



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, August 6, 2026 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 16, 2026

Public Comment:

Agenda Items:

Site Design & Development Regulations – Presentation by Staff and Commission discussion

Other Business: Next meeting Thursday, August 20, 2026

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, July 16, 2026 at 5:30 P.M.
Council Chambers**

Temporary Chair Nomination

Motion: Nominate Commissioner Henderson as temporary Chair for tonight's meeting (Wozniak/Cornell)

Vote: Unanimously approved

Call to Order/Roll Call

Temporary Chair Henderson called the meeting to order at 5:30 p.m. Commissioners Anderson, Cornell, Wozniak and Zhou(virtually) were present. Commissioner Burcar was excused.

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

Approval of Minutes

Motion: Move to approve minutes from June 18, 2026 (Cornell/Anderson)

Vote: Unanimously approved

Public Comment on Non-Agenda Items

Nicole Bennett, 98332, provided comments on hard surface requirement in Waterfront Millville.

Agenda Items

Site Design Basics, Presentation from Director Baker, followed by Commission discussion

Motion: Move to reopen public comments (Henderson/ Wozniak)

Vote: Unanimously approved

Public Comment

Andy Brooks, 98332, clarifying question

Other Business

Next meeting Thursday, August 6, 2026

Adjournment 6:55 p.m.

Michelle Thomas
Planning Technician

GHMC 17.XX. Dimensional Standards by Zone (Existing) (Proposed)

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
R-1	(Short Plat) 7,200 sq. ft. (Formal Plat) 7,500 sq. ft.	70' .7% of lot area, in linear feet	House: 20' Porch: 12' Garage: 26'	8'	30'	See GHMC 17.04.470	35'	-	40%	1 - 4 du/ac
R-1	6,000 sq. ft.	50	20 Porch: 12'	5 ft min, 15 ft combined (10 ft total for <8,000 sq. ft.)	15	10	35	55%	60%	4 du/ac
R-2	(Short Plat) 7,000 sq. ft. (Formal Plat) 5,800 sq. ft.	50' .7% of lot area, in linear feet	House: 20' Porch: 12' Garage: 26' Non Res: 25'	8' Non Res: 7'	30' Non Res 25'	See GHMC 17.04.470	35'	-	60%	6-12 du/ac
R-2	4,000 sq. ft.	40	15 Porch: 12'	5	15	10	35	60%	75%	6-12 du/ac
R-3	(Short Plat) 5,400 sq. ft. (Formal Plat) 4,400 sq. ft.	50' .7% of lot area, in linear feet	House: 20' Porch: 12' Garage: 26' Other Res & Non Res: 20'	8' Other Res & Non Res: 7'	30' Non Res 25'	See GHMC 17.04.470	35'	-	60%	12-32 du/ac
R-3	4,000 sq. ft.	40	15 Porch: 12'	5	10	10	45	70%	85%	12-32 du/ac
RB-1	(Res) 7200 sq. ft. (Non Res) 15,000 sq. ft.	70'	House: 20' Porch: 12' Garage: 26' Other Res & Non Res: 20'	8' Other Res: 7' Non Res: 10'	30' Other Res: 25' Non Res: 15'	See GHMC 17.04.470	35'	-	50% Non Res: 60%	6-12 du/ac
RB-1	6,000 sq. ft.	40	10	5	10	10	45	55%	70%	6-12 du/ac

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
RB-2	12,000 sq. ft.	70'	House: 20' Porch: 12' Garage: 26' Other Res & Non Res: 20'	8'	30' Other Res & Non Res: 15'	See GHMC 17.04.470	35'	-	55% 70% allowed with conditions	12-32 du/ac
RB-2	4,000 sq. ft.	40	10	5	8	10	45	70%	80%	12-32 du/ac
B-1	5,000 sq. ft.	50'	20	10'	25	See GHMC 17.04.470	35	-	80% (70%Impervious)	32-38 du/ac (maximum allowed with mixed use)
B-1	5,000 sq. ft.	50	10	5	10	10	45 50 MU	70%	85%	18- 32 du/ac
B-2	None	30'	House: 20' Porch: 12' Garage: 26' Other Res & Non Res: 20'	8' Other Res & Non Res: 5'	30' Other Res & Non Res: 20'	See GHMC 17.04.470	35	-	70% (60%Impervious, 70% allowed with conditions)	32-38 du/ac (maximum allowed with mixed use)
B-2	None	30	10	5	5	10	45 50 MU	70%	80%	18- 32 du/ac

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
C-1	6,000 sq. ft.	50'	SFR/duplex: House: 20' Porch: 12' Garage: 26' Other: See GHMC 17.96	8' SFR/duplex Other: See GHMC 17.96	30' SFR/duplex Other: See GHMC 17.96	See GHMC 17.04.470	35	-	80% (70%Impervious, 80% allowed with conditions)	38 du/ac
C-1	6,000 sq. ft.	50	10, (15 SFR/duplex)	5, (8 SFR/duplex)	10, (20 SFR/duplex)	10	45 50 MU	70%	85%	18 - 38 du/ac
DB	6,000 sq. ft.	50'	See GHMC 17.99	See GHMC 17.99	See GHMC 17.96	-	See GHMC 17.99.510	-	80% (70%Impervious, 80% allowed with conditions)	12 du/ac
DB	6,000 sq. ft.	50	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	70%	80%	6-12 du/ac
WR	SFR: 7,000 sq. ft. Duplex: 14,000 sq. ft. Non Res: 12,000 sq. ft.	SFR: 70' All Other: 50'	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	-	SFR: 40% Duplex: 45% Non Res: 50%	4 du/ac
WR	7,000 sq. ft.	50	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	65%	60%	4 du/ac

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
WM	SFR: 6,000 sq. ft. Up to 4 Units: 6,000 sq. ft. per unit Non Res: 15,000 sq. ft.	SFR: 50' All Other: 100'	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	-	SFR: 50% Up to 4 units: 55% Non Res: 70%	4 du/ac
WM	5,000 sq. ft.	50	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	50%	70%	4 du/ac
WC	SFR: 6,000 sq. ft. Up to 4 Units: 6,000 sq. ft. per unit Non Res: 15,000 sq. ft.	SFR: 50' All Other: 100'	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	-	SFR: 50% Up to 4 units: 55% Non Res: 70%	4 du/ac
WC	6,000 sq. ft.	75	See GHMC 17.99	See GHMC 17.99	See GHMC 17.99	-	See GHMC 17.99.510	50%	70%	4 du/ac
ED	None	-	Setbacks: 20' from any property line; 50' from any boundary abutting residential use/district	-	-	-	35'	-	N/A	N/A
ED	None	N/A	20	20	20	20	35	N/A	N/A	N/A
PI	None	See GHMC 17.15.05 0	See GHMC 17.15.050	See GHMC 17.15.050	See GHMC 17.15.050	-	35'	-	60-70% Dependent on use	N/A

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Street side, Corner lot (ft)	Max. Height (ft)	Max Impervious (%)	Max. Hard Surface (%)	Density (min-max)
PI	None	100	35	25	50	25	35	60%	80%	N/A
PCD-C	None	75	20	5	20	20	35-45'. See GHMC 17.41.030	-	N/A	24-32 du/ac
PCD-C	None	75	20	5 ⁹	20	20	35-50'. See GHMC 17.41.030	N/A ⁸	N/A	24-32 du/ac
PCD-BP	None	75	See GHMC 17.54.030	See GHMC 17.54.030	See GHMC 17.54.030	-	35-45'. See GHMC 17.54.030	-	N/A	N/A
PCD-BP	None	75	See GHMC 17.23.040	See GHMC 17.23.040	See GHMC 17.23.040	-	35-45'. See GHMC 17.54.030	N/A ⁸	N/A ⁸	N/A

HOUSING CODE

Dimensional Standards – Part 2

August 6, 2026

Eric Baker
Community Development Director



PHASES

- Broken into Phase 2A and 2B
- Phase 2A (October 2026)
 - Focused on site design elements (setbacks, hardscape, lot dimensions)
 - **Height (newly included)**
- Phase 2B (January/February 2027)
 - Childcare Centers
 - STEP Housing
 - Unit Lot Subdivision
 - Parking
 - Design Manual



Land Use Area and Description	Zoning Districts	Target Residential Density (units/acre)
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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)

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)

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)

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

Employment Centers. Larger-scale employment uses are found in these areas, including major warehousing, industrial, commercial, and institutional activities, as well

ED
N/A

Land Use Area and Description	Zoning Districts	Target Residential Density (units/acre)	(e
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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.

C-1
B-1
B-2
32
38 (for C1 zone)
(mixed-use and apartments)

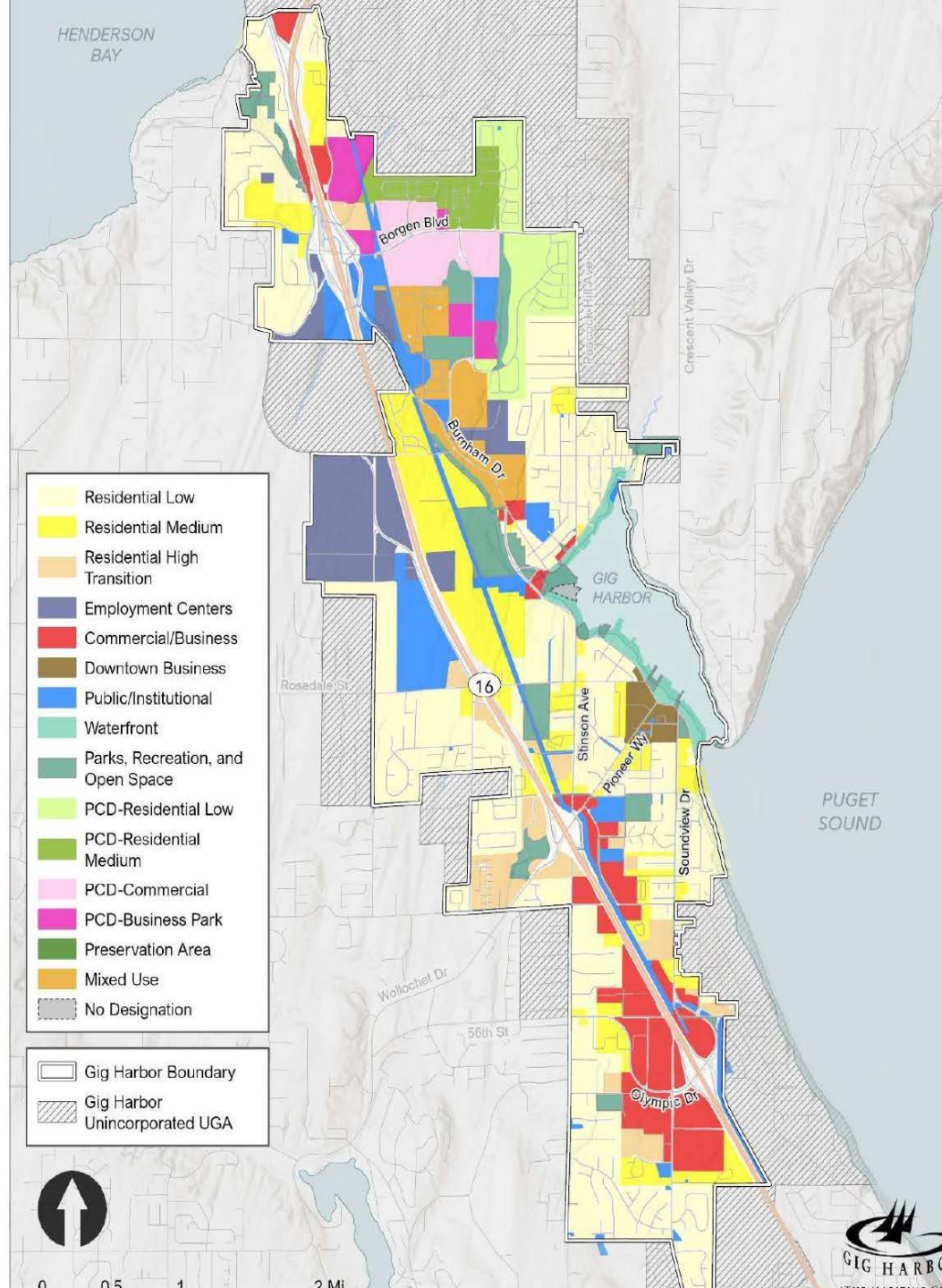
Downtown Business. This area primarily includes moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor. This area is also part of The Harbor and should be considered under the vision for that area.

DB
12
(mixed-use and limited townhomes/apartments)

Waterfront. This area includes a mix of uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program. This may include targeted residential, marina, and commercial/retail uses.

WM
WC
WR
4
(limited single-detached and plex)



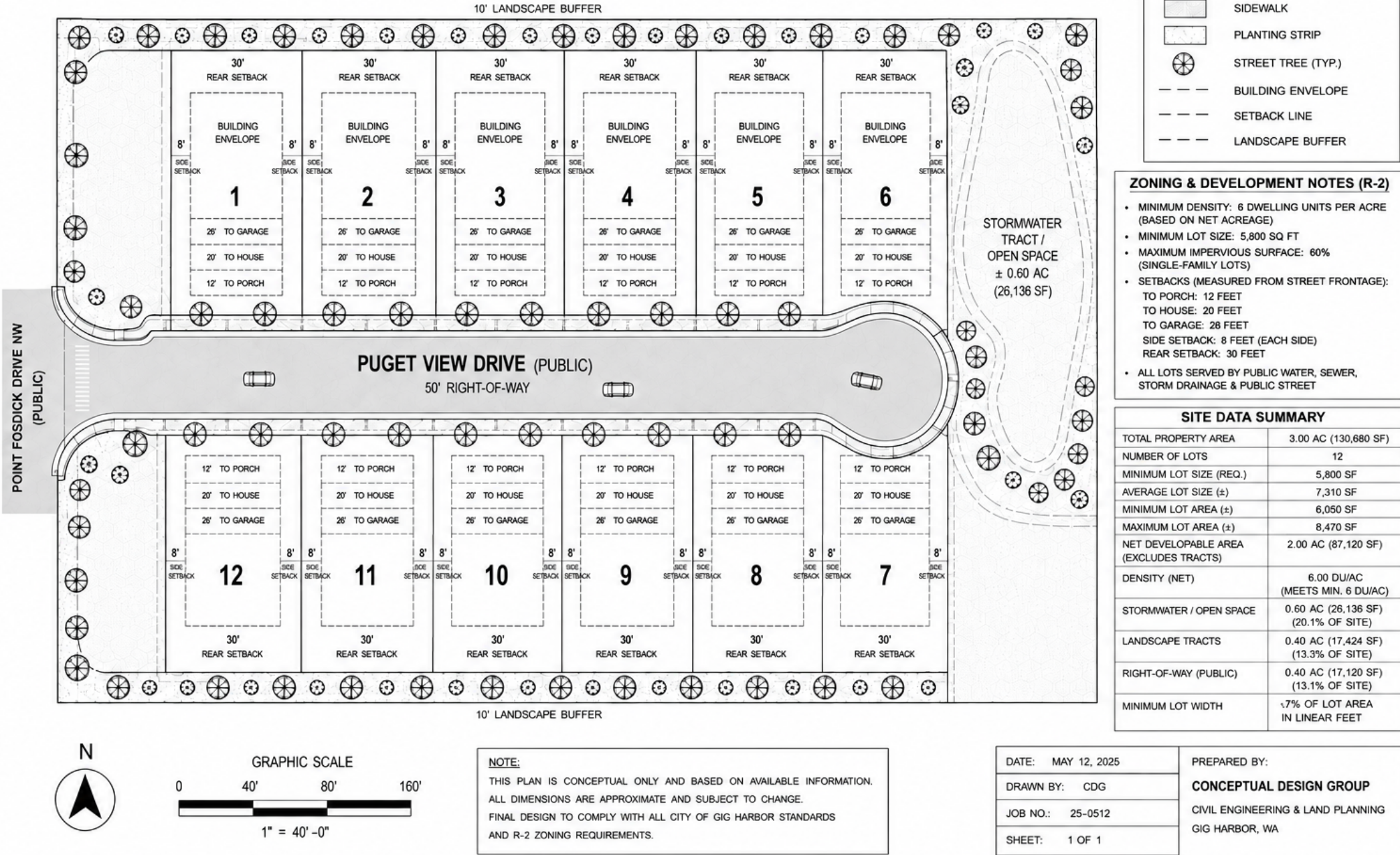


Single-family –
R-2 Zone

Current
Regs

Conceptual 12-Lot Subdivision – R-2 Zone – City of Gig Harbor

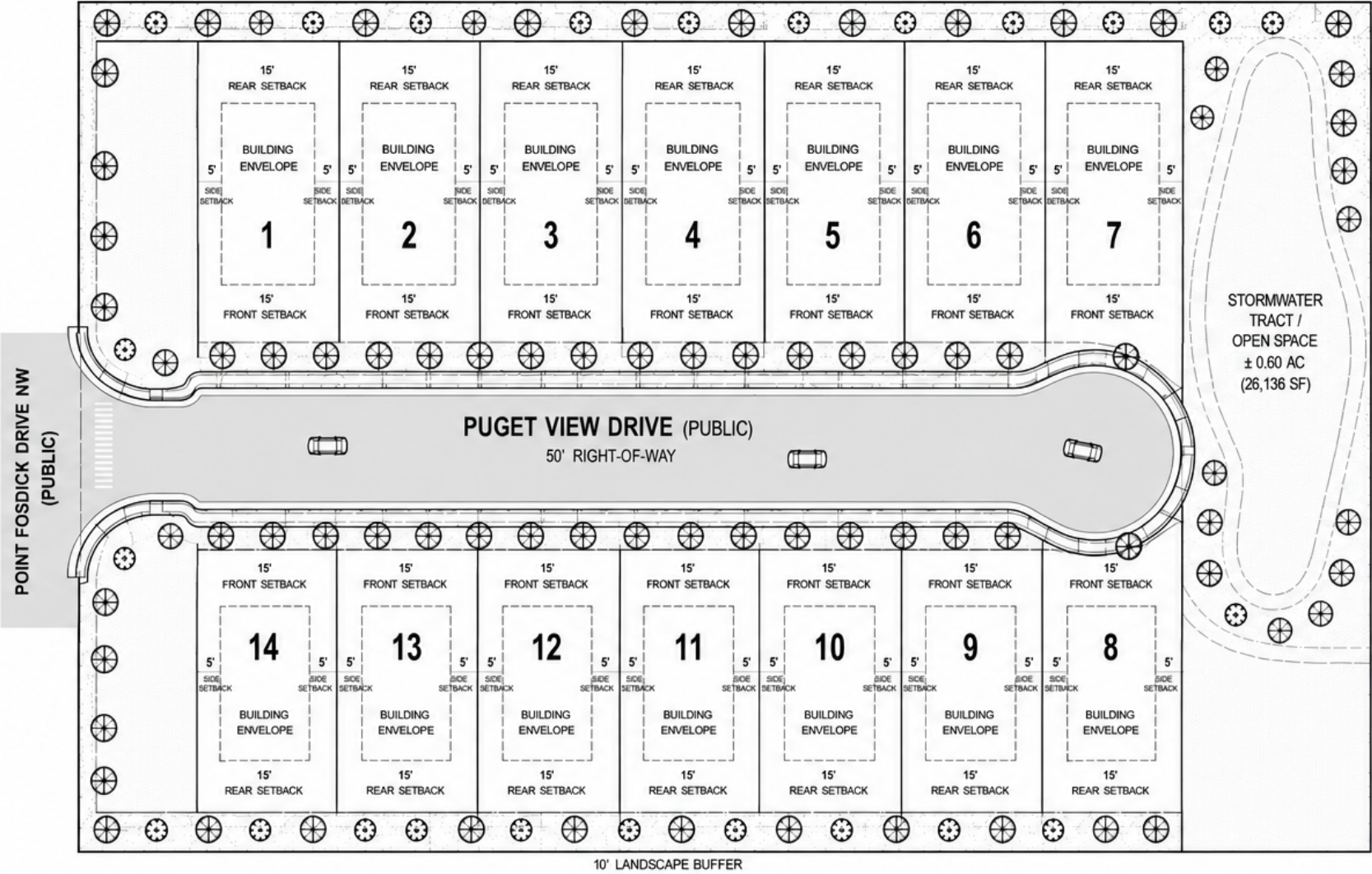
PRELIMINARY CONCEPT PLAN – NOT FOR CONSTRUCTION OR RECORDING



Conceptual 14-Lot Subdivision – R-2 Zone – City of Gig Harbor

PRELIMINARY CONCEPT PLAN – NOT FOR CONSTRUCTION OR RECORDING

10' LANDSCAPE BUFFER



LEGEND

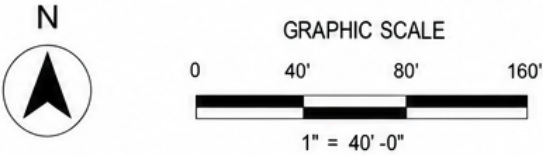
- PAVEMENT
- SIDEWALK
- PLANTING STRIP
- STREET TREE (TYP.)
- BUILDING ENVELOPE
- SETBACK LINE
- LANDSCAPE BUFFER

ZONING & DEVELOPMENT NOTES (R-2)

- MINIMUM DENSITY: 6 DWELLING UNITS PER ACRE (BASED ON NET ACREAGE)
- MINIMUM LOT SIZE: 4,000 SQ FT
- MAXIMUM IMPERVIOUS SURFACE: 75% (SINGLE-FAMILY LOTS)
- SETBACKS (MEASURED FROM STREET FRONTAGE):
 - FRONT SETBACK: 15 FEET
 - SIDE SETBACK: 5 FEET (EACH SIDE)
 - REAR SETBACK: 15 FEET
- ALL LOTS SERVED BY PUBLIC WATER, SEWER, STORM DRAINAGE & PUBLIC STREET

SITE DATA SUMMARY

TOTAL PROPERTY AREA	3.00 AC (130,680 SF)
NUMBER OF LOTS	14
MINIMUM LOT SIZE (REQ.)	4,000 SF
AVERAGE LOT SIZE (±)	4,640 SF
MINIMUM LOT WIDTH	40 FEET
MINIMUM LOT WIDTH (REQ.)	40 FEET
NET DEVELOPABLE AREA (EXCLUDES TRACTS)	2.00 AC (87,120 SF)
DENSITY (NET)	7.00 DU/AC (MEETS MIN. 6 DU/AC)
STORMWATER / OPEN SPACE	0.60 AC (26,136 SF) (20.1% OF SITE)
LANDSCAPE TRACTS	0.40 AC (17,424 SF) (13.3% OF SITE)
RIGHT-OF-WAY (PUBLIC)	0.40 AC (17,120 SF) (13.1% OF SITE)



NOTE:

THIS PLAN IS CONCEPTUAL ONLY AND BASED ON AVAILABLE INFORMATION. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. FINAL DESIGN TO COMPLY WITH ALL CITY OF GIG HARBOR STANDARDS AND R-2 ZONING REQUIREMENTS.

DATE: MAY 12, 2025

DRAWN BY: CDG

JOB NO.: 25-0512

SHEET: 1 OF 1

PREPARED BY:

CONCEPTUAL DESIGN GROUP

CIVIL ENGINEERING & LAND PLANNING

GIG HARBOR, WA

Single-family – R-2 Zone

Proposed Regs

Multi-Family – R-3 Zone

Current Regs



CONCEPTUAL MULTIFAMILY DEVELOPMENT – R-3 ZONE

CITY OF GIG HARBOR, WASHINGTON

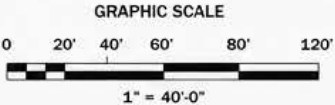
SITE DATA SUMMARY	
ZONING:	R-3 – MULTIFAMILY RESIDENTIAL
TOTAL SITE AREA:	± 3.00 AC (130,680 SF)
BUILDING 1 (3-STORY):	± 28,800 SF (36 UNITS)
BUILDING 2 (3-STORY):	± 12,800 SF (16 UNITS)
TOTAL UNITS:	± 52 UNITS
DENSITY PER NET ACRE:	26 UNITS / AC
NET ACREAGE:	2.00 AC
HARD SURFACE / IMPERVIOUS SURFACE:	MAX. 60%
STORMWATER / OPEN SPACE:	± 0.60 AC (20%)
LANDSCAPE AREA:	± 0.70 AC (23%)
RIGHT OF WAY DEDICATION:	-

DEVELOPMENT STANDARDS (R-3 ZONE)	
FRONT SETBACK:	20 FEET
SIDE SETBACK:	7 FEET
REAR SETBACK:	25 FEET
MAX BUILDING HEIGHT:	35 FEET (3 STORIES)
MAX DENSITY:	30 UNITS / ACRE
MAX IMPERVIOUS SURFACE:	60%

PARKING SUMMARY	
REQUIRED PARKING:	1.5 SPACES PER UNIT (52 UNITS X 1.5) = 78 SPACES
PROVIDED PARKING:	86 SPACES (INCLUDING 5 ADA)

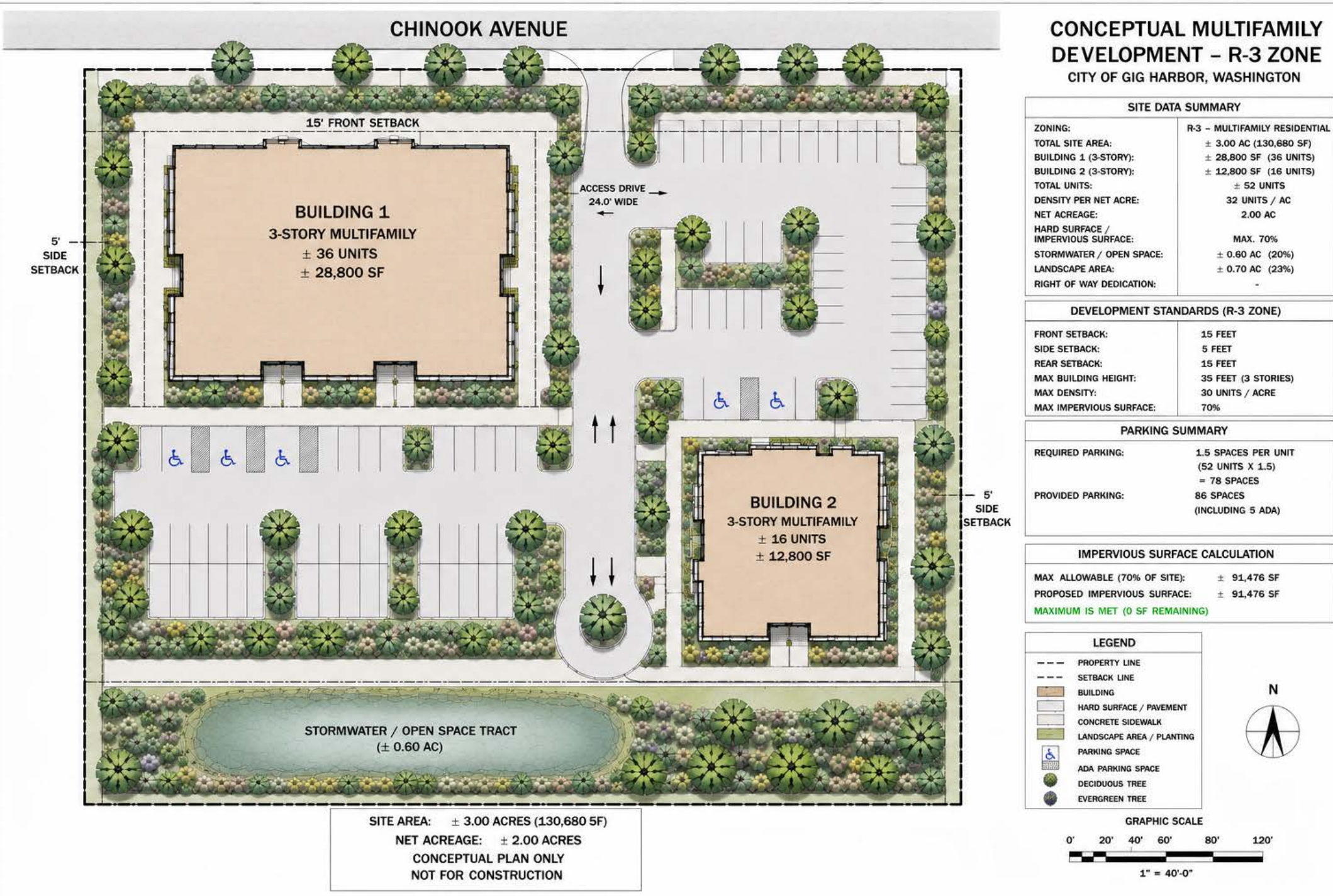
IMPERVIOUS SURFACE CALCULATION	
MAX ALLOWABLE (60% OF SITE):	± 78,408 SF
PROPOSED IMPERVIOUS SURFACE:	± 86,249 SF
EXCEEDS MAXIMUM BY:	± 7,841 SF (10%)

LEGEND	
---	PROPERTY LINE
---	SETBACK LINE
[Brown Box]	BUILDING
[Light Gray Box]	HARD SURFACE / PAVEMENT
[White Box]	CONCRETE SIDEWALK
[Green Box]	LANDSCAPE AREA / PLANTING
[Blue Box]	PARKING SPACE
[Blue Box]	ADA PARKING SPACE
[Green Circle]	EVERGREEN TREE



Multi-Family – R-3 Zone

Proposed Regs





THREE STORY

“Garden apartments”

- Height: 35-40 feet
- Density: 20-28 units per net acre



FOUR STORY

- Height: 40-45 feet
- Density: 30 - 50 units per net acre.



FOUR STORY MIXED USE

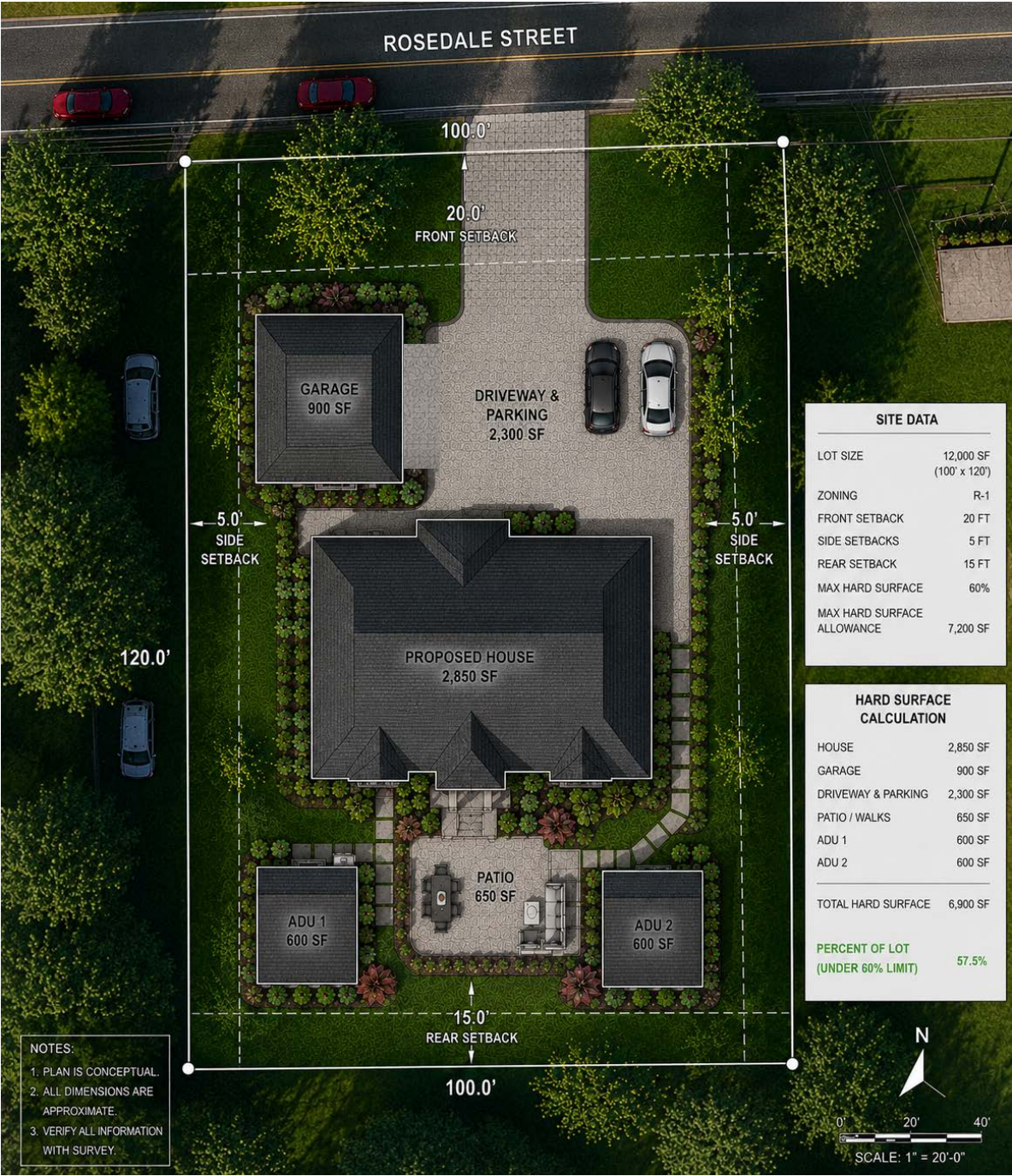
- Height: 45-50 feet
- Density: 25 – 40 units per net acre

DRAFT DIMENSIONAL STANDARDS

Current R-1 Dimensional Standards



Proposed R-1 Dimensional Standards - ADUs



R-2 Current
Dimensional
Standards



CHINOOK AVE

SCALE: 1" = 10'-0"

Site Plan is not a survey or is it exactly to scale and is intended for presentation purposes only

SITE DATA	
PARCEL ID:	0221086024
ADDRESS:	CHINOOK AVE
ZONING:	R-2
LOT SIZE:	120' x 75'
LOT AREA:	9,000 SF
MAX HARD SURFACE:	60%
MAX ALLOWABLE HARD SURFACE:	5,400 SF

SETBACKS (R-2)	
FRONT SETBACK TO HOUSE:	20 ft
FRONT SETBACK TO PORCH:	12 ft
FRONT SETBACK TO GARAGE:	26 ft
SIDE SETBACKS:	8 ft (EACH SIDE)
REAR SETBACK:	30 ft

HARD SURFACE CALCULATIONS	
HOUSE (FOOTPRINT):	2,850 SF
GARAGE (FOOTPRINT):	720 SF
DRIVEWAY & PARKING:	1,700 SF
PATIO / WALKS:	450 SF
TOTAL HARD SURFACE:	5,720 SF
PERCENT OF LOT (UNDER 60% LIMIT)	63.6%

LEGEND	
---	SETBACK LINE
○—○	PROPERTY LINE
■	HARD SURFACE
■	LANDSCAPE / PERVIOUS AREA
■	BUILDING FOOTPRINT

R-2 Current
Dimensional
Standards - ADU



R-2 Proposed Dimensional Standards - ADU



120.00'

75.00'

5.0' SIDE SETBACK

15.0' REAR SETBACK

5.0' SIDE SETBACK

75.00'

15.0' FRONT SETBACK

UNIT 1
1,200 SF

UNIT 2
1,200 SF

UNIT 3
1,200 SF

CHINOOK AVE

SCALE: 1" = 10'-0"

0' 10' 20' 30' 40' 50'

SITE DATA

PARCEL ID:	0221086024
ADDRESS:	CHINOOK AVE
ZONING:	R-2
LOT SIZE:	120' x 75'
LOT AREA:	9,000 SF
MAX HARD SURFACE:	75%
MAX ALLOWABLE HARD SURFACE:	6,750 SF

SETBACKS (R-2)

FRONT SETBACK TO HOUSE:	15 ft
FRONT SETBACK TO PORCH:	15 ft
FRONT SETBACK TO GARAGE:	15 ft
SIDE SETBACKS:	5 ft (EACH SIDE)
REAR SETBACK:	15 ft

HARD SURFACE CALCULATIONS

TRIPLEX (FOOTPRINT):	3,600 SF
DRIVEWAY & PARKING:	2,880 SF
PATIO / WALKS:	270 SF
TOTAL HARD SURFACE:	6,750 SF

PERCENT OF LOT (UNDER 75% LIMIT) **75.0%**

LEGEND

- SETBACK LINE
- PROPERTY LINE
- HARD SURFACE
- LANDSCAPE / PERMEOUS AREA
- BUILDING FOOTPRINT

SITE DATA	
PARCEL ID:	0221086024
ADDRESS:	CHINOOK AVE
ZONING:	R-2
LOT SIZE:	120' x 75'
LOT AREA:	9,000 SF
MAX HARD SURFACE:	75%
MAX ALLOWABLE HARD SURFACE:	6,750 SF

SETBACKS (R-2)	
FRONT SETBACK TO HOUSE:	15 ft
FRONT SETBACK TO PORCH:	15 ft
FRONT SETBACK TO GARAGE:	15 ft
SIDE SETBACKS:	5 ft (EACH SIDE)
REAR SETBACK:	15 ft

HARD SURFACE CALCULATIONS	
TRIPLEX (FOOTPRINT):	3,600 SF
DRIVEWAY & PARKING:	2,880 SF
PATIO / WALKS:	270 SF
TOTAL HARD SURFACE:	6,750 SF
PERCENT OF LOT (UNDER 75% LIMIT)	75.0%

LEGEND

- SETBACK LINE
- PROPERTY LINE
- [Patterned Box] HARD SURFACE
- [Green Box] LANDSCAPE / PERVIOUS AREA
- [Dark Grey Box] BUILDING FOOTPRINT

CONSIDERATIONS

- Should these revisions apply to all future development?
 - o Could allow bigger thus less affordable single family homes 😞
 - o Could apply to subdivisions, duplex development or higher and ADUs only?
- Is there value in maintaining different numbers for short versus formal plats?
- Others?



Duplex



Duplex Stacked



Accessory Dwelling



Cottage Housing



Townhomes



Low-Rise Multifamily



Medium-Rise Multifamily



Podium Multifamily

THANK YOU

<https://www.gigharborwa.gov/198/Planning>

Contact

Eric Baker

Community Development Director

ebaker@gigharborwa.gov





For illustration purposes only.

DENSITY

Based on net developable acreage (gross acreage minus critical areas and buffers).

Example:

- 1 acre property with a stream and its buffer that covers $\frac{1}{2}$ acre = $\frac{1}{2}$ acre net developable acreage.
- In a R-2 zone (6-12 units an acre) they could build 3–6 dwelling units.

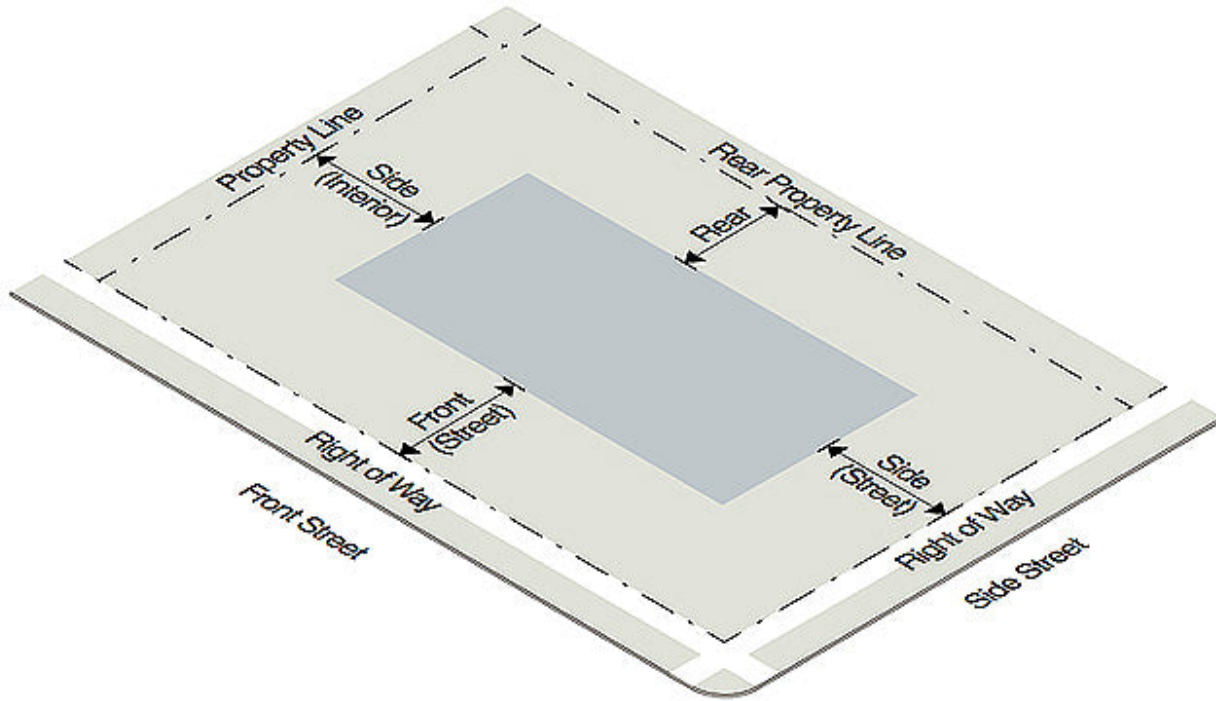
Options: Base density on gross acreage.

SETBACKS

Required structure distance from property lines

- Front (can be more than one)
- Side
- Rear

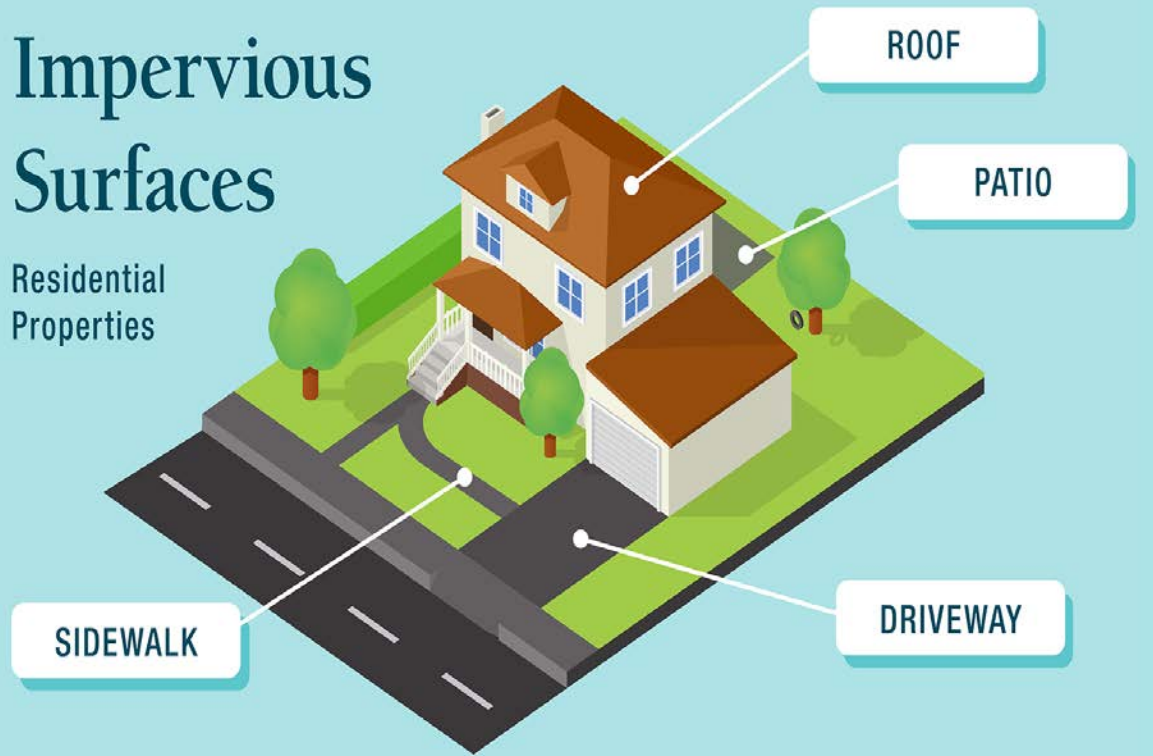
Some structures may be within side and rear (garages)



HARDSCAPE

Impervious Surfaces

Residential Properties



Impervious areas

- Buildings
- Driveway
- Patios
- Sidewalks
- Garden Sheds
- May include pervious pavement/pavers.

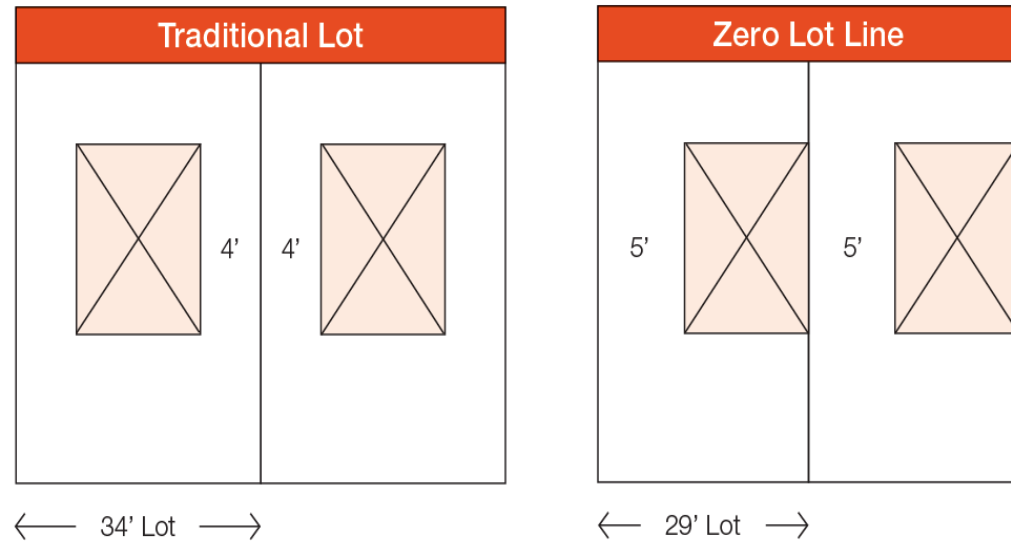
Can be limited as little as 40% of property



LOT DIMENSIONS

- Size and width of newly created lots.
- Impacts density particularly attached housing (townhomes).
- Deviation available but requires additional process, review and costs.
- Unit Lot Subdivision process allows dimensions to be based on the total size of the project vs. individual lots (state required).

Options: Reduce required widths with unit lot subdivision provision



PARKING

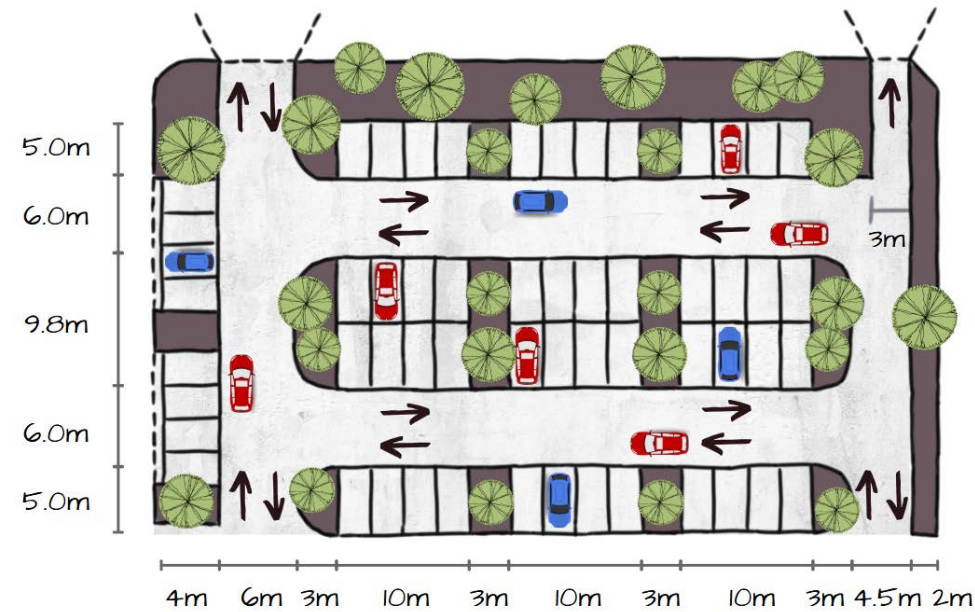
Based on land use

- Housing by unit
- Commercial by square footage
- Restaurants by seating

Focus on housing

- Single family and duplex by unit
- Triplex up to multi-family by bedroom

Options: Reduce parking requirements for at minimum multifamily housing.



STEP HOUSING

Shelter, transitional, emergency,
permanent (STEP) supportive housing

- Unhoused
- Low-income families
- Seniors
- Those needing mental health/substance abuse services.

Code cannot prohibit certain types in
zones that allow hotels or multifamily.

INCENTIVES

Multifamily Tax Exemption (MFTE)

- 8- or 12-year programs
- Projects including multifamily
- Requires 20% of all units to be affordable to those making less than 100% AMI (\$118K annually) for the length of program.
- No property tax paid on the residential buildings for those years (still pay land/other).
- Tax shift??

Fee Waivers

- Sewer, water, transportation connection charges or fees (flexible).