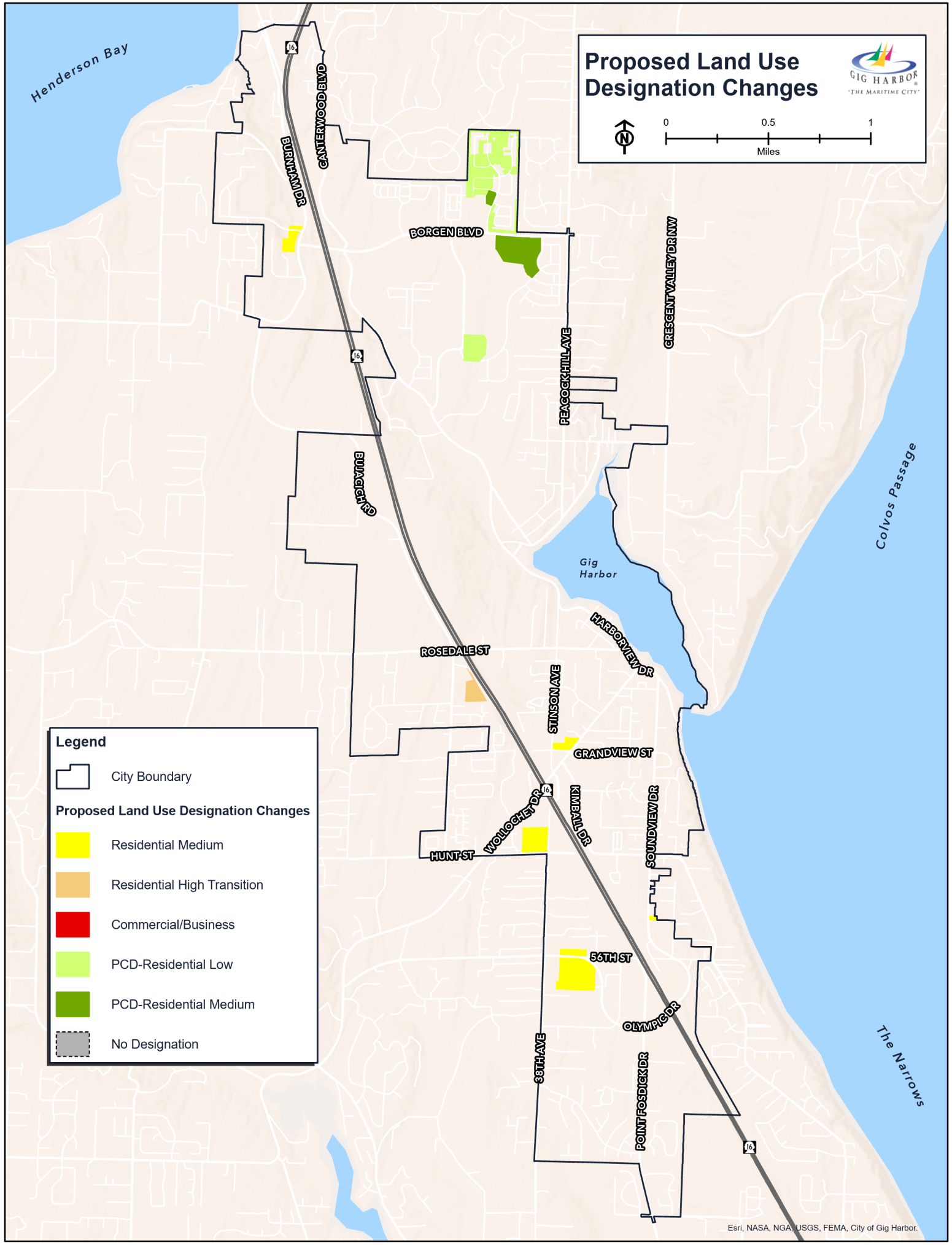
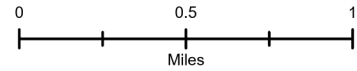


Colvos Passage

The Narrows

Henderson Bay

Proposed Land Use Designation Changes



Legend

-  City Boundary
- Proposed Land Use Designation Changes**
-  Residential Medium
-  Residential High Transition
-  Commercial/Business
-  PCD-Residential Low
-  PCD-Residential Medium
-  No Designation

Colvos Passage

The Narrows

From: [michael shipman](#)
To: [Eric Baker](#); [Katharine Shaffer](#)
Cc: [Katrina Knutson](#); [Mayor & Council](#); [Michelle Thomas](#)
Subject: R-2 Changes Now
Date: Thursday, August 7, 2025 10:10:37 AM

Eric and Katharine,

Thank you for your excellent efforts. I am copying Katrina, the City Council and Planning Commission on this note in the hope they will recognize your hard work.

