



**Agenda for Gig Harbor Planning Commission
Open Public Hearing
Gig Harbor Civic Center
Thursday, August 27, 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: August 6, 2026

Agenda Items for Formal Review:

- Topic:** Phase 2 Development Code - Density and Dimensions Land Use Table
- Presentation:** Eric Baker, Director & Cory Ragan, Senior Planner
- a. Announcement of Application
 - b. Open Public Meeting Announcement
 - c. Staff Report
 - d. Applicant Introduction and Presentation
 - e. Public Comment (See Assistance Memo)
 - f. Discussion

Other Business Next meeting Thursday, September 3, 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, August 6, 2026 at 5:30 P.M.
Council Chambers**

Call to Order/Roll Call

Chair Burcar called the meeting to order at 05:30 pm. Commissioners Cornell, Henderson, Zhou and Wozniak were present. Commissioner Anderson and Rochac-Finnegan were excused.

Staff: Community Development Director, Eric Baker and Community Development Assistant, Dana Daniels.

Approval of Minutes

Motion: Move to approve minutes from July 16, 2026 (Henderson/Cornell)

Vote: Unanimously approved

Public Comment on Non-Agenda Items

Nicole Bennett, 98332, provided comments on the proposed changes to setbacks, covered porch allowances and impervious surface requirements.

Agenda Items

Site Design & Development Regulations – Presentation from Director Baker, followed by Commission discussion

Other Business

No meeting August 20, 2026, next meeting Thursday, August 27, 2026 Public Hearing to consider Density and Dimensions Land Use Table

Adjournment 6:36 p.m.

Dana Daniels
Community Development Assistant



**Determination of Nonsignificance (DNS)
W.A.C. 197-11-970**

Project: Code Development – Housing Diversity – Phase 2a

Parcel Numbers: City Wide

Action: Updates to Zoning Code (GHMC 17)

Proposal: To adopt revisions to Gig Harbor Municipal Code Title 17 - Zoning based on requirements of state statute regarding housing need.

State statute requires jurisdictions to update their development code to remove barriers to housing for people making less than 100% area median income. For the City, this requires revising regulations for missing middle and multifamily housing that may be available at a lower value or rental rate. To help increase housing diversity in these unit types, the City has proposed revising several dimension, density and site design requirements for new development. These include lot dimensions and sizes, setbacks, hardscape limitations and building heights for missing middle and multifamily housing projects.

Location: City Limits of the City of Gig Harbor

Proponent: City of Gig Harbor

Lead Agency: City of Gig Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below, or by the date comments are due, whichever is longer. Comments must be submitted by **September 1, 2026**.

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 21 days after the date of issuance, or 5:00 PM on **September 8, 2026**, whichever is later. The written appeal must be submitted with a filing fee of three hundred twelve dollars (\$312.00).



Contact: Katharine Shaffer, Principal Planner 253-853-7615

SEPA Responsible Official: Eric Baker, Community Development Director

Address: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Signature: 

Date: 8/18/26

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

City of Gig Harbor, Development Code Update, Phase 2A

2. Name of applicant:

City of Gig Harbor, Community Development Department

3. Address and phone number of applicant and contact person:

City of Gig Harbor
Cory Ragan, Senior planner
3510 Grandview Street
Gig Harbor, WA 98335
(253) 853-7606 X2205

4. Date checklist prepared:

August 2026

5. Agency requesting checklist:

City of Gig Harbor

6. Proposed timing of schedule (including phasing, if applicable):

City Council consideration of adoption October 2026 for Phase 2A.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. Phase 2B of the development code update will address updates and changes to code as required by new state laws.

However, this proposal is a non-project action. Future developments and infrastructure implemented by public and private applicants would be subject to their own environmental review.

7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No further environmental documentation is anticipated in connection with this proposal.

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not applicable to this non-project action. Future development activities may require permit applications and will be subject to the regulations in effect at the time of submittal.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

9. List any government approvals or permits that will be needed for your proposal, if known.

City of Gig Harbor Planning Commission

City of Gig Harbor City Council

10. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The adopted 2024 Comprehensive Plan establishes updated—and in many cases, increased—residential density targets across most zoning districts. However, these updated targets are difficult to achieve in the City’s current development code. This project proposed to address these inconsistencies by updating the development code to align with the approved residential densities adopted in by the Comprehensive Plan. As part of this effort, staff will introduce revisions including adjusted lot size and dimension requirements, setbacks, building heights, and hardscape requirements.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal includes the entire jurisdiction of the City of Gig Harbor. The City of Gig Harbor is located in Pierce County, northwest of the cities of Tacoma, Fircrest, and University Place across the Tacoma Narrows Bridge.

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

Circle or highlight one: **Flat, rolling, hilly, steep slopes**, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable. This is a non-project action.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soils in Gig Harbor are primarily composed of gravelly sandy loam, typically found on broad upland areas with slopes ranging from 0 to 6 percent (16B) and 6 to 15 percent (16C). These soils are moderately deep, moderately well-drained, and formed from glacially deposited sandy materials. The surface layer is generally about 5 inches thick and consists of dark yellowish brown gravelly sandy loam. Beneath that, the subsoil—extending from 5 to 31 inches deep—is made up of dark brown, brown, and yellowish brown gravelly sandy loam. From 31 to 60 inches, the soil transitions into a compact glacial till substratum, which is only weakly cemented in some areas. Bedrock lies deeper than 60 inches. The soil has a low capacity to retain water, and water moves slowly through it. At higher elevations, water tends to flow laterally above the substratum, often surfacing as seeps at the base of slopes.

In smaller portions of the city, other soil types can be found, including Kitsap silt loam (20B through D), Indianola loamy sand (18C and 18E), Dupont muck (12A), and Neilton gravelly loamy sand (24D), as documented in USDA Natural Resource Conservation Service 1974 soil maps and the 2009 Gig Harbor Stormwater Comprehensive Plan.

There are no lands within Gig Harbor's city limits designated as agricultural land of long-term commercial significance or in current use as working farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Geologic hazard areas in Gig Harbor are those prone to erosion, landslides, earthquakes, or other geologic events. Notably, steep bluffs with slopes exceeding 40% are found along the southeastern shoreline. Additional areas with slopes greater than 15% are present along the Harbor shoreline. These steeper slopes, defined as 15% or greater, extend in a north-south direction, particularly along the north side adjacent to State Route 16. For specific locations, refer to the Gig Harbor Critical Area Map.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Not applicable. Project does not propose development; therefore, no filling or grading would result from this action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Not applicable. Project does not propose development; therefore, no erosion would result from this action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable. Project does not propose development; therefore, no new impervious surface will be created as a result from this action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Not applicable. Project does not propose development; therefore, no measures to reduce or control erosion are required. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

2. Air

[Find help answering air questions](#)⁴

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. No development is proposed; therefore, no specific emissions would result from this action. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable. No development is proposed; therefore, no specific emissions or orders would result from this action. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. No development is proposed; therefore, no measures to reduce or control emissions are required. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Gig Harbor is part of the Lower Puyallup River floodplain subarea and the Gig Harbor/Key Peninsula Watershed. The Lower Puyallup River carries water from Mount Rainier into Commencement Bay. The City borders Henderson Bay and Burley Lagoon, the Harbor and Puget Sound. The City limits include:

- Crescent Creek
- Donkey Creek (also known as North Creek) which flows through the City into Gig Harbor Bay
- Purdy Creek which flows into Burley Lagoon
- Goodnough and McCormick Creeks, which both discharge into Henderson Bay (City of Gig Harbor Shoreline Inventory and Characterization, April 2011)

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable to this non-project action. Future development or activities in the shoreline jurisdiction within City limits would be subject to Gig Harbor's Shoreline Master Program.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. No development is proposed; therefore, no fill or dredge material will be placed or removed. The proposal is a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

Not applicable. No development is proposed; therefore, no surface water withdrawals or diversions will be required. The proposal is a non-project legislative

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Flood hazard areas are within the City limits. There are special flood hazard areas along the coastline on the southeast border. Other special flood hazard areas are north of Wollochet Drive NW and north of Harborview Drive. Please see City flood maps for more detail: [FEMA Flood Insurance Rate Map \(FIRM\) Gig Harbor](#)

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable. No development is proposed; therefore, no discharge of waste materials to surface water will be required. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

b. Ground:

[Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

Not applicable. No development is proposed; therefore, no ground water will be withdrawn or discharged into groundwater. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. No development is proposed; therefore, no discharge of waste materials to surface water will occur. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. No development is proposed; therefore, no run off will be created. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable. No development is proposed; therefore, no waste material will enter ground or surface waters. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not applicable. No development is proposed; therefore, no drainage patterns in the vicinity of the site would be affected. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

Not applicable. No development is proposed; therefore, no measures to reduce or control surface, ground and runoff impacts are required. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:**

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☒ **orchards, vineyards, or other permanent crops.**
- ☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☒ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Not applicable. No development is proposed; therefore, no vegetation will be removed or altered. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

c. List threatened and endangered species known to be on or near the site.

Golden Paintbrush: Threatened

Kincaid's Lupine: Threatened

Water Howellia: Threatened

White-top Aster: Species of concern

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Not applicable. No development is proposed; therefore, no changes are proposed to landscape or vegetation. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

e. List all noxious weeds and invasive species known to be on or near the site.

Pierce County Planning and Public Works have identified the following noxious weeds as a top priority to address:

- Poison Hemlock
- Tansy Ragwort
- Purple Loosestrife
- Knapweed Complex
- Giant Hogweed
- Gorse
- Dalmation Toadflax

5. Animals

[Find help answering animal questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals)⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- Birds: hawk, heron, eagle, ravens, crows, seagulls, lark, murrelet, siskins, finches, hummingbirds, stellar jays.
- Mammals: deer, bear, beaver, rabbits, coyote, racoon.
- Fish: bass, salmon, trout, herring, shellfish.

b. List any threatened and endangered species known to be on or near the site.

A variety of birds, mammals, and aquatic species are known to have habitat within the City limits. According to the unofficial species list obtained from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) online database, the following are listed as threatened or endangered. However, there is no known critical habitat for these federally or stated listed species within the City.

North American Wolverine: Threatened

Marbled Murrelet: Threatened

Streaked Horned Lark: Threatened

Yellow-Billed Cuckoo: Threatened

Bull Trout: Threatened

Northwestern Pond Turtle: Proposed Threatened

Monarch Butterfly: Candidate

Bald Eagles are most likely present and breed within City limits. Bald eagles receive protection under the Bald and Golden Eagle Protection Act (16 USC 668-668d).

According to Gig Harbor Shoreline Inventory and Characterization Report of 2011, several aquatic species are found in or near Gig Harbor that utilize the nearshore or deep waters of Puget Sound. Among them only bull trout is a threatened species based on Washington Fish and Wildlife listing.

Because this is a non-project action and no development is proposed; there would be no measurable effects to listed species.

c. Is the site part of a migration route? If so, explain.

Gig Harbor is part of a major north-south bird migration route known as the Pacific Flyway in which millions of birds use to travel to their nesting grounds. The Pacific Flyway extends from Mexico to Canada and Alaska.

d. Proposed measures to preserve or enhance wildlife, if any.

Not applicable as this is a non-project action. Individual development projects will conduct wildlife surveys as necessary during the environmental review process to determine the presence of federal or state listed specific or habitat.

e. List any invasive animal species known to be on or near the site.

According to the Washington Invasive Species Council, the following priority invasive animal species are known to occur in Gig Harbor:

- Bullfrog: found throughout the lowlands of Washington
- Marine clam: purple varnish clams have been reported to northern Puget Sound for about 10 years and can be found from the Strait of Georgia, British Columbia to Alsea Bay, OR.
- Nutria: first introduced into Washington for the fur-farming industry in the 1930s, populations are spreading rapidly throughout western Washington.

Aquatic invasive species in Washington are listed at <https://wdfw.wa.gov/species-habitats/invasive> and regulated by Washington Department of Fish and Wildlife. None of the three aquatic invasive species of greatest concern (the European green crab, northern pike, or zebra and quagga mussels) are known to occur in Gig Harbor.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable. No development is proposed; therefore, no energy will be used. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

Not applicable. No development is proposed; therefore, no potential solar use would be affected. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Not applicable. No development is proposed; therefore, no energy conservation features are required. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Not applicable. No development is proposed; therefore, no environmental health hazards will result from this action. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

1. **Describe any known or possible contamination at the site from present or past uses.**

City of Gig Harbor Contaminated Sites

Site Name	Address	Status
Brunette & K B Partnership	Rosedale St	Awaiting Clean Up
Tacoma Narrows Airport	1202 26th Ave NW	Awaiting Clean Up
Farley Property	3701 92nd Ave NW	Awaiting Clean Up
Peninsula Light Transformer Ray Nash Dr	4500 Blk Ray Nash Dr	Awaiting Clean Up
Hilliker Rental Property	133907 134th St KP N	Awaiting Clean Up
Hoghuag Better Lane Than Never Hauling	17316 140th St KP N	Awaiting Clean Up
Spadoni Bros Inc Gig Harbor	7910 Stinson Ave	Cleanup Started
Gig Harbor Sportsman Club	9721 Burnham Dt NW	Cleanup Started
Horseshoe Lake Wrecking Yard	9401 SR 302	Cleanup Started
Olympic Tire & Auto Svc Center	5500 Olympic Dr NW Ste I 1011	Cleanup Started
Conans Fuel Service	3315 Harborview Dr	Cleanup Started
Gig Harbor Service Inc	4101 Harborview Dr	Cleanup Started
Pape & Sons Construction Inc	9512 State Hwy 16 NW	Cleanup Started
Arletta Foods	3520 Ray Nash Dr NW	Cleanup Started
Texaco 62-232-1435	5115 Olympic Dr	Cleanup Started
Purdy Texaco & Gas	13818 Purdy Dr	Cleanup Started
Templetons	8111 86th Ave NW	Cleanup Started
UNOCAL (Conan Fuel)	1320 Burnham Dr NW	Cleanup Started
Nikolicih Property	3807 & 3809 Harborview Dr	Cleanup Started
Radmacher Residential Property	12807 144th Ave	Awaiting Clean Up
Conan Vacant Property	9411 Burnham Dr NW	Awaiting Clean Up

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Site Name	Address	Status
Larkin Property	10020 86th Ave NW	Cleanup Started
Eagles Ridge	2600 Stone Dr NW	Cleanup Started
Collins Service & Grocery	11818 SR 302 NW	Cleanup Started
Cushman Pointe	4802 Reid Dr NW	Cleanup Started
1909 Stone Drive	1909 Stone Dr NW	Cleanup Started
Ridgepointe Golf	3134 14th Ave NW	Cleanup Started
Allen Short Plat	3525 Point Fosdick Dr NW	Awaiting Clean Up

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

According to the Department of Transportation Pipeline and Hazardous Materials Safety Administration jurisdiction GS site <https://pvnpm.phmsa.dot.gov/PublicViewer/> there are no gas transmission pipelines, hazardous liquid pipelines, or breakout tanks mapped within the city limits of Gig Harbor. The nearest major gas pipeline is located across the Tacoma Narrows Bridge in Tacoma.

The proposal involves a non-project legislative action; any future development projects will be evaluated subject to federal, state, and local regulations and standards.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable. No development is proposed; therefore, no toxic or hazardous chemicals will be stored, used, or produced. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

4. Describe special emergency services that might be required.

Not applicable. No development is proposed; therefore, no special emergency services are required. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

5. Proposed measures to reduce or control environmental health hazards, if any.

Not applicable. No development is proposed; therefore, no measures to reduce or control environmental health hazards are required. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Urban living inevitably brings a variety of noise sources within the City limits, such as traffic on SR 16, active commercial uses, and air traffic. No development is proposed; therefore, no additional noise would be created. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations in place at the time of submittal.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Although this is a non-project action, the City anticipates that ongoing growth and development in surrounding areas will lead to increased traffic, which in turn may raise noise levels along major transportation corridors and impact nearby properties. Future development within the City could further contribute to background traffic noise, introduce new sources of operational noise, or result in an overall increase in ambient noise levels. While temporary construction-related noise is expected for individual projects, these impacts will be short-lived. The City will evaluate potential noise impacts from specific developments during the environmental review process for each project.

3. Proposed measures to reduce or control noise impacts, if any:

Any future site-specific development will need to comply with State noise regulations and CTC Title 8. Additionally, the City's development standards help minimize potential noise conflicts between incompatible land uses. Because this proposal is a non-project legislative action with no physical development planned, no further noise mitigation measures are necessary.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The City of Gig Harbor in its entirety features a diverse mix of residential, commercial, public, and business land uses. Commercial areas are located along Highway 16 on the southern side of the city, while downtown Gig Harbor is situated along Harborview Drive near the waterfront. The northern part of the City is primarily designated for a

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

combination of residential and commercial uses within Planned Community Developments (PCDs).

The proposed development code will lessen the site design and development regulations, potentially allowing for the expansion of existing uses and encouraging new, higher-density residential development. The City has adequate capacity under both current and proposed zoning to accommodate planned growth, and no changes are proposed to the City's Urban Growth Area (UGA) boundary. These adjusted regulations are needed as a result of higher densities with the adopted 2024 Comprehensive Plan.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The City of Gig Harbor has not historically been an agricultural site.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

The City off Gig Harbor is not located next to any designated agriculture or forest lands.

- c. Describe any structures on the site.**

Please see response to question B.8(a) for a description of the City's land use pattern. Structures are within the City limits are consistent with its land use pattern.

- d. Will any structures be demolished? If so, what?**

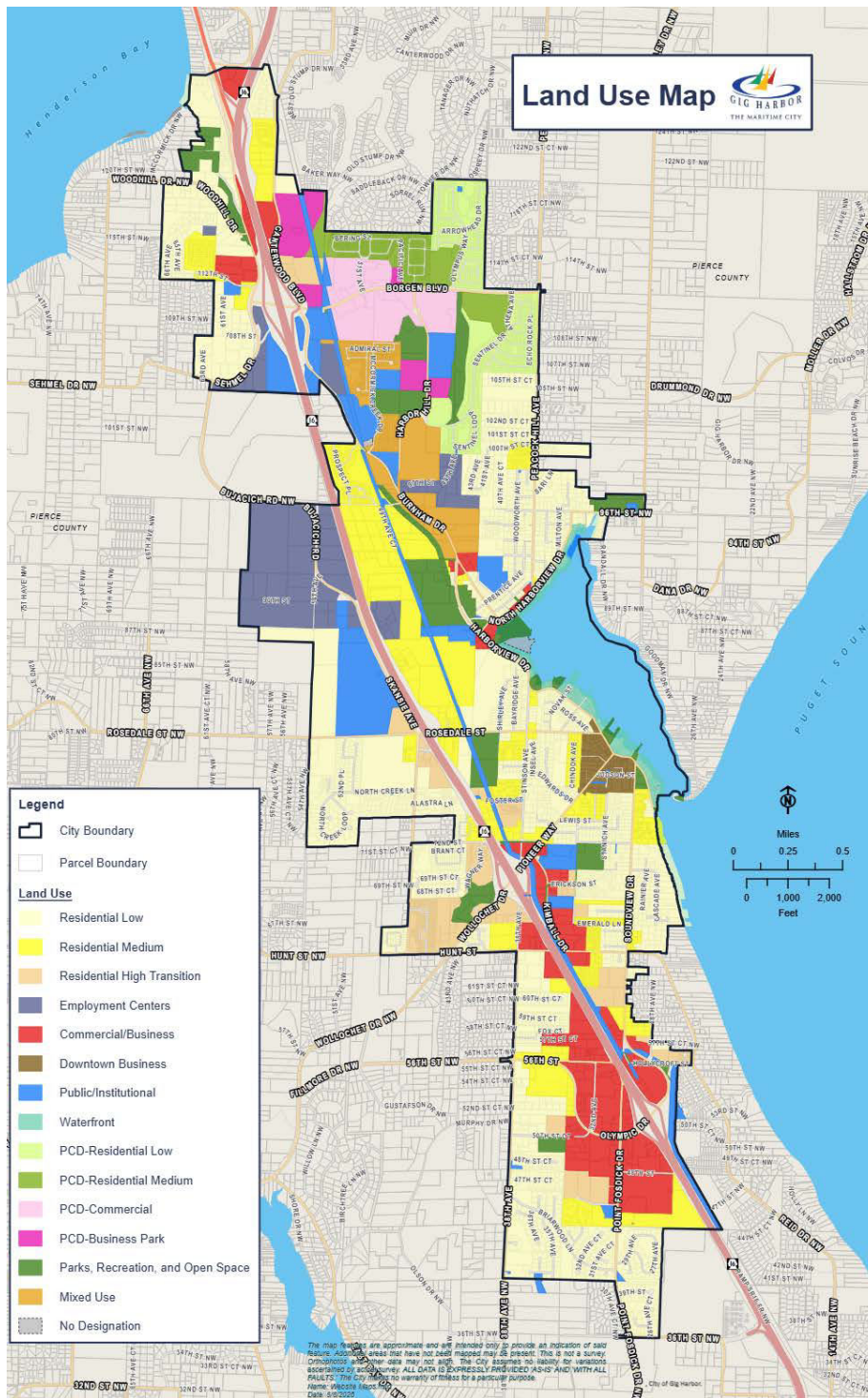
Not applicable. This non-project action does not include demolition of any structures. Any future development projects will be evaluated subject to federal, state, and local regulations and standards.

- e. What is the current zoning classification of the site?**

Please see the City's current [Zoning Map](#). Proposal will change the existing residential densities for most zoning district. Changes to the zoning map are proposed to bring parcels into alignment with the Comprehensive Plan.

- f. What is the current comprehensive plan designation of the site?**

Below is the current Land Use Map, which displays the existing Comprehensive Plan designations.



g. If applicable, what is the current shoreline master program designation of the site?

Please see the City's [Shoreline Master Program](#).

- The City of Gig Harbor is located on the Gig Harbor Peninsula. The City's shoreline is organized into six segments (Natural: Gig Harbor Spit; and Tacoma Narrows south of overwater beach cabins to southern Urban Growth Area limits).

- Urban Conservancy: Stream mouths and estuarine wetlands of Crescent and Donkey Creeks; and the stream mouth of McCormick Creek.
- Low Intensity: Overwater beach cabins along Tacoma Narrows; and Henderson Bay within the city limits excluding the stream mouth of McCormick Creek.
- City Waterfront: Downtown Gig Harbor Bay excluding stream mouths and estuarine wetlands of Crescent and Donkey Creeks.
- Historic Working Waterfront: Downtown Gig Harbor Bay within the historic “Millville” District; and
- Marine Deepwater: Gig Harbor Bay, and Henderson Bay within the city limits waterward of extreme low tide.

The City of Harbor has five Environment Designations as follows:

- Natural: Gig Harbor Spit; and Tacoma Narrows south of overwater beach cabins to southern Urban Growth Area limits.
- Urban Conservancy: Stream mouths and estuarine wetlands of Crescent and Donkey Creeks; and the stream mouth of McCormick Creek.
- Low Intensity: Overwater beach cabins along Tacoma Narrows; and Henderson Bay within the city limits excluding the stream mouth of McCormick Creek.
- City Waterfront: Downtown Gig Harbor Bay excluding stream mouths and estuarine wetlands of Crescent and Donkey Creeks.
- Historic Working Waterfront: Downtown Gig Harbor Bay within the historic “Millville” District; and
- Marine Deepwater: Gig Harbor Bay, and Henderson Bay within the city limits waterward of extreme low tide.

Shoreline Segments and Boundaries

Segment	Approximate Length (ft)	General Boundaries
A	1,656	Eastern Urban Growth Area (UGA) along Colvos Passage to the Gig Harbor spit
B	9,614	North of the Gig Harbor spit to North Harborview Drive NW/Rust Street Intersection
C	11,720	North Harborview Drive NW/Rust Street Intersection to Harborview Drive street end/Old Ferry Landing
D	13,092	Harborview Drive street end/Old Ferry Landing to southern UGA along the Narrows

Segment	Approximate Length (ft)	General Boundaries
E	4,981	City limits and UGA along Henderson Bay from McCormick Creek to Goodnough Drive NW/Purdy Drive NW intersection (north of Goodnough Creek)
F1 ¹	5,611	Goodnough Drive NW/Purdy Drive NW intersection (north of Goodnough Creek) to northwestern UGA along Burley Lagoon

Note:

¹ With the exception of the city's shoreline frontage on Henderson Bay, all of Planning Segment E and all of Planning Segment F were removed from the Shoreline Master Program in response to public comment on the city's February 29, 2012 draft Shoreline Master Program

Source: Gig Harbor Shoreline Master Program, 2022

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. The City of Gig Harbor has streams, wetlands, and geologic hazards.

i. Approximately how many people would reside or work in the completed project?

Population projections anticipate Gig Harbor's population will grow from 13,090 in 2024 to 14,229 by 2044, requiring an increase in housing units from 6,152 to 6,642. Additionally, the City must plan for a total of 15,602 jobs by 2044.

j. Approximately how many people would the completed project displace?

No displacement is expected due to this legislative proposal. This project seeks to further implement the approved 2024 Comprehensive Plan which increased housing options, by adjusting site design and development regulations.

k. Proposed measures to avoid or reduce displacement impacts, if any.

This proposal does not directly take measures to avoid or reduce displacement impacts but may assist in providing additional housing options in the City.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed development code is designed to be consistent with land use guidance in the GMA, the Puget Sound Regional Council Multi-county Planning Policies, and the Pierce County Countywide Planning Policies.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. Please see response to B.8(b)(1).

9. Housing

[Find help answering housing questions](#)¹²

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

This development code update is a non-project legislative action and does not include the construction or provision of any housing units at this time. These changes will allow for increased residential capacity, which is expected to result in the development of additional housing units over time as projects are proposed and approved under the revised code. The update supports the City's long-range housing goals by facilitating future development opportunities that align with planned growth targets.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable. This non-project action does not include elimination of any units. Any future development projects will be evaluated subject to federal, state, and local regulations and standards in place at the time of submittal.

- c. **Proposed measures to reduce or control housing impacts, if any:**

- d. Not applicable. This non-project action does not include any measures to reduce or control housing impacts. Any future development projects will be evaluated subject to federal, state, and local regulations and standards in place at the time of submittal.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The proposal does change the City's development regulations for height limits. The City's regulations for height limits are found in Gig Harbor Municipal Code Title 17 Zoning. The proposal involves an increase of building height to a maximum of 50' for certain mixed use developments. 50' is the tallest height proposed.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Views could be impacted, although the design manual has restrictions in certain areas of the city that protect historic areas and waterfront views. Any future development projects will be evaluated subject to federal, state, and local regulations and standards in place at the time of submittal.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

Not applicable. No development is proposed. This non-project action does not include any measures to reduce or control aesthetics. Any future development projects will be evaluated subject to federal, state, and local regulations and standards in place at the time of submittal.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable. No development is proposed. This non-project action and will not result in any light production. Any future development projects will be evaluated subject to federal, state, and local regulations and standards in place at the time of submittal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable. No development is proposed. This non-project action and will not result in any light production. Any future development projects will be evaluated subject to federal, state, and local regulations and standards in place at the time of submittal.

- c. What existing off-site sources of light or glare may affect your proposal?**

Not applicable. No development is proposed. This non-project action and will not result any off-site sources of light or glare. Any future development projects will be evaluated subject to federal, state, and local regulations and standards in place at the time of submittal.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

Not applicable. No development is proposed; therefore no measures are required to reduce or control light and glare. Any future development projects will be evaluated subject to federal, state, and local regulations and standards in place at the time of submittal.

12. Recreation

[Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

The City of Gig Harbor's park system is comprised of a network of community parks, neighborhood parks, special recreation facilities, greenways and natural areas. A full map of the City's park system can be found on the City's website. In addition, Gig Harbor's 2022

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

Parks, Recreation and Open Space Plan (PROS Plan) includes details of the City's parks and open space.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable. No development is proposed; therefore, no existing recreational uses would be affected. The proposal involves a non-project legislative action; any future development projects will be evaluated subject to federal, state, and local regulations and standards.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable. No development is proposed; therefore, no measures to reduce impacts on recreation are proposed. The proposal involves a non-project legislative action; any future development projects will be evaluated subject to federal, state, and local regulations and standards.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are 3 historic landmarks within the city limits:

1. **Crescent Creek Park (3303 Vernhardson St):** The Park was originally owned by the Peninsula School District and then donated to the City in 1948. It was Gig Harbor's only park until the late 1990's.
2. **Eddon Boat Building (3805 Harborview Dr):** The Eddon Boat Building was created in 1946 and was used for commercial boat building through the end of the 20th century. In 2003 the building was for sale, however, was later preserved as a historic landmark.
3. **Skansie Brothers Park Site (3211 Harborview Dr):** The Skansie brothers were fishermen in Gig Harbor who created the Skansie Brothers Boat Building Company in the early 20th century. The board house, and the adjacent family home, was sold to the city in 2002.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Gig Harbor was built on land that originally belonged to the Puyallup tribe. Based on the Washington Department of Archeology and Historic Preservation's online WISAARD map, Gig Harbor was in the historic range of other tribes, including the Squaxin, Nisqually, Suquamish, Muckleshoot, Snoqualmie, and Yakima people.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

No impact on cultural resources is anticipated with this non-project proposal.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Not applicable. No development is proposed; therefore, no measures are proposed to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. The proposal involves a non-project legislative action; any future development projects will be evaluated subject to federal, state, and local regulations and standards.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The streets in Gig Harbor are divided into four functional classifications, including:

- **Freeway:** SR-16
- **Principal Arterial:** Wollochet Dr NW, 56th St NW, Borgen Blvd
- **Minor Arterial:** Rosedale St, Burnham Dr, Crescent Valley Dr, Peacock Hill Ave
- **Collector:** Skansie Ave, 38th Ave NW

Other roads in the city are local streets.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Gig Harbor is currently served by Sound Transit and Pierce Transit, the latter of which offers bus and seasonally available trolley service. Sound Transit offers Route 595, which is an express route between Gig Harbor and downtown Seattle that operates on weekdays. Pierce Transit's Route 100 operates 7 days a week and offers local service between Tacoma Community College Transit Center and the Purdy Park and Ride.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

Not applicable. This is a non-project action and will not require any new roads or improvements to existing ways of travel.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable. This is a non-project action with no proposed development.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Not application. This is a non-project action with no proposed development.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Not application. This is a non-project action with no proposed development.

- g. Proposed measures to reduce or control transportation impacts, if any:**

Not application. This is a non-project action with no proposed development.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Not application. This is a non-project action with no proposed development.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

Not application. This is a non-project action with no proposed development.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

All of the above-mentioned utilities are available in the City of Gig Harbor. Electrical and natural gas services are provided within the City of Gig Harbor by Puget Sound Energy, Inc. (PSE) and Peninsula Light Company. Internet, telephone, and cable services providers include AT&T, CenturyLink, DIRECTV, DISH, Frontier Internet, HughesNet, ViaSat, and Xfinity. The City's solid waste, recycling, and yard waste collection services are provided by Murry's American Disposal and Purdy Landfill. Drinking water for Gig Harbor is provided by Washington Water Service, Rainier View Water, Stroh's Water, Peninsula Light Water, and Thurston PUD. The City's storm and surface water collection services are primarily provided by the City.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Utility services needs and plans for Gig Harbor are described in the proposed Comprehensive Plan Utilities Element and in the detailed utility system plans referenced in the element.

The proposal involves a non-project legislative action; any future development project will be evaluated subject to federal, state, and local regulations and standards.

C. Signature

[Find help about who should sign](#)¹⁹

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: Cory Ragan

Position and agency/organization: Senior Planner, City of Gig Harbor

Date submitted: August 13, 2026

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a non-project action, the proposal would not directly impact water, air, hazardous substances, or noise. Proposed development code change is consistent with the Comprehensive Plan could result in the following impacts:

- Fill and grade proposals, new impervious surfaces, or vegetation removal could result in altered surface water flows, increased stormwater flow, localized flooding impacts, and generation of non-point source pollution to local surface waters.
- Increased vehicle trips could increase air emissions or result in additional noise. As projects identified in the Transportation Element are implemented, an increase in storm water may be generated due to the increases in impervious surfaces from future roadway widening. Short-term, minor increases in noise and exhaust emissions may occur. The impacts may occur with each individually proposed project at the time of project construction.
- Project construction activities may temporarily produce toxic or hazardous substances, generate noise from the use of standard construction equipment, or result in additional exhaust and fugitive dust (on site or along hauling routes or nearby local streets).
- Some commercial or industrial uses may handle hazardous materials, though the International Fire Code and state and federal laws would continue to apply.
- **Proposed measures to avoid or reduce such increases are:**

Proposed additional measures to avoid or reduce such increases are:

- Storm water detention and water quality facilities, and temporary erosion and sediment controls, will be constructed in accordance with City standards. Noise and exhaust emissions and their impacts will be minimized to the maximum extent practical through compliance with applicable regulations, ensuring equipment is in proper working order, and hours of work. The proposed measures would vary depending on the individual project under construction.
- Mitigation strategies are identified in the City's existing code and regulations, such as, critical area regulations in 18.08, storm and surface water regulations in 14.30, building and construction code in Title 15.
- Gig Harbor adopted a Climate Action Plan in 2025 with the intent of reducing climate related impacts on the environment including greenhouse gas emissions,
- Future project level approval will be conditioned in accordance with appropriate City review and environmental analysis to be determined at the time of application.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal would not directly impact plants, animals, or fish.

Future development allowed by the Comprehensive Plan and the proposed development code could affect plants and animals in Gig Harbor through land clearing for construction of housing and infrastructure, stormwater runoff, and human disturbance associated with future growth. Environmental resources subject to risk of direct and indirect impacts include numerous species of plants, animals, and fish (including federal and state designated threatened or endangered species and their habitat).

As projects identified in the Transportation Element are implemented, there may be impacts to roadside vegetation due to widening of existing roadways. Impacts will be analyzed for each individually proposed project at the time of project construction.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Future project level approval will be conditioned in accordance with appropriate City review and environmental analysis to be determined at the time of application.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal will not directly deplete energy or natural resources. Demands for energy and natural resources will increase along with land use growth and associated development.

- **Proposed measures to protect or conserve energy and natural resources are:**

Future project level approval will be conditioned in accordance with appropriate City review and environmental analysis to be determined at the time of application.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No direct impacts to environmentally sensitive areas or areas designated (or eligible or under study) for government protection are expected as a result of this non-project action. Population and employment growth would likely increase demand for parks and place additional pressure on environmentally sensitive areas irrespective of the proposed updates. Future development projects may dredge or fill surface waters or wetlands or affect other environmentally sensitive areas or areas designated for government protection. Historic and cultural sites would remain protected by federal, state, and local regulations and policies. There are no long-term commercially significant farmlands or forest lands within town limits. Any impacts will be determined with each individually proposed project at the time of project design.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Future project level approval will be conditioned in accordance with appropriate City review and environmental analysis to be determined at the time of application.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The City of Gig Harbor currently contains multiple zoning and future land use designations, ranging from residential to commercial areas with some mixed-use allowed, as well as five shoreline designations. Future project level approval will be conditioned in accordance with appropriate City review and shoreline/environmental analysis to be determined at the time of application.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The individual projects will be designed to avoid these types of impacts wherever possible. If impacts cannot be avoided, additional measures will be evaluated and proposed during the design phase of each individual project.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This is a non-project action that will not increase demands on transportation, public services, and utilities. Proposed development to occur as a result of this code update will follow the regulations in place at the time of submittal. The approved 2024 Comprehensive Plan also has Capital Facilities, Transportation, Parks, Recreation, and Open Space, and Utilities elements provide a framework for planning for and meeting demands on transportation, public services, and utilities.

- **Proposed measures to reduce or respond to such demand(s) are:**

The approved 2024 Comprehensive Plan also has Capital Facilities, Transportation, Parks, Recreation, and Open Space, and Utilities elements provide a framework for planning for and meeting demands on transportation, public services, and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed development code does not conflict with any local, state, or federal laws and is consistent with the Washington Growth Management Act, the Puget Sound Regional Council Vision 2050 and the Pierce County Countywide Planning Policies.



CITY OF GIG HARBOR PHASE 2A CODE DEVELOPMENT – HOUSING DIVERSITY 8/17/2026 - DRAFT

As part of the periodic update to the Comprehensive Plan, the City of Gig Harbor is proposing updates to its development code GHMC Title 17 - Zoning to incentivize to a variety of housing types. The revisions are intended to remove barriers to development of accessory dwelling units, duplexes, townhomes, cottage housing and multifamily projects to improve housing affordability.

The proposed revisions improve the clarity of requirements for density, dimension and design standards for new development including:

- Lot Dimensions
- Minimum Densities
- Reduced Setbacks
- Allowed Building Heights
- Hardscape Limitations

These revisions may expand the available area for development of housing, economic development and employment uses for vacant and underutilized properties. These, paired with incentives, can improve the City's consistency with state mandates and work towards our housing affordability goals.

The proposed revisions include **new** and ~~removed~~ text across multiple chapters of Title 17.

These revisions will be followed by a separate effort in early 2027 to address other housing requirements such as additional subdivision options, clarity of the allowance of STEP housing, childcare, parking standards and other development requirements.

GHMC 17.XX

Dimensional Standards by Zone

17.XX.010 Purpose

This chapter establishes general development standards that apply across zoning districts to ensure consistent, clear, and predictable requirements. It is intended to promote compatibility between new and existing development, protect public health and safety, preserve community character, and support the conservation of natural and built environments.

17.XX.020 Applicability

The provisions of this chapter apply to all development regulated under this title unless expressly modified by a specific zoning district, overlay, or other section of the Gig Harbor Municipal Code. In the event of a conflict, the more specific or more restrictive standard applies, as applicable, unless otherwise stated. These standards operate in addition to all other applicable local, state, and federal regulations.

17.XX.030 Setback Measurement

1. Setbacks shall be measured perpendicularly from the relevant lot line toward the interior of the lot. Where a lot line is curved, measure perpendicular to the tangent at the point of measurement.
2. For irregular or triangular lots with an established front lot line, rear setbacks shall be measured perpendicular to that line.
3. Flag-Shaped Lots.
 - a. Front lot line. The front lot line of a flag lot is the lot line abutting the public street from which access is taken.
 - b. Setback orientation within the flag portion. For purposes of applying setbacks to the flag portion only:
 - i. The lot line along the base of the flag portion that is contiguous with the primary access is treated as a side lot line (no front setback is required along this line).
 - ii. The rear lot line is the lot line most opposite and generally parallel to the front lot line. All other lot lines around the flag portion are side lot lines.
 - iii. If the flag portion abuts a public or private street on any side, the required front setback applies along that abutting side.
4. The director may designate an alternate orientation of side and rear lot lines within the flag portion where unusual conditions (including topography or critical areas) make the standard designation impractical, provided no required setback is reduced below the district minimum. The decision shall include written findings.

GHMC Table 17.XX. Dimensional and Density Standards by Zone

Zone	Min. Lot Area	Min. Lot Width (ft)	Front Setback (ft) ⁴	Side Setback (ft) ⁴	Rear Setback (ft) ⁴	Street side, Corner lot (ft) ⁴	Max. Height (ft) ⁹	Max. Impervious Surface (%)	Max. Hard Surface (%)	Max. Gross Floor Area ¹⁵	Density (min–max) ¹
R-1 ¹⁴	6,000 sq. ft.	50	20 ^{12,13} Porch: 12	5 ft min, 15 ft combined (10 ft total for <8,000 sq. ft.) ¹¹	15 ¹¹	10 ¹¹	35	55	60	-	4 du/ac
R-1 Single Family ^{7, 14}	-	-	House: 20 ¹² Porch: 12 Garage: 26	8 ¹¹	30 ¹¹	20 ¹¹	35	-	40	-	-
R-2	4,000 sq. ft.	40	15 ¹² Porch: 12	5 ¹¹	15 ¹¹	10 ¹¹	35	60	75	-	6–12 du/ac
R-2 Single Family ⁷	-	-	House: 20 ¹² Porch: 12 Garage: 26	8 ¹¹	30 ¹¹	20 ¹¹	35	-	60	-	-
R-3	4,000 sq. ft.	40	15 ¹² Porch: 12	5 ¹¹	10 ¹¹	10 ¹¹	45 ³	70	85	-	12–32 du/ac
R-3 Single Family ⁷	-	-	House: 20 ¹² Porch: 12 Garage: 26	8 ¹¹	30 ¹¹	20 ¹¹	35	-	60	-	-
PCD-RLD	See GHMC 17.17.040	See GHMC 17.17.040	See GHMC 17.17.040	See GHMC 17.17.040	See GHMC 17.17.040	-	35	45	45	-	4-7 du/ac
PCD-RMD	See GHMC 17.21.040	See GHMC 17.21.040	See GHMC 17.21.040	See GHMC 17.21.040	See GHMC 17.21.040	-	45 ³	See GHMC 17.21.040	See GHMC 17.21.040	-	8-16 du/ac
RB-1	6,000 sq. ft.	40	10 ^{12,16}	5 ^{11,16}	10 ^{11,16}	10 ^{11,16}	45 ³	55	70	5,000 sq. ft.	6-12 du/ac
RB-1 Single Family ⁷	-	-	House: 20 ¹² Porch: 12 Garage: 26	8 ¹¹	30 ¹¹	20 ¹¹	35	-	50	-	-
RB-2	4,000 sq. ft.	40	10 ^{12,16}	5 ^{11,16}	8 ^{11,16}	10 ^{11,16}	45 ³	70	80	5,000 sq. ft.	12-32 du/ac
RB-2 Single Family ⁷	-	-	House: 20 ¹² Porch: 12 Garage: 26	8 ¹¹	30 ¹¹	20 ¹¹	35	-	55	-	-

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) ⁹	Max. Impervious Surface (%)	Max. Hard Surface (%)	Max. Gross Floor Area ¹⁵	Density (min–max) ¹
B-1	5,000 sq. ft. ¹⁷	50	10 ^{12,16}	5 ¹⁶	10 ¹⁶	10 ¹⁶	45 ³ , 50 ^{2,3}	70	85	5,000 sq. ft.	18-32 du/ac
B-1 Single Family ⁷	-	-	20 ¹²	8 ¹¹	30 ¹¹	20 ¹¹	35	-	80	-	
B-2	None	30	10 ^{12,16}	5	5	10	45 ³ , 50 ^{2,3}	70	80	See GHMC 17.36.055	18-32 du/ac
B-2 Single Family ⁷	-	-	House: 20 ¹² Porch: 12 Garage: 26	8	30	20 ¹¹	35	-	70	-	-
C-1	6,000 sq. ft.	50	10 ^{12,16}	5 ¹⁶	10 ¹⁶	10 ¹⁶	45 ³ , 50 ^{2,3}	70	85	See GHMC 17.36.055	18-38 du/ac
C-1 Single Family ⁷	-	-	House: 20 ¹² Porch: 12 Garage: 26	8	30	20 ¹¹	35	-	80	-	-
DB	6,000 sq. ft.	50	See GHMC 17.99 ¹⁶	See GHMC 17.99 ¹⁶	See GHMC 17.99 ¹⁶	-	See GHMC 17.99.510	70	85	See GHMC 17.40.055	6-12 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	4,000 sq. ft. ¹⁸	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 ⁵	70 ⁵	3,500 sq. ft. ¹⁸	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 ⁵	70 ⁵	4,000 sq. ft. ¹⁸	4 du/ac
ED	None	N/A	20 ¹⁰	20 ¹⁰	20 ¹⁰	20 ¹⁰	35	N/A ⁶	N/A ⁶	-	N/A
PI	None	100	35 ⁸	25 ⁸	50 ⁸	25 ⁸	35	60	80	-	N/A
PCD-C	None	75	20	See GHMC 17.41.030	See GHMC 17.41.030	20	35-45 ^{2,3} See GHMC 17.41.030	N/A ⁶	N/A ⁶	-	24-32 du/ac
PCD-BP	None	75	20	See GHMC 17.54.030	See GHMC 17.54.030	20	35-45 See GHMC 17.54.030	N/A ⁶	N/A ⁶	-	N/A

Footnotes:

1. Accessory dwelling units (up to two per lot) and duplexes (one new duplex per vacant lot, or one conversion of an existing single-family residence to a duplex) shall not be subject to the density of the underlying zone.
2. Allowed only for vertical mixed-use projects where at least 50% of the ground floor is occupied by primary non-residential uses. Parking or other accessory uses may not be used to meet this 50% requirement.
3. Any portion of a new structure within 75 feet of an adjacent R-1, R-2, RLD, RMD, WC, WM or WR zone shall not exceed 35 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.
4. For lots located within the Historic District, front/side/rear setbacks are governed by GHMC 17.99.310 and 17.99.320; where those provisions differ from this table, they control, and the more restrictive standard applies.
5. Waterfront adjustments. In waterfront districts, impervious/hard-surface limits or yard standards may be adjusted where necessary to meet shoreline access/view objectives in GHMC 17.48.090(E) and 17.50.040 (L), and other waterfront standards in this title, and the City's Shoreline Master Program.
6. Maximum impervious and hard-surface coverage are established through site plan review and applicable performance/landscaping standards rather than a fixed table maximum.
7. Single Family Dwelling as defined in GHMC 17.04.300
8. Any yard abutting a residential development shall be required to maintain a dense vegetated screen not less than 50 feet.
9. All buildings and structures shall not exceed the height listed in the zone as provided for in GHMC 17.99.370(D), except as restricted under Chapter 17.62 GHMC, Height Restriction Area, and except as provided under GHMC 17.99.390(A)(3), 17.99.510(A)(2) and 17.99.510(B).
10. Situational setbacks in the ED district are also prescribed in GHMC 17.45.040
11. Garages accessory to single-family and duplex dwellings may be located in the defined side and rear yards, provided they conform to the criteria in GHMC 17.99.490(A)(1).
12. Accessory structures to single-family and duplex dwellings shall meet the minimum front yard for a house.
13. For uses which require site plan review under Chapter 17.96 GHMC, the minimum front yard setback shall be 20 feet.
14. In an R-1 district located within the historic district, the following alternative setback and height provisions may be applied in lieu of the height and setback standards contained in Chapter 17.99 GHMC: Minimum front yard setback: 25 feet; Minimum rear yard setback: 30 feet; Minimum side yard setback: 8 feet; Maximum building height: 16 feet above the highest point of natural grade as measured along or within the building footprint. (Ord. 975 § 23, 2004).
15. Maximum Gross Floor area applies to all non-residential uses.
16. Any non-residential yard abutting an existing residential use or zone is required to maintain a 25-foot-wide dense vegetated screen. Easements not having dense vegetative screening are not included.
17. The minimum lot area for residential or public or institutional uses permitted in a B-1 district shall be the same as that required in the R2 zone.
18. Historic net sheds as defined in GHMC [17.04.615](#) shall be excluded from the maximum gross floor area requirements above.

Chapter 17.04

DEFINITIONS

Sections:

17.04.010	General interpretation.
17.04.015	Accessory dwelling unit.
17.04.017	Accessory uses and structures.
17.04.020	Administrative official.
17.04.021	Adult arcade.
17.04.022	Adult cabaret.
17.04.023	Adult entertainment.
17.04.024	Adult entertainment facility.
17.04.025	Adult family home.
17.04.026	Adult motel.
17.04.027	Adult motion picture theater.
17.04.028	Adult retail store.
17.04.030	Alley.
17.04.040	Alteration.
17.04.041	Amateur radio tower.
17.04.045	Ancillary services.
17.04.050	Animal clinic.
17.04.055	Antenna.
17.04.060	Apartment.
17.04.065	Arborist, qualified.
17.04.070	Area, building.
17.04.080	Area, site.
17.04.085	Art gallery.
17.04.086	Attic.
17.04.087	Automotive fuel-dispensing facility.
17.04.090	Banks and financial institutions.
17.04.100	Basement.
17.04.103	<i>Repealed.</i>
17.04.105	Best management practices (BMPs).

17.04.110	<i>Repealed.</i>
17.04.120	Boat house.
17.04.125	Broadcast and relay towers.
17.04.128	<i>Repealed.</i>
17.04.130	Building.
17.04.140	Building, accessory.
17.04.150	Building, existing.
17.04.160	Building height.
17.04.170	Building line.
17.04.180	Building, principal.
17.04.190	Building setback.
17.04.200	Business.
17.04.201	Business services.
17.04.203	Cel-site.
17.04.204	Cemetery.
17.04.205	City.
17.04.210	Clinic.
17.04.220	Clubs.
17.04.223	Coffee house.
17.04.225	Co-location.
17.04.230	Coverage.
17.04.235	Commercial.
17.04.240	Commercial child care.
17.04.242	Commercial photography.
17.04.245	<i>Repealed.</i>
17.04.247	Community recreation hall.
17.04.250	Comprehensive plan.
17.04.255	Computer assembly plants.
17.04.260	Conditional use.
17.04.261	Contractor's yard.
17.04.262	Courier services.
17.04.268	Day care provider, family.
17.04.269	Dense vegetative screen.
17.04.269.a	Density.

17.04.269.b	Density, maximum.
17.04.269.c	Density, minimum.
17.04.270	Detached buildings.
17.04.272	Developed property.
17.04.274	Director.
17.04.275	Distribution facilities.
17.04.280	Dock.
17.04.285	Drive-through facility.
17.04.287	Dwelling, attached.
17.04.288	Dwelling, duplex.
17.04.289	Dwelling, fourplex.
17.04.290	Dwelling, multiple-family.
17.04.300	Dwelling, single-family.
17.04.301	Dwelling, triplex.
17.04.305	Dwelling, mobile/manufactured.
17.04.310	<i>Repealed.</i>
17.04.320	Dwelling unit.
17.04.325	Dwelling, factory-built.
17.04.326	Entertainment, commercial.
17.04.327	Equipment, heavy.
17.04.328	Essential public facilities.
17.04.329	Expressive dance.
17.04.330	Family.
17.04.340	Fence.
17.04.350	Fence height.
17.04.355	Flag Lot
17.04.360	Floor area, gross.
17.04.362	Floor area, underground.
17.04.365	Floor area ratio.
17.04.366	Food truck.
17.04.367	Footprint.
17.04.370	Garage.
17.04.380	Garage, motor vehicle repair.
17.04.390	Garage, private.

17.04.400	Government administrative office.
17.04.405	Grade.
17.04.406	Ground cover.
17.04.407	Habitable space.
17.04.408	Hard surface.
17.04.409	Hedge.
17.04.410	Home occupation.
17.04.412	Hospital.
17.04.415	<i>Repealed.</i>
17.04.420	Impermeable surface.
17.04.424	Industrial, level 1.
17.04.425	Industrial, level 2.
17.04.430	Junkyard.
17.04.431	Kennel.
17.04.431.5	Kitchen.
17.04.432	Legal interest.
17.04.433	<i>Repealed.</i>
17.04.434	Light assembly.
17.04.436	Light manufacturing.
17.04.438	Living facility, assisted.
17.04.439	Living facility, independent.
17.04.440	Loading berth.
17.04.444	Lodging, level 1.
17.04.445	Lodging, level 2.
17.04.446	Lodging, level 3.
17.04.450	Lot.
17.04.455	Lot of record.
17.04.460	Lot area.
17.04.470	Lot, corner.
17.04.480	Lot, depth of.
17.04.490	Lot, interior.
17.04.500	Lot line.
17.04.510	Lot line, front.
17.04.520	Lot line, rear.

17.04.530	Lot line, side.
17.04.540	Lot, through.
17.04.542	Lot width.
17.04.543	Low impact development (LID).
17.04.544	Low impact development BMPs.
17.04.545	Low impact retail.
17.04.546	Mail and packaging facilities.
17.04.548	Marina.
17.04.549	Marine boat sales, level 1.
17.04.550	Marine boat sales, level 2.
17.04.551	Marine industrial.
17.04.552	Marine sales and service.
17.04.554	Microcell.
17.04.555	Ministorage.
17.04.558	Mixed use.
17.04.560	Mobile/manufactured home.
17.04.570	Mobile/manufactured home park.
17.04.580	Mobile/manufactured home subdivision.
17.04.590	Moorage.
17.04.600	<i>Repealed.</i>
17.04.602	Museum.
17.04.605	Natural grade.
17.04.610	Natural resource extraction.
17.04.612	Net developable area.
17.04.615	Net shed, historic.
17.04.620	Nonconformity.
17.04.623	Nonprofit organization.
17.04.625	Nursery, agricultural.
17.04.630	Nursing facility, skilled.
17.04.633	Other adult entertainment facility.
17.04.635	Parking, off-street.
17.04.640	<i>Repealed.</i>
17.04.645	Parking lot, commercial.
17.04.650	Parking space.

17.04.653	Parks.
17.04.654	Parsonage.
17.04.655	Partially developed property.
17.04.656	Performing arts center.
17.04.657	Permeable paving.
17.04.658	Personal services.
17.04.659	Pervious concrete.
17.04.660	Planned unit development.
17.04.675	Porous asphalt.
17.04.676	Principal dwelling unit.
17.04.677	Product services, level 1.
17.04.678	Product services, level 2.
17.04.680	Professional services.
17.04.685	Property line.
17.04.690	Public/private services.
17.04.691	Publishing and printing.
17.04.692	Recreation, indoor commercial.
17.04.693	Recreation, outdoor commercial.
17.04.695	Recreational vehicle.
17.04.696	Religious worship, house of.
17.04.697	Rental hall facility.
17.04.698	Reprographic or reprographic services.
17.04.699	Research and development facility.
17.04.700	Residential.
17.04.702	Restaurant 1.
17.04.703	Restaurant 2.
17.04.704	Restaurant 3.
17.04.706	Retail structure.
17.04.708	Sales, ancillary.
17.04.709	Sales, level 1.
17.04.710	Sales, level 2.
17.04.711	Sales, level 3.
17.04.712	Sales, retail.
17.04.713	Sales, wholesale.

17.04.715	Satellite dish antenna.
17.04.716	School, higher educational.
17.04.717	School, primary.
17.04.718	School, secondary.
17.04.719	School, vocational/trade.
17.04.720	Setback, building.
17.04.725	Sexually oriented materials.
17.04.726	Short-term rental.
17.04.727	Short-term rental platform.
17.04.728	Site coverage.
17.04.730	<i>Repealed.</i>
17.04.740	<i>Repealed.</i>
17.04.742	Special uses.
17.04.745	Specified anatomical areas.
17.04.746	Specified sexual activities.
17.04.750	Story.
17.04.760	Street.
17.04.765	<i>Repealed.</i>
17.04.770	Structure.
17.04.780	Studio apartment.
17.04.790	Tank farm.
17.04.795	Tavern.
17.04.797	Tenant-specific alteration.
17.04.800	Tract.
17.04.805	Tree.
17.04.830	Travel trailer.
17.04.835	Truck garden.
17.04.837	Undeveloped property.
17.04.840	Use.
17.04.850	Use, principal.
17.04.860	Utilities.
17.04.870	Variance.
17.04.873	Vehicle wash.
17.04.875	Warehouse/warehousing.

17.04.876	Wireless communication facility.
17.04.877	Wireless communication facility (WCF), attached.
17.04.878	Wireless services or wireless communication services.
17.04.879	Wireless communication support structure.
17.04.880	Yard.
17.04.890	Yard, front.
17.04.900	Yard, rear.
17.04.910	Yard, side.

17.04.010 General interpretation.

For the purposes of this title, certain usages and words herein shall be interpreted as follows:

- A. Words used in the present tense include the future tense;
- B. The singular number includes the plural;
- C. The word “person” includes a legal entity as well as an individual;
- D. The word “lot” includes the words plot, parcel and tract;
- E. The word “shall” signifies a requirement;
- F. The words “used” and “occupy” as applied to any building or land include the words intended, arranged, or designed to be used or occupied;
- G. The word “may” signifies permission and desire;
- H. Where a definition for a word or term is not found in this section, the definition of the word or term as found in the latest edition of Webster’s Dictionary shall apply. (Ord. 703 § 26, 1996; Ord. 573 § 2, 1990).

17.04.015 Accessory dwelling unit.

“Accessory dwelling unit” or “ADU” means a subordinate dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit. (Ord. 1540 § 1, 2025; Ord. 1046 § 1, 2006; Ord. 629 § 1, 1992).

17.04.017 Accessory uses and structures.

“Accessory uses and structures” means caretaker dwelling units associated with nonresidential uses, residential garages, sheds, similar outbuildings associated with the principal residential uses on the site and temporary buildings for and during construction. (Ord. 1046 § 2, 2006).

17.04.020 Administrative official.

“Administrative official” means a municipal official appointed by the mayor to administer and enforce this title and all other laws, statutes, rules and regulations applicable within the city. (Ord. 573 § 2, 1990).

17.04.021 Adult arcade.

“Adult arcade” means a commercial establishment containing individual viewing areas or booths where, for any form of consideration, including a membership fee, one or more still or motion picture projectors, slide projectors, or other similar image producing machines are used to show films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. (Ord. 743 § 3, 1996).

17.04.022 Adult cabaret.

“Adult cabaret” means a nightclub, bar, restaurant, tavern, or other similar commercial establishment, whether or not alcoholic beverages are served, that regularly features adult entertainment. (Ord. 743 § 4, 1996).

17.04.023 Adult entertainment.

“Adult entertainment” means:

- A. Any exhibition, performance or dance conducted in an adult entertainment facility where such exhibition, performance or dance is distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas; or
- B. Any exhibition, performance or dance intended to sexually stimulate any patron and conducted in an adult entertainment facility where such exhibition, performance or dance is performed for, arranged with, or engaged in with fewer than all patrons in the adult entertainment facility at that time, with separate consideration paid, either directly or indirectly, for such performance, exhibition or dance. For purposes of example and not limitation, such exhibitions, performances or dances are commonly referred to as table dancing, couch dancing, taxi dancing, lap dancing, private dancing or straddle dancing. (Ord. 743 § 5, 1996).

17.04.024 Adult entertainment facility.

“Adult entertainment facility” means a commercial establishment defined as an adult arcade, adult cabaret, adult motel, adult motion picture theater, adult retail store, or other adult entertainment facility. (Ord. 743 § 6, 1996).

17.04.025 Adult family home.

“Adult family home” means a facility licensed pursuant to Chapter [70.128](#) RCW and is defined by RCW [70.128.010](#) as a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. (Ord. 1046 § 3, 2006; Ord. 703 § 1, 1996).

17.04.026 Adult motel.

“Adult motel” means a hotel, motel, or similar commercial establishment which:

- A. Offers sleeping accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas, and that has a sign visible from the public right-of-way that advertises the availability of this type of sexually oriented materials; or
- B. Offers a sleeping room for rent for a rental fee period of time that is less than 10 hours; or
- C. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours. (Ord. 743 § 7, 1996).

17.04.027 Adult motion picture theater.

“Adult motion picture theater” means a commercial establishment where, for any form of consideration, motion pictures, films, video cassettes, slides, or other similar visual representations are regularly shown that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. (Ord. 743 § 8, 1996).

17.04.028 Adult retail store.

“Adult retail store” means a commercial establishment such as a bookstore, video store, or novelty shop which as one of its principal business purposes offers for sale or rent, for any form of consideration, any one or more of the following:

- A. Books, magazines, periodicals or other printed materials, or photographs, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or

characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas; or

B. Instruments, devices, or paraphernalia designed for use in connection with any specified sexual activities. (Ord. 743 § 9, 1996).

17.04.030 Alley.

“Alley” means a private access or street, wider than 10 feet and no wider than 16 feet, that provides secondary access to residential parcels or units, and that provides principal access to garages or code-required parking areas. Alleys provide parking and service access, but are not intended for general traffic circulation. (Ord. 951 § 1, 2004; Ord. 573 § 2, 1990).

17.04.040 Alteration.

“Alteration” means any change, addition or modification in the construction, location, occupancy or use classification of any building or land. (Ord. 573 § 2, 1990).

17.04.041 Amateur radio tower.

“Amateur radio tower” means an antenna and tower which transmits non-commercial communication signals and is licensed as an amateur radio tower by the Federal Communications Commission. Guy wires for amateur radio towers are considered part of the structure for the purposes of meeting development standards. (Ord. 771 § 1, 1997).

17.04.045 Ancillary services.

“Ancillary services” means services primarily for the employees of a primary permitted use. Examples of such uses include day care centers, cafeterias and exercise facilities for the benefit of the employees. Ancillary services shall not have exterior signage. (Ord. 1160 § 1, 2009).

17.04.050 Animal clinic.

“Animal clinic” means a facility under the direction of a veterinarian licensed by the state of Washington to perform medical and surgical services on animals. Overnight indoor confinement related to medical and surgical services is allowed. (Ord. 1046 § 4, 2006; Ord. 573 § 2, 1990).

17.04.055 Antenna.

“Antenna” means any exterior apparatus designed for telephonic radio, data, Internet or television communications through the sending and/or receiving of electromagnetic waves, and includes equipment attached to a tower or building for the purpose of providing personal wireless services, including unlicensed wireless telecommunications services, wireless telecommunications services utilizing frequencies authorized by the Federal Communications Commission “cellular,” “enhanced specialized mobile radio,” and personal communications services, “telecommunications services,” and its attendant base station. An “antenna array” is one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (panel) and parabolic (disc). The antenna array does not include the support structure. (Ord. 771 § 2, 1997; Ord. 573 § 2, 1990).

17.04.060 Apartment.

“Apartment” means any portion of a building that is designed, built, rented, leased, let or hired out to be occupied as an independent housekeeping unit with its own cooking facilities and that is contained within a multiple-family dwelling (see GHMC [17.04.290](#)). (Ord. 573 § 2, 1990).

17.04.065 Arborist, qualified.

“Qualified arborist” means an International Society of Arboriculture Certified Arborist with a current Tree Risk Assessment Qualification, or similar equivalent certification and qualification. (Ord. 1347 § 9, 2016).

17.04.070 Area, building.

“Building area” means the total ground coverage of a building or structure and is measured from the outside of the building’s or structure’s external walls. (Ord. 573 § 2, 1990).

17.04.080 Area, site.

“Site area” means all the area within the boundaries of a lot, tract, parcel or site, excluding public rights-of-way dedicated to the state, county or city for use as thoroughfares and private rights-of-way established for motor vehicular thoroughfares; provided, that private rights-of-way which provide common access to three or less lots within a short plat may be included for the purposes of calculating lot area. (Ord. 601 § 1, 1991; Ord. 573 § 2, 1990).

17.04.085 Art gallery.

“Art gallery” means a room or series of rooms where works of art are exhibited. (Ord. 871 § 2, 2001).

17.04.086 Attic.

“Attic” means finished or unfinished space with a headroom of less than seven feet between the ceiling beams of the top story and the roof rafters. (Ord. 1152 § 1, 2009).

17.04.087 Automotive fuel-dispensing facility.

“Automotive fuel-dispensing facility” means any facility that is used for the sale of gasoline or other motor fuels, oil, lubricants and auto accessories, and may or may not include washing, lubricating and other minor services. Painting and/or body work activities are not allowed. (Ord. 1046 § 5, 2006).

17.04.090 Banks and financial institutions.

“Banks and financial institutions” means those uses which are classified in major groups 60, 61 and 62 in the Standard Industrial Classification Manual (SICM), 1987 edition or as amended. (Ord. 724 § 1, 1996).

17.04.100 Basement.

“Basement” means a story having at least 50 percent of its volume below grade. (Ord. 573 § 2, 1990).

17.04.103 Bed and breakfast.

Repealed by [Ord. 1046](#). **17.04.105 Best management practices (BMPs).**

“Best management practices” or “BMPs” means the schedule of activities, prohibition of practices, maintenance procedures, and structural, and/or management practices approved by Ecology that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington State. BMPs are listed and described in the Gig Harbor stormwater management and site development manual, most recent version. (Ord. 1347 § 10, 2016).

17.04.110 Boardinghouse.

Repealed by [Ord. 1046](#). **17.04.120 Boat house.**

“Boat house” means a building that provides shelter for a boat or boats. (Ord. 573 § 2, 1990).

17.04.125 Broadcast and relay towers.

“Broadcast and relay towers” means a freestanding support structure, attached antenna, and related equipment intended for transmitting, receiving or re-transmitting commercial television, radio, telephone, or other communication services. (Ord. 771 § 3, 1997).

17.04.128 Buildable lands, net.

Repealed by [Ord. 951](#). **17.04.130 Building.**

“Building” means any structure built for the support or enclosure of persons, animals, chattels or property of any kind. (Ord. 573 § 2, 1990).

17.04.140 Building, accessory.

“Accessory building” means a detached building the use of which is appropriate, subordinate and customarily incidental to the principal building or the principal use of the land, and is located on the same lot as the principal building or principal use of the land. A building shall not be accessory and shall be considered to be part of the principal building when joined to the principal building by a common wall at least four feet long or when connected to the principal building by a breezeway that is eight feet or less in length. (Ord. 573 § 2, 1990).

17.04.150 Building, existing.

“Existing building” means a building erected before the effective date of the ordinance codified in this title or one for which application for a building permit was made before the effective date of the ordinance codified in this title. (Ord. 573 § 2, 1990).

17.04.160 Building height.

“Building height” means the vertical distance measured from the highest elevation of the natural grade at the point on the property allowed by GHMC [17.99.370\(D\)](#) to the highest point of the roof, excluding chimneys and antennas. (Ord. 1307 § 7, 2014; Ord. 573 § 2, 1990).

17.04.170 Building line.

“Building line” means the surface of that face or corner of the part of the building nearest the property line. (Ord. 573 § 2, 1990).

17.04.180 Building, principal.

“Principal building” means the building that contains the principal use of a lot. (Ord. 573 § 2, 1990).

17.04.190 Building setback.

“Building setback” means the distance between the building line and the nearest boundary to the site or lot, measured at right angles to the boundary. (Ord. 573 § 2, 1990).

17.04.200 Business.

“Business” means an activity involving the wholesale or retail sale or the rental of any article or substance or commodity, including but not limited to building materials and vehicles, or involving the provision of commercial services. (Ord. 573 § 2, 1990).

17.04.201 Business services.

“Business services” means an establishment engaged in providing services to individuals, business and professional office uses. Examples of such uses include: postal services, financial institutions, photocopying and reproduction services, janitorial services, graphic design services, advertising services, data processing services, employment agencies. (Ord. 1160 § 2, 2009).

17.04.203 Cel-site.

“Cel-site” means a tract or parcel of land that contains wireless service facilities, including any antenna, support structure, accessory buildings and parking, and may include other uses associated with and ancillary to wireless services. (Ord. 771 § 4, 1997).

17.04.204 Cemetery.

“Cemetery” means any one, or a combination of more than one, of the following, in a place used or intended to be used for the placement of human remains and dedicated for cemetery purposes: (A) a burial park, for earth interments; (B) a mausoleum, for crypt interments; or (C) a columbarium, for permanent niche interments. The following may be accessory uses to the principal cemetery use: crematoriums, funeral homes (with attendant reception and funeral services), mortuaries, and related maintenance and administration facilities. Retail sales of cemetery-related items, including but not limited to flowers, urns and headstones, when operated in conjunction with and within the boundary of such cemetery, are allowed and shall be regulated by the requirements relating to retail sales. (Ord. 1148 § 1, 2008).

17.04.205 City.

"City" means the city of Gig Harbor, Washington. (Ord. 703 § 2, 1996).

17.04.210 Clinic.

"Clinic" means a building designed and used for the medical and surgical diagnosis and treatment of human patients under the care of doctors and nurses or other licensed health professionals. (Ord. 573 § 2, 1990).

17.04.220 Clubs.

"Club" means a building or group of buildings where members of an association or fraternal, cultural, or religious organization hold their meetings. A club may contain space available for temporary rental, and a kitchen facility to serve members and guests. (Ord. 1066 § 1, 2007; Ord. 1046 § 8, 2006; Ord. 573 § 2, 1990).

17.04.223 Coffee house.

"Coffee house" means a restaurant 1 use that serves primarily coffee, tea and other nonalcoholic beverages. (Ord. 1307 § 11, 2014; Ord. 1046 § 11, 2006; Ord. 598 § 3, 1991. Formerly 17.04.265).

17.04.225 Co-location.

"Co-location" means the placement and arrangement of multiple antennas and equipment on an existing support structure or existing equipment pad area. (Ord. 1245 § 9, 2012; Ord. 771 § 5, 1997).

17.04.230 Coverage.

“Coverage” is that percentage of the area of a lot or site that is built on or occupied by buildings, parking areas and other hard/impermeable surfaces. (Ord. 1347 § 11, 2016; Ord. 573 § 2, 1990).

17.04.235 Commercial.

“Commercial” means a business or activity at a scale greater than a home occupation involving retail or wholesale sale or provision of goods and services. Examples of commercial uses include, but are not limited to, restaurants, business services, professional services, personal services, product services, commercial recreation and sales. (Ord. 1307 § 8, 2014).

17.04.240 Commercial child care.

“Commercial child care” means a state-licensed business that provides child care on a daily basis outside of the provider’s dwelling. (Ord. 1046 § 9, 2006; Ord. 724 § 2, 1996).

17.04.242 Commercial photography.

“Commercial photography” means establishments engaged in providing commercial photography including cinematography and video production facilities services for advertising agencies, publishers and other business and industrial users. (Ord. 724 § 5, 1996).

17.04.245 Commercial building/structure.

Repealed by [Ord. 1307](#). **17.04.247 Community recreation hall.**

“Community recreation hall” means a facility provided by a nonprofit organization or government agency, for the purposes of community gatherings, classes, meetings, etc. Such a facility may include a commercial grade kitchen. (Ord. 871 § 1, 2001).

17.04.250 Comprehensive plan.

“Comprehensive plan” means the planning document as defined in RCW [36.70A.030\(4\)](#). (Ord. 703 § 3, 1996; Ord. 573 § 2, 1990).

17.04.255 Computer assembly plants.

“Computer assembly plants” means those uses which are classified as industry group 357 in the Standard Industrial Classification Manual (SICM), 1987 edition or as amended. (Ord. 724 § 3, 1996).

17.04.260 Conditional use.

“Conditional use” means a use listed among those classified in any given zone but permitted only after a public hearing by the city and the granting of a conditional use permit imposing such performance standards as will make the use compatible with other permitted uses in the same district. (Ord. 703 § 4, 1996; Ord. 573 § 2, 1990).

17.04.261 Contractor’s yard.

“Contractor’s yard” is an outdoor storage area used for the storage of equipment or machinery typically used in the construction trades industry. (Ord. 752 § 1, 1997).

17.04.262 Courier services.

“Courier services” means those uses which are classified as group 4215 in the Standard Industrial Classification Manual (SICM), 1987 edition or as amended. (Ord. 724 § 4, 1996).

17.04.268 Day care provider, family.

“Family day care provider” means a state-licensed day care provider as defined in RCW [74.15.020](#) who regularly provides day care for not more than 12 children in the provider’s home in the family living quarters. (Ord. 1307 § 10, 2014; Ord. 1046 § 10, 2006; Ord. 703 § 5, 1996; Ord. 573 § 2, 1990. Formerly 17.04.264).

17.04.269 Dense vegetative screen.

A “dense vegetative screen” consists of a physical buffer which is opaque to a height of six feet and broken to a height of 20 feet. Screening may be achieved through any one or a combination of the following methods:

- A. A solid row of evergreen trees or shrubs.
- B. A solid row of evergreen trees or shrubs planted on an earthen berm.
- C. A combination of trees and shrubs and fencing where the amount of fencing does not exceed 50 percent of the lineal distance of the side to be buffered. Ground cover plants which are capable of providing complete ground coverage within three years of planting shall also be provided.
- D. LID BMPs may be utilized within dense vegetative screens. Where LID BMPs are proposed to meet dense vegetative screen requirements, these plantings may deviate from the requirements in this subsection; provided, that the overall screen area meets the intent of providing screening and physical separation. (Ord. 1347 § 12, 2016; Ord. 652 § 1, 1993).

17.04.269.a Density.

“Density” means a ratio comparing the number of dwelling units with land area of lot or parcel. (Ord. 1551 § 1, 2025).

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 developable area of the parcel. (Ord. 1551 § 2, 2025).

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 developable acreage of the parcel. (Ord. 1551 § 3, 2025).

17.04.270 Detached buildings.

“Detached building” means a building surrounded on all sides by open space and not connected to another building or structure except by utilities. (Ord. 573 § 2, 1990).

17.04.272 Developed property.

“Developed property” means a lot or parcel of land upon which a building/buildings is/are located, but which contains insufficient area to be capable of further subdivision in accordance with the Gig Harbor subdivision or short subdivision ordinances (GHMC Title [16](#)), as now or hereafter amended. (Ord. 703 § 7, 1996).

17.04.274 Director.

“Director” means the planning director or his/her designated representative. (Ord. 1307 § 12, 2014; Ord. 1197 § 10, 2010; Ord. 703 § 6, 1996. Formerly 17.04.271).

17.04.275 Distribution facilities.

“Distribution facilities” means those uses which are classified as group 4212 in the Standard Industrial Classification Manual (SICM), 1987 Edition or as amended. (Ord. 724 § 6, 1996).

17.04.280 Dock.

“Dock” means a place or structure that connects with the shore and provides access to a boat vessel from the land. (Ord. 573 § 2, 1990).

17.04.285 Drive-through facility.

“Drive-through facility” means an establishment, as allowed in the zone, that permits customers to receive services or products while remaining in their vehicles. (Ord. 1046 § 13, 2006; Ord. 752 § 5, 1997; Ord. 573 § 2, 1990).

17.04.287 Dwelling, attached.

“Attached dwelling” means a dwelling that is connected to one or more dwellings by common vertical walls, horizontal floor, or a continuous roof structure. (Ord. 1046 § 14, 2006).

17.04.288 Dwelling, duplex.

“Duplex dwelling” means a building designed exclusively for occupancy by two families living independently of each other. A duplex can share a wall, ceiling/floor or any other shared roof

assembly, including breezeways, but cannot have interior openings between dwellings. (Ord. 1540 § 1, 2025; Ord. 1046 § 15, 2006).

17.04.289 Dwelling, fourplex.

“Four-plex dwelling” means a residential structure with four attached dwelling units and is constructed on a permanent foundation. (Ord. 1046 § 16, 2006).

17.04.290 Dwelling, multiple-family.

“Multiple-family dwelling” means a building or portion thereof designed to house two or more families living independently of each other and containing two or more dwelling units. (Ord. 1540 § 1, 2025; Ord. 1046 § 17, 2006; Ord. 703 § 8, 1996; Ord. 573 § 2, 1990).

17.04.300 Dwelling, single-family.

“Single-family dwelling” means a detached residential structure with one dwelling unit containing but one kitchen, designed for and occupied by one family. (Ord. 1540 § 1, 2025; Ord. 1046 § 18, 2006; Ord. 573 § 2, 1990).

17.04.301 Dwelling, triplex.

“Triplex dwelling” means a building designed exclusively for occupancy by three families living independently of each other. A triplex can share a wall, ceiling/floor or any other shared roof assembly, including breezeways, but cannot have interior openings between dwellings. (Ord. 1540 § 1, 2025; Ord. 1046 § 19, 2006).

17.04.305 Dwelling, mobile/manufactured.

“Mobile/manufactured dwelling” means a residential unit on one or more chassis for towing to the point of use and designed to be used as a dwelling unit on a year-round basis, and if to be installed, one which bears an insignia by a state or federal regulatory agency indicating that the mobile/manufactured home complies with all applicable construction standards of the U.S. Department of Housing and Urban Development’s definition of a manufactured home. (Ord. 573 § 2, 1990).

17.04.310 Dwelling, two-family.

Repealed by [Ord. 1046](#). **17.04.320 Dwelling unit.**

“Dwelling unit” means a residential living unit that provides complete, independent living facilities for one or more persons including permanent provisions of living, sleeping, eating, cooking and sanitation. (Ord. 1540 § 1, 2025; Ord. 990 § 1, 2005; Ord. 573 § 2, 1990).

17.04.325 Dwelling, factory-built.

“Factory-built dwelling” means a structure constructed in a factory of factory assembled parts and transported to the building site in whole or in units which meets the requirements of the International Building Code. The completed structure is not a mobile/manufactured home; it is a detached building that is designed for long-term human habitation exclusively by one family, has complete living facilities and constitutes one dwelling unit. (Ord. 573 § 2, 1990).

17.04.326 Entertainment, commercial.

“Commercial entertainment” means any passive recreational activities including but not limited to movie theaters, performing arts theaters, concert halls, and arcades. (Ord. 1046 § 21, 2006).

17.04.327 Equipment, heavy.

“Heavy equipment” means vehicles or machines capable of lifting or altering heavy objects, moving large quantities of earth and/or stone, extracting natural resources, harvesting, planting or maintaining agricultural/forest products, and other vehicles or machines performing large-scale work tasks. Heavy equipment includes, but is not limited to, cranes, bulldozers, earth scrapers, tractors over 80 horsepower, and equipment of a similar nature. (Ord. 1046 § 22, 2006).

17.04.328 Essential public facilities.

“Essential public facilities” includes those facilities identified in RCW [36.70A.200](#) that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW [47.06.140](#), state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW [71.09.020](#). (Ord. 1046 § 23, 2006).

17.04.329 Expressive dance.

“Expressive dance” means any dance which, when considered in the context of the entire performance, constitutes an expression of art, theme, story or ideas, but excluding any dance such as, but not limited to, common barroom type topless dancing which, when considered in the context of the entire performance, is presented primarily as a means of displaying nudity as a sales device or for other commercial exploitation without substantial expression of theme, story or ideas, and the conduct appeals to the prurient interest, depicts sexual conduct in a patently offensive way and lacks serious literary, artistic, political or scientific value. (Ord. 743 § 10, 1996).

17.04.330 Family.

“Family” means one or more persons occupying a dwelling unit, including the joint use of and responsibility for common areas, sharing household activities and responsibilities such as

chores, household maintenance, and expenses. Such persons need not be related by blood or marriage. (Ord. 1540 § 1, 2025; Ord. 703 § 9, 1996; Ord. 573 § 2, 1990).

17.04.340 Fence.

"Fence" means a barrier that is constructed of one or more of the following materials or a combination thereof, of wood, metal, plastics and masonry materials and which the prime purpose is to separate, screen or partition a parcel or parcels along the perimeters from adjoining parcels, or to screen or partition within a portion of a parcel. (Ord. 667 § 1, 1994; Ord. 573 § 2, 1990).

17.04.350 Fence height.

"Fence height" means the vertical distance from grade directly under the fence to the highest point of the fence above the point of measurement. (Ord. 573 § 2, 1990).

17.04.355 Flag Lot

"Flag Lot" means a lot which gains access by way of a driveway, easement, or lot extension which is too narrow to be built upon.

17.04.360 Floor area, gross.

A. "Gross floor area" in the RB-1 zoning district means:

1. The sum of the horizontal area of the floor(s) of a building or buildings measured from the exterior faces of exterior walls and from centerlines of division walls. The gross floor area includes basement space, garage space, the elevator shafts and stairwells at each floor, mechanical equipment rooms, finished attics with a headroom of seven and one-half feet or more, penthouse floors, interior balconies and mezzanines, and enclosed porches.

The gross floor area shall not include accessory water tanks and cooling towers, mechanical equipment, and unfinished attics regardless of headroom.

2. For purposes of determining off-street parking requirements, gross floor area shall mean the sum of the horizontal area of the floor(s) of a building or buildings measured from the exterior faces of exterior walls and from centerlines of division walls including basement space, the elevator shafts and stairwells at each floor, mechanical equipment rooms, finished attics with a headroom of seven and one-half feet or more, penthouse floors, interior balconies and mezzanines and enclosed porches; but shall not include garage space, accessory water tanks and cooling towers, mechanical equipment and unfinished attics regardless of headroom.

B. "Gross floor area" in the PI, R-1, RLD, R-2, RMD, R-3, RB-2, DB, B-1, B-2, C-1, PCD-C, ED, WR, MW, WC, PCD-BP, PCD-NB and MUD zoning districts means:

1. The sum of the horizontal area of the floor(s) of a building or buildings measured from the exterior faces of exterior walls and from centerlines of division walls. The gross floor area includes garage space, the elevator shafts and stairwells at each floor, mechanical equipment rooms, penthouse floors, interior balconies and mezzanines, and enclosed porches. The gross floor area shall not include accessory water tanks and cooling towers, mechanical equipment, attics as defined by GHMC [17.04.086](#), and underground floor area as defined by GHMC [17.04.362](#).

2. For purposes of determining off-street parking requirements, gross floor area shall mean the sum of the horizontal area of the floor(s) of a building or buildings measured from the exterior faces of exterior walls and from centerlines of division walls including the elevator shafts and stairwells at each floor, mechanical equipment rooms, penthouse floors, interior balconies and mezzanines, enclosed porches and underground floor area; but shall not include garage space, accessory water tanks and cooling towers, mechanical equipment and attics. (Ord. 1278 § 4, 2013; Ord. 1152 § 2, 2009; Ord. 1008 § 2, 2005; Ord. 573 § 2, 1990).

17.04.362 Floor area, underground.

“Underground floor area” means the floor area of a building, structure, story, or portion of a story constructed entirely below natural or finished grade, whichever is lower, excluding below grade window wells required for rescue and escape and up to an additional 24 linear feet of access. (Ord. 1152 § 3, 2009).

17.04.365 Floor area ratio.

“Floor area ratio” is a proportional allowance which a building may use for maximum floor area based upon the area of the lot or parcel. The intent of floor area ratios is to minimize the mass, scale and bulk of a structure on a parcel and adjacent parcels while providing sufficient open space, solar access and view opportunities. (Ord. 703 § 10, 1996).

17.04.366 Food truck.

“Food truck” means a vehicle or trailer located on private property from which a vendor prepares and/or serves food for sale to the general public. (Ord. 1316 § 3, 2015).

17.04.367 Footprint.

“Footprint” of a structure or building shall be measured from the outer perimeter excluding eave overhangs and other cantilevered portions projecting no more than 18 inches and no wider than 10 feet. The footprint of a structure or building shall not include any portions that are completely below ground. (Ord. 1008 § 1, 2005).

17.04.370 Garage.

“Garage” means a building or a portion thereof in which motor vehicles are stored, repaired or maintained. (Ord. 573 § 2, 1990).

17.04.380 Garage, motor vehicle repair.

“Motor vehicle repair garage” means a garage that is available to the public, is operated for gain and is used for the storage, repair, rental, greasing, washing, servicing, adjusting or equipping of motor vehicles. (Ord. 573 § 2, 1990).

17.04.390 Garage, private.

“Private garage” means an accessory building or any portion of a principal building that is used in connection with residential purposes as a garage. (Ord. 573 § 2, 1990).

17.04.400 Government administrative office.

“Government administrative office” means a facility for the executive, legislative, judicial, administrative, and regulatory activities of local, state, federal, and international governments that may perform public services and work directly with citizens. Typical facilities include courthouses, human and social service offices, health offices, and government offices. (Ord. 1046 § 25, 2006).

17.04.405 Grade.

“Grade” means the finished surface of the ground after grading for development. (Ord. 573 § 2, 1990).

17.04.406 Ground cover.

“Ground cover” means small plants such as salal, ivy, ferns, mosses, grasses or other types of vegetation which normally cover the ground and shall include trees less than three inches in diameter measured at 54 inches aboveground. (Ord. 1347 § 13, 2016; Ord. 703 § 11, 1996. Formerly 17.04.407).

17.04.407 Habitable space.¹

“Habitable space” shall mean a space in a building for living, sleeping, eating or cooking, and shall also include bathrooms, toilet rooms, closets, halls, storage rooms and utility rooms. Habitable space does not include attic areas that have no floors or finished interior walls. (Ord. 1347 § 14, 2016; Ord. 995 § 1, 2005. Formerly 17.04.408).

17.04.408 Hard surface.

“Hard surface” means an impermeable surface, a permeable pavement, or a vegetated roof. (Ord. 1347 § 15, 2016).

17.04.409 Hedge.¹

“Hedge” is a row of closely planted shrubs, bushes, or trees aligned in a linear fashion forming a screen, fence, or boundary. (Ord. 995 § 4, 2005).

17.04.410 Home occupation.

“Home occupation” means any activity conducted for financial gain or profit in a dwelling unit by persons residing therein, and which activity is not generally or customarily characteristic of activities for which dwelling units are intended or designed and such activity is clearly incidental or secondary to the residential use of a dwelling unit. (Ord. 1046 § 26, 2006; Ord. 703 § 27, 1996).

17.04.412 Hospital.

“Hospital” means a 24-hour, inpatient medical and surgical treatment facility. (Ord. 1046 § 27, 2006; Ord. 955 § 2, 2004).

17.04.415 Hotel/motel.

Repealed by [Ord. 1046](#). **17.04.420 Impermeable surface.**

“Impermeable surface” means a nonvegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impermeable surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted sub-grade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities and tidelands shall not be considered as impermeable surfaces for the purposes of determining whether the thresholds for application of stormwater minimum requirements are exceeded but shall be considered impermeable surfaces for purposes of runoff modeling. (Ord. 1347 § 16, 2016; Ord. 1278 § 4, 2013; Ord. 863 § 2, 2001; Ord. 573 § 2, 1990).

17.04.424 Industrial, level 1.

“Industrial, level 1” means the assembly, production, or storage of finished or semi-finished materials or components into a finished or semifinished product. Acceptable uses must have minimal nuisance factors such as, but not limited to, noise, light, glare, odors, particulate emissions and hazardous waste. Examples of acceptable uses include contractor’s office and/or shop, light assembly, light manufacturing, mailing and packaging facilities, warehousing, cinematography and video production facilities, research and development facilities, linen, diaper and similar supply services and laundry facilities. (Ord. 1160 § 3, 2009; Ord. 1046 § 29, 2006).

17.04.425 Industrial, level 2.

“Industrial, level 2” means the assembly, production, or storage of finished, semi-finished, or raw materials or components into a finished or semi-finished product. Acceptable uses may

have moderate nuisance factors such as, but not limited to, noise, light, glare, odors, particulate emissions and hazardous waste. Examples of such uses include all industrial, level 1 uses plus uses such as contractors' yards, moving companies, distribution facilities, frozen food lockers, commercial greenhouses and processing of raw materials, except that refining and smelting are not allowed. (Ord. 1046 § 30, 2006).

17.04.430 Junkyard.

"Junkyard" means any lot or portion of any lot used for the storage or keeping of junk or waste material including worn-out or wrecked motor vehicles, scrap, partially or fully discarded tangible materials, combinations of materials or items such as machinery, metal, rags, rubber, paper, plastics, chemicals, and building materials that cannot, without further alteration or reconditioning, be used for their original purpose. A junkyard may include an auto wrecking yard. (Ord. 573 § 2, 1990).

17.04.431 Kennel.

"Kennel" means a commercial establishment in which domesticated animals are housed, groomed, bred, boarded, trained, or sold. This includes long-term and short-term day care facilities for pets. (Ord. 1307 § 13, 2014; Ord. 1046 § 31, 2006).

17.04.431.5 Kitchen.

"Kitchen" means a place where food is cooked or prepared and contains the facilities and equipment used in preparing and serving food, such as: a gas or electric range or oven (a freestanding burner, warming oven or microwave is not considered a range or oven); a kitchen sink (a bar or hand sink is not considered a kitchen sink); a refrigerator/freezer (an upright refrigerator or freezer that fits under a counter, such as the type often found in offices, is not sufficient for a kitchen in a dwelling); or an electric outlet for 220 voltage and/or plumbing or standpipes for equipment and facilities normally found in a kitchen. (Ord. 1540 § 1, 2025).

17.04.432 Legal interest.

“Legal interest” means the owner of record for the parcel and/or the duly authorized agent for the owner of record. (Ord. 573 § 2, 1990).

17.04.433 Land clearing.

Repealed by [Ord. 1197](#). **17.04.434 Light assembly.**

“Light assembly” means the assembly of prefabricated materials or components into a finished product. Included in this definition is product wholesaling and material storage. (Ord. 573 § 2, 1990).

17.04.436 Light manufacturing.

“Light manufacturing” means any premises devoted to the production of a finished or semifinished product and which has minimal nuisance factors such as, but not limited to, noise, light, glare, odors, particulate emission and hazardous wastes. (Ord. 573 § 2, 1990).

17.04.438 Living facility, assisted.

“Assisted living facility” means a multiunit establishment which provides living quarters and a variety of supportive personal care, limited health care, housekeeping, and transportation services to individuals who are unable to live independently due to infirmity of age or physical handicap, but who do not need the medically oriented care of a skilled nursing facility. Individual dwelling units are of a barrier-free design with separate bathroom facilities and a mini-kitchen without range. Communal areas include a dining room in which three meals per day are served, social and activity areas, laundry facilities, and open space. Assisted living facilities are licensed under Chapter [388-110](#) WAC. (Ord. 990 § 2, 2005).

17.04.439 Living facility, independent.

“Independent living facility” means a multiunit establishment which provides living quarters and a variety of social, housekeeping, and transportation services to senior citizens who choose to live in a congregate setting. Individual dwelling units are of a barrier-free design with separate bathroom facilities and may contain a full kitchen, partial kitchen, or no kitchen. Communal areas include a dining room in which at least one meal per day is served, social and activity areas, laundry facilities, and open space. (Ord. 990 § 3, 2005).

17.04.440 Loading berth.

“Loading berth” means an off-street space or berth that is on the same lot with the building it serves and is used for the parking of a vehicle while loading or unloading material or items. (Ord. 573 § 2, 1990).

17.04.444 Lodging, level 1.

“Lodging, level 1” means a single-family residence which provides overnight lodging for guests, and provides food service to guests in accordance with WAC [246-215-09300](#). Such dwelling shall have no more than eight such guest rooms for persons other than the immediate family of the operator occupying such dwelling. (Ord. 1507 § 2, 2023; Ord. 1046 § 32, 2006).

17.04.445 Lodging, level 2.

“Lodging, level 2” means an establishment providing sleeping accommodations with a majority of all guest rooms having direct access to the outside without the necessity of passing through the main lobby of the building, with or without food services, and may include conference facilities. (Ord. 1046 § 33, 2006).

17.04.446 Lodging, level 3.

“Lodging, level 3” means an establishment providing sleeping accommodations with a majority of all guest rooms having direct access through the main lobby of the building, with or without food services, and may include conference facilities. (Ord. 1046 § 34, 2006).

17.04.450 Lot.

“Lot” means an area of land that is described by metes and bounds or recorded plat and is to be used, developed or built upon as a single unit of land. (Ord. 573 § 2, 1990).

17.04.455 Lot of record.

“Lot of record” means a lot, tract or parcel which is defined by a deed recorded as a valid lot in a recorded subdivision with the county auditor and assigned a tax number. (Ord. 703 § 12, 1996; Ord. 573 § 2, 1990).

17.04.460 Lot area.

“Lot area” means all the area within the boundaries of a lot excluding rights-of-way, etc. (see GHMC [17.04.080](#)). (Ord. 573 § 2, 1990).

17.04.470 Lot, corner.

“Corner lot” means a lot situated at the junction of and bordering on two intersecting public rights-of-way. On a corner lot, the front lot line is the shorter lot line adjacent to a public street; the longer lot line adjacent to a public street is a side lot line. (Ord. 573 § 2, 1990).

17.04.480 Lot, depth of.

“Depth of lot” means the average distance from the front lot line to the rear lot line measured horizontally from the midpoint of the front lot line to the midpoint of the rear lot line. (Ord. 573 § 2, 1990).

17.04.490 Lot, interior.

“Interior lot” means any lot other than a corner lot. (Ord. 573 § 2, 1990).

17.04.500 Lot line.

“Lot line” means a portion of the boundary of a lot dividing it from other lots or parcels of land. (Ord. 573 § 2, 1990).

17.04.510 Lot line, front.

“Front lot line” of an interior lot means the lot line adjacent to a public street. If the interior lot does not have a lot line adjacent to a public street, the front lot line shall be the total line first crossed when gaining access to the lot from a private street or access easement. See GHMC [17.04.470](#) for the definition of the front lot line of a corner lot. (Ord. 1194 § 6, 2010; Ord. 573 § 2, 1990).

17.04.520 Lot line, rear.

“Rear lot line” means the lot line opposite and most distant from the front lot line, and in the case of an irregularly, triangularly or triangular-shaped lot, the rear lot line will be determined by the planning director. (Ord. 573 § 2, 1990).

17.04.530 Lot line, side.

“Side lot line” means any lot line that is not the front lot line or the rear lot line. (Ord. 573 § 2, 1990).

17.04.540 Lot, through.

“Through lot” means an interior lot fronting on two streets. A through lot has two front lot lines and no rear lot line. (Ord. 573 § 2, 1990).

17.04.542 Lot width.

“Lot width” means the horizontal dimension of the front lot line or, in an irregularly shaped lot, the horizontal dimension across the lot at the building setback line. (Ord. 1046 § 35, 2006; Ord. 573 § 2, 1990. Formerly 17.04.550).

17.04.543 Low impact development (LID).

“Low impact development” or “LID” means a stormwater and land use management strategy that strives to mimic predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design. (Ord. 1347 § 17, 2016).

17.04.544 Low impact development BMPs.

“Low impact development BMPs” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls,

dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use. (Ord. 1347 § 19, 2016).

17.04.545 Low impact retail.

“Low impact retail” means retail uses that are compatible with, and targeted to, local residential consumers, and that reduce the hazards of local traffic by limiting the size of the building. Such stores or services may include pharmacies, bakeries and delicatessens or coffee shops, barbershops and beauty parlors, drycleaners, shoe repair, small commercial postal services, flower shops, and similar uses. Drive-in establishments, such as gas stations or drive-through restaurants, do not meet this definition. (Ord. 1347 § 18, 2016; Ord. 1046 § 36, 2006; Ord. 863 § 3, 2001. Formerly 17.04.544).

17.04.546 Mail and packaging facilities.

“Mail and packaging facilities” means retail facilities which provide mail and package services to the general public. (Ord. 1046 § 37, 2006; Ord. 724 § 7, 1996. Formerly 17.04.553).

17.04.548 Marina.

“Marina” means a water-dependent facility consisting of a system of piers, buoys or floats which provides moorage and may include related services. (Ord. 1046 § 38, 2006).

17.04.549 Marine boat sales, level 1.

“Marine boat sales, level 1” means a boat sales brokerage offering services to buyers and sellers, but without on-site outdoor, dry land storage and/or display yard. (Ord. 1046 § 39, 2006).

17.04.550 Marine boat sales, level 2.

“Marine boat sales, level 2” means a boat sales brokerage offering services to buyers and sellers, with on-site outdoor display yard. (Ord. 1046 § 40, 2006).

17.04.551 Marine industrial.

“Marine industrial” means the assembly, production, or storage of finished or semi-finished materials or components into a finished or semi-finished marine product, and includes the production or sale of fishing equipment and supplies, boat construction and dry land boat storage, sales of fisheries products for human consumption, and commercial fishing operations. (Ord. 1046 § 41, 2006).

17.04.552 Marine sales and service.

“Marine sales and service” means marine- related sales of items such as boating equipment, fishing equipment, hardware and supplies, fisheries products for human consumption, bait sales and boat repair. (Ord. 1046 § 42, 2006).

17.04.554 Microcell.

“Microcell” means a wireless communication facility consisting of an antenna that is either: (i) four feet in height and with an area of not more than 580 square inches; or (ii) if a tubular antenna, no more than four inches in diameter and no more than six feet in length. (Ord. 771 § 6, 1997).

17.04.555 Ministorage.

“Ministorage” means fully enclosed commercial storage facilities, available to the general public and used solely for the storage of personal property. (Ord. 1046 § 43, 2006; Ord. 703 § 13, 1996; Ord. 573 § 2, 1990).

17.04.558 Mixed use.

“Mixed use” means the development of a contiguous tract of land, a building or a structure with two or more different uses identified on the land use matrix specified in Chapter [17.14](#) GHMC. (Ord. 1540 § 1, 2025; Ord. 1154 § 1, 2009).

17.04.560 Mobile/manufactured home.

“Mobile/manufactured home” means a residential unit on one or more chassis for towing to the point of use and designed to be used as a dwelling unit on a year-round basis, and if to be installed, one which bears an insignia by a state or federal regulatory agency indicating that the mobile/manufactured home complies with all applicable construction standards of the U.S. Department of Housing and Urban Development’s definition of a manufactured home. (Ord. 573 § 2, 1990).

17.04.570 Mobile/manufactured home park.

“Mobile/manufactured home park” means a tract of land under single ownership or control upon which two or more mobile/manufactured homes occupied as dwellings may be located. (Ord. 573 § 2, 1990).

17.04.580 Mobile/manufactured home subdivision.

“Mobile/manufactured home subdivision” means two or more mobile/manufactured homes on separate lots developed under the supervision of the provisions of GHMC Title [16](#) and the

conditional use procedures of this title and where mobile/manufactured homes are permanently installed for residential use on individually owned lots. (Ord. 573 § 2, 1990).

17.04.590 Moorage.

“Moorage” means a space occupied by a vessel or boat when secured in place by anchors or lines to shore, dock or float. (Ord. 573 § 2, 1990).

17.04.600 Motel/hotel.

Repealed by [Ord. 1046](#). **17.04.602 Museum.**

“Museum” means a building or place for the acquisition, conservation, study, assembly and public display and/or exhibition, and educational interpretation of objects having historical, cultural, scientific, or artistic value. (Ord. 1046 § 45, 2006; Ord. 871 § 3, 2001; Ord. 724 § 8, 1996).

17.04.605 Natural grade.

“Natural grade” means that local soil or rock on the property that has existed legally on such property unmoved by natural or unnatural forces for a period of not less than 60 months prior to submittal of an application for a building permit, or in the case of properties that are part of a final plat approval that is still in effect per GHMC [16.06.006](#), the grade approved by the civil permit. (Ord. 1307 § 14, 2014; Ord. 573 § 2, 1990).

17.04.610 Natural resource extraction.

“Natural resource extraction” means commercial or industrial operations involving the removal of natural resources, excluding fish or wildlife. (Ord. 573 § 2, 1990).

17.04.612 Net developable area.

“Net developable 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. (Ord. 1551 § 4, 2025).

17.04.615 Net shed, historic.

“Historic net shed” means an existing building constructed over or near the water for the purpose of storing, mending and maintaining fishing nets and other fishing gear. Said buildings were generally constructed over 50 years ago. In order to qualify for any exemption from gross floor area in this title, a historic net shed, as referenced in Exhibit “A” to the ordinance codified in this section, but not limited to Exhibit “A,” must be included and maintained on the city’s register of historical properties, pursuant to Chapter [17.97](#) GHMC. (Ord. 1070 § 1, 2007).

17.04.620 Nonconformity.

“Nonconformity” means any lot, structure, use of land, use of structure or characteristic of use that does not conform to the terms of this title or its future amendments, but that was lawful before the effective date of the ordinance codified in this title or its future amendments. (Ord. 573 § 2, 1990).

17.04.623 Nonprofit organization.

“Nonprofit organization” means those organizations that have a 501(c)(3) IRS determination letter and a legally constituted board of trustees or directors, and which provide a public service. (Ord. 871 § 4, 2001).

17.04.625 Nursery, agricultural.

“Agricultural nursery” means a place where plants are grown. Sales are restricted to those items grown on the premises. (Ord. 573 § 2, 1990).

17.04.630 Nursing facility, skilled.

“Skilled nursing facility” means a care facility or a distinct part of a facility licensed or approved as a skilled nursing facility or nursing home, infirmary unit of a retirement complex, or a governmental medical institution. (Ord. 1046 § 47, 2006).

17.04.633 Other adult entertainment facility.

“Other adult entertainment facility” means any commercial establishment not defined herein where adult entertainment or sexually oriented materials is regularly conducted, displayed, or available in any form, for any type of consideration; provided, however, that a public library, and a school, university, or similar educational or scientific facility shall not be considered an adult entertainment facility. In addition, a commercial establishment that offers access to telecommunications networks as a principal business purpose shall not be considered an adult entertainment facility unless the access is provided for the primary purpose of displaying or presenting visual images that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. (Ord. 743 § 11, 1996).

17.04.635 Parking, off-street.

“Off-street parking” means parking on privately owned property. (Ord. 573 § 2, 1990).

17.04.640 Parking, public.

Repealed by [Ord. 937](#). **17.04.645 Parking lot, commercial.**

“Commercial parking lot” means an off-street parking area, a majority of which is available to the public, and such parking is the primary use of the site. (Ord. 1046 § 48, 2006).

17.04.650 Parking space.

“Parking space” means an off-street space used to temporarily park a motor vehicle and having access to a public street or alley. (Ord. 573 § 2, 1990).

17.04.653 Parks.

“Parks” means land used for active and passive recreation including, but not limited to, local and regional parks, playgrounds, ballfields, water access facilities and nonmechanical boat launches. (Ord. 1046 § 49, 2006).

17.04.654 Parsonage.

“Parsonage” means the permanent place of residence of the pastor of a church whose total income is derived from the church. (Ord. 1307 § 16, 2014; Ord. 573 § 2, 1990. Formerly 17.04.670).

17.04.655 Partially developed property.

“Partially developed property” means a lot or parcel of land upon which a building/buildings is/are located and which is of sufficient area so as to be capable of subdivision in accordance with the Gig Harbor subdivision or short subdivision ordinances (GHMC Title [16](#)), as now or hereafter amended. (Ord. 703 § 14, 1996).

17.04.656 Performing arts center.

“Performing arts center” means a structure or group of structures which provides “live” entertainment for the general public of all ages. Included within this definition are outdoor “live” theaters and stage events. Excluded from this definition are indoor and outdoor movie theaters. (Ord. 724 § 9, 1996).

17.04.657 Permeable paving.

“Permeable paving” or “permeable surface” means paving surfaces which accommodate pedestrian, bicycle and auto traffic while allowing infiltration and storage of stormwater. Permeable paving includes porous asphalt pavement; pervious concrete; grid or lattice rigid plastic or paving blocks where the holes are filled with soil, sand, or gravel; and cast-in-place paver systems. (Ord. 1347 § 20, 2016; Ord. 1171 § 2, 2009. Formerly 17.04.675).

17.04.658 Personal services.

“Personal services” means an establishment engaged in providing services involving nonmedical care of a person and/or his or her personal goods or apparel. Examples of such uses include: laundromats, drycleaners, barbers, hairstyling salons, spa services, indoor pet grooming salons, photography studios, dance schools, karate schools, and indoor fitness centers no more than 20,000 square feet in size. (Ord. 1347 § 21, 2016; Ord. 1307 § 15, 2014; Ord. 1160 § 4, 2009; Ord. 1046 § 50, 2006. Formerly 17.04.657).

17.04.659 Pervious concrete.

“Pervious concrete” means paving surfaces similar to conventional concrete except that the mixture omits the fines to create stable air pockets within the final product to allow water to drain to the base below, reducing stormwater runoff and allowing for groundwater recharge. Pervious concrete typically may have a rougher surface than conventional concrete. (Ord. 1347 § 22, 2016).

17.04.660 Planned unit development.

“Planned unit development” means a development in a district on a parcel of land under single ownership, in a manner that makes possible greater variety and diversification in the relationships between building, open space, and uses, in order to encourage the conservation and retention of historical and natural topographic features, while meeting the purposes and objectives of the comprehensive plan. (Ord. 573 § 2, 1990).

17.04.675 Porous asphalt.

“Porous asphalt” means paving surfaces similar to conventional asphalt but with reduced fines and stable air pockets within the final product that allow water to drain to the base below, reducing stormwater runoff and allowing for groundwater recharge. Aggregate binders and additives can be added to increase durability. (Ord. 1347 § 23, 2016).

17.04.676 Principal dwelling unit.

“Principal dwelling unit” means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit. (Ord. 1540 § 1, 2025).

17.04.677 Product services, level 1.

“Product services, level 1” means businesses engaged in servicing, repair or maintenance of small personal items such as shoes, small appliances, computers, watches and clocks, jewelry, and clothing, etc. (Ord. 1046 § 51, 2006).

17.04.678 Product services, level 2.

“Product services, level 2” means all product services, level 1 uses plus large appliance repair, auto repair, boat repair and garden equipment repair. (Ord. 1046 § 52, 2006).

17.04.680 Professional services.

“Professional services” means specialized services or skills provided in an office setting, such as lawyers, licensed health care providers, architects, engineers, consultants, accountants and financial advisors. (Ord. 1046 § 53, 2006; Ord. 703 § 15, 1996; Ord. 573 § 2, 1990).

17.04.685 Property line.

“Property line” means a portion of the boundary of a parcel of land dividing it from other parcels of land. (Ord. 573 § 2, 1990. Formerly 17.04.690).

17.04.690 Public/private services.

“Public/private services” means uses such as libraries, fire stations, police stations, government and school maintenance and storage facilities, and public parking lots. (Ord. 1046 § 54, 2006; Ord. 724 § 10, 1996).

17.04.691 Publishing and printing.

“Publishing and printing” means a wholesale facility which manufactures printed material and includes design, layout, printing, distribution and storage facilities on the same site as the printing facility. (Ord. 724 § 11, 1996).

17.04.692 Recreation, indoor commercial.

“Indoor commercial recreation” means any indoor active recreational use, including but not limited to tennis centers, fitness centers greater than 20,000 square feet in size, bowling, skating, and swimming. (Ord. 1307 § 17, 2014; Ord. 1046 § 56, 2006).

17.04.693 Recreation, outdoor commercial.

“Outdoor commercial recreation” means any outdoor active recreational use, including but not limited to tennis, golf, outdoor fitness centers, skating and swimming. (Ord. 1046 § 58, 2006).

17.04.695 Recreational vehicle.

“Recreational vehicle” is a motor vehicle or portable vehicular structure that is capable of being towed on the highways by a motor vehicle, is designed or intended for casual or short-term human occupancy for travel, recreational or vacation uses, and is identified by a model number, serial number, or vehicle registration number. (Ord. 703 § 18, 1996).

17.04.696 Religious worship, house of.

“House of religious worship” means a structure or structures of which the principal purpose is religious worship and for which the principal building or other structure contains a sanctuary or principal place of worship. Included within this definition is the term “church”, and accessory uses in separate buildings or structures including religious educational classrooms, assembly rooms, kitchen, library room or reading room, recreation hall and one single-family dwelling unit, but excluding facilities for residence or for training of religious orders. (Ord. 724 § 12, 1996).

17.04.697 Rental hall facility.

“Rental hall facility” means a building owned by an organization which is rented or leased on a frequent basis to private groups, individuals or other organizations for special events. (Ord. 703 § 19, 1996).

17.04.698 Reprographic or reprographic services.

“Reprographic” or “reprographic services” means commercial copying, photography and printing of documents, maps, drawings, etc. (Ord. 724 § 13, 1996).

17.04.699 Research and development facility.

“Research and development facility” means an enterprise devoted to the analysis, design and development of a product, compound or group of compounds capable of being assembled into a finished or semifinished product, and excludes any manufacturing, wholesale or retail sales of a product or products. (Ord. 724 § 14, 1996).

17.04.700 Residential.

“Residential” means activity involving the human occupation of a building for living, cooking, sleeping and recreation. (Ord. 573 § 2, 1990).

17.04.702 Restaurant 1.

“Restaurant 1” means an establishment that serves food and nonalcoholic beverages and operates without a grill or deep-fat fryer. Beer and wine may be served in a Restaurant 1 establishment provided the Restaurant 1 use does not exceed 1,200 square feet in size. (Ord. 1213 § 1, 2011; Ord. 1046 § 59, 2006).

17.04.703 Restaurant 2.

“Restaurant 2” means an establishment that prepares and serves food and nonalcoholic beverages. (Ord. 1046 § 60, 2006).

17.04.704 Restaurant 3.

“Restaurant 3” means an establishment that prepares and serves food and alcoholic beverages. (Ord. 1046 § 62, 2006).

17.04.706 Retail structure.

“Retail structure” refers to a type of structure or portion of a structure which is used primarily for wholesale or retail sale or trade of products not manufactured on the site. Professional services (GHMC [17.04.680](#)) and manufacturing (GHMC [17.04.436](#)) are excluded from this definition. (Ord. 1307 § 18, 2014).

17.04.708 Sales, ancillary.

“Ancillary sales” means sales directed towards the employees or patrons of a primary permitted use with no exterior signage. (Ord. 1046 § 65, 2006).

17.04.709 Sales, level 1.

“Sales, level 1” means general sales including grocery stores, hardware stores, variety stores, nurseries, pharmacies, bakeries, flower shops, and similar general retail uses. (Ord. 1046 § 66, 2006).

17.04.710 Sales, level 2.

“Sales, level 2” means automobiles, trucks, motorcycles, recreational vehicles, boats and trailer sales. (Ord. 1046 § 68, 2006).

17.04.711 Sales, level 3.

“Sales, level 3” means heavy equipment sales and rentals, and including outdoor bulk sales of building and landscaping supplies. (Ord. 1046 § 69, 2006).

17.04.712 Sales, retail.

“Retail sales” means the point of purchase acquisition of small quantities of finished goods or products, excluding motorized vehicles, trailers, manufactured homes and boats, by the ultimate consumer. (Ord. 1046 § 63, 2006; Ord. 880 § 1, 2001; Ord. 703 § 20, 1996. Formerly 17.04.705).

17.04.713 Sales, wholesale.

“Wholesale sales” means the acquisition of finished or semi-finished goods, products or materials by a commercial entity, firm or corporation for eventual distribution to a retail market and which are not subject to the retail sales tax. (Ord. 1046 § 64, 2006; Ord. 703 § 21, 1996. Formerly 17.04.706).

17.04.715 Satellite dish antenna.

“Satellite dish antenna” means a circular or parabolically shaped device of solid or mesh construction, designed and erected for receiving telecommunication signals. A small satellite dish antenna is defined as having a diameter of one meter or less and located within any zoning district or two meters or less within commercial and employment districts. A large satellite dish antenna is defined as having a diameter of greater than one meter in diameter in any residential zone or two meters in diameter in commercial and employment districts. (Ord. 1046 § 67, 2006; Ord. 771 § 7, 1997; Ord. 573 § 2, 1990. Formerly 17.04.710).

17.04.716 School, higher educational.

“Higher educational school” means a public or private postsecondary educational facility. (Ord. 1046 § 70, 2006).

17.04.717 School, primary.

“Primary school” means a public or private Washington State approved K – 8 school, including accessory playgrounds and athletic fields. (Ord. 1229 § 1, 2011; Ord. 1046 § 71, 2006).

17.04.718 School, secondary.

“Secondary school” means a public or private Washington State approved 9 – 12 school, including athletic fields. (Ord. 1229 § 2, 2011; Ord. 1046 § 72, 2006).

17.04.719 School, vocational/trade.

“Vocational/trade school” means a public or private educational facility teaching skills that prepare students for jobs in a trade or occupation. (Ord. 1046 § 73, 2006).

17.04.720 Setback, building.

“Building setback” means the distance between the building line and the nearest boundary to the site or lot, measured at right angles to the boundary. (Ord. 573 § 2, 1990).

17.04.725 Sexually oriented materials.

“Sexually oriented materials” means any books, magazines, periodicals or other printed materials, or any photographs, films, motion pictures, video cassettes, slides, or other visual representations that are distinguished or characterized by a predominant emphasis on matters depicting, describing, or simulating any specified sexual activities or any specified anatomical areas. (Ord. 743 § 12, 1996).

17.04.726 Short-term rental.

“Short-term rental” means a legally established dwelling unit, accessory apartment, or portion thereof that is offered as a rental to guests for fewer than 30 consecutive nights. (Ord. 1507 § 6, 2023).

17.04.727 Short-term rental platform.

“Short-term rental platform” or “platform” means a person or business entity that provides a means through which a dwelling unit, accessory apartment, or portion thereof may be offered for the purposes of a short-term rental and from which the person or entity financially benefits. (Ord. 1507 § 7, 2023).

17.04.728 Site coverage.

“Site coverage” is that percentage of the area of a lot or site that may be built on or occupied by buildings, parking areas and other hard/impermeable surfaces excluding tidelands or lands waterward of the ordinary high water mark. (Ord. 1507 § 7, 2023; Ord. 1347 § 24, 2016. Formerly 17.04.727).

17.04.730 Sign.

Repealed by [Ord. 1245](#). **17.04.740 Sign area.**

Repealed by [Ord. 1245](#). **17.04.742 Special uses.**

“Special uses” are uses permitted under Chapter [17.65](#) GHMC that are permitted or conditionally permitted in the underlying zone, but which are temporary and infrequent in nature, lasting seven days or less and occurring not more than twice in any calendar year by any given applicant or at any given site. Special uses include events or promotions which occur

outdoors or in temporary structures, often siting in fields, plazas or parking areas. (Ord. 953 § 1, 2004).

17.04.745 Specified anatomical areas.

“Specified anatomical areas” means and includes any of the following:

- A. The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
- B. Less than completely and opaquely covered human genitals, pubic region, anus, buttocks, or female breast below the top of the areola. (Ord. 743 § 13, 1996).

17.04.746 Specified sexual activities.

“Specified sexual activities” means and includes any of the following:

- A. The caressing, fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
- B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or
- C. Masturbation, actual or simulated; or
- D. Excretory functions as part of, or in connection with, any of the sexual activities specified in this definition. (Ord. 743 § 14, 1996).

17.04.750 Story.

“Story” means that portion of a building between any floor and the next floor above, except that the topmost story shall be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor level directly above a basement, cellar or unused floor

space is more than six feet above the grade for more than 50 percent of the total perimeter of the building or is more than 12 feet above the grade at any one point, then such basement, cellar or unused floor space shall be considered a story. A story as used here shall not exceed 15 feet in height. (Ord. 573 § 2, 1990).

17.04.760 Street.

“Street” means a public thoroughfare that is permanently opened to general use and that affords the principal means of access to abutting property. A street includes an avenue, a place, a drive, a boulevards, a highway and any other similar public thoroughfare except an alley as defined herein. (Ord. 573 § 2, 1990).

17.04.765 Street classification.

Repealed by [Ord. 703](#). **17.04.770 Structure.**

“Structure” means a combination of materials that is constructed or erected, either on or under the ground, or that is attached to something having a permanent location on the ground, excluding residential fences, retaining walls, rockeries and similar improvements of a minor character the construction of which is not regulated by the building code of the city. (Ord. 573 § 2, 1990).

17.04.780 Studio apartment.

“Studio apartment” means an apartment with one main living space, a kitchen, a bathroom, and does not have a separate bedroom. (Ord. 783, 1998).

17.04.790 Tank farm.

"Tank farm" means a lot that has one or more tanks, the aggregate volume of which is 10,000 gallons or more, and that contain something other than water. (Ord. 573 § 2, 1990).

17.04.795 Tavern.

"Tavern" means an establishment that serves alcoholic beverages as its primary use. (Ord. 1046 § 74, 2006).

17.04.797 Tenant-specific alteration.

"Tenant-specific alteration" means an exterior improvement made to the facade of a completed building by or for a single tenant which does not substantially modify the approved architecture. (Ord. 1194 § 7, 2010).

17.04.800 Tract.

"Tract" means a parcel of land in single ownership that has not been subdivided into lots in conformance with the applicable laws of the state, county or city. (Ord. 573 § 2, 1990).

17.04.805 Tree.

A "tree" shall mean any living woody plant characterized by one main stem or trunk and many branches, and which has a minimum diameter of six inches as measured 54 inches above the ground. (Ord. 752 § 4, 1997).

17.04.830 Travel trailer.

"Travel trailer" means a motor vehicle or portable vehicular structure that is capable of being towed on the highways by a motor vehicle, is designed or intended for casual or short-term

human occupancy for