Thank you also for the great presentation during the Updates to Zoning and Land Use, Public Open House on Tuesday, August 5. The open forum discussion was very helpful and I noticed it really helped clarify a lot of the concerns city residents are having. The team did a great job, thank you!

I was pleased to see the positive community support for increasing density in the Harbor. I was especially pleased to see Seniors supportive of the changes in the prospect that they can possibly downsize to more affordable smaller homes and/or cottages without moving into an apartment. As we heard, some shared their desire to remain in the downtown community.

I continue to review the proposed development standards which will soon be presented to City Council and the Planning Commission. The city staff has accomplished a substantial amount of work over the last six months, and citizens would like to see that aggressive effort continue.

As I shared during the Open House, to achieve the new comprehensive plan goals in time (e.g., we are currently 3 years behind in starting to build) it's critical for city staff to recommend **now** to the Council and Planning Commission to **adjust all parcels that are within 3 Blocks adjacent to Pierce County Transit Bus Route #100 (within the city) from R-1 to R-2.**

Adjusting those R1 parcels to R2 now (before Phase 2) is critical in meeting the demands that must be accomplished in the revised comprehensive plan. As a result of the prior city mandate to slow development in the Harbor, Builders and Contractors scaled down their

staff and it's difficult for them to scale back up until the city's is completed and approved. We do not want another one or two year delay. Unless these changes are made now, this will also continue to have a negative impact on City revenue.

The comprehensive plan building goals will only be met if we make these, and the adjustment I am proposing now, not in Phase 2. Doing so now will help balance the differing types of homes and cottages that are built within the city versus big box development and apartment style development on the fringes of the City. As you may recall hearing in the meeting, that's not what is desired by the residents.

Please adjust all parcels that are within 3 Blocks adjacent to Pierce County Transit Bus Route #100 (within the city limits) from R-1 to R-2 as part of the update.

Thank you again for your excellent work.

Best Regards,
Michael Shipman
Email: mshipmanwa@gmail.com

From: [Shaun Dinubilo](#)
To: [Michelle Thomas](#)
Cc: [Doyle Foster](#)
Subject: RE: PL-SEPA-25-0004 - Development Code Update Phase 1
Date: Wednesday, August 6, 2025 10:22:51 AM

Hello Michelle,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project (SEPA) for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. We also strongly recommend that the applicant and contractors have a copy of the Inadvertent Discovery Plan (IDP) on the project site at all times. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's CRD Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.



Shaun Dinubilo
Archaeologist
FAA Certified (Section 107) sUAS Remote Pilot
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Phone: 360-432-3998
Email: sdinubilo@squaxin.us
Office Hours: 7:30 am to 4:00 pm
Email is my preferred method of communication.

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act-Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource is exempt from public disclosure.

From: Michelle Thomas <MThomas@gigharborwa.gov>
Sent: Thursday, July 24, 2025 8:01 AM
Subject: PL-SEPA-25-0004 - Development Code Update Phase 1

Please see attached Notice of Nonsignificance

LOCATION: Non Site Specific – City Wide

PROPOSAL: To adopt a new Zoning Map, Land Use Map, and updated Development Code to ensure consistency with the City's recently adopted 2024 Comprehensive Plan.

COMMENT DEADLINE: 5 PM, Thursday, August 7, 2025

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Katharine Shaffer, Principal Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170

Agency comments must be received by no later than Thursday, **August 7, 2025** for consideration.

Michelle Thomas | Planning Technician

3510 Grandview St • Gig Harbor, WA 98335
253-851-6170 | 253-853-8255 (direct) | www.gigharborwa.gov

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Public input is encouraged and appreciated—your feedback plays a vital role in shaping the future of our community. Your voice matters, and we invite you to share your thoughts and ideas.

Sewer plan

Alan Richardson
aj-rich@live.com

Public input is encouraged and appreciated—your feedback plays a vital role in shaping the future of our community. Your voice matters, and we invite you to share your thoughts and ideas.

We are skeptical about raising R-I density above current levels.

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- INCREASE R-1 FROM 4 PER ACRE TO 8
- REZONE R-1 TO R2 ON ALL PARCELS THAT ARE 3 BLOCKS OR LESS FROM PIERCE CO. TRANSIT BUS ROUTE #100
- INCLUDE 3 BLOCKS ON STINSON AND CONVINCE PIERCE COUNTY TRANSIT TO ADD STINSON IN THEIR BUS ROUTE

PLEASE MAKE THESE CHANGES NOW,
IN THE UPDATE NOT ANOTHER PHASE II

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With increased density please
maintain character of
Downtown area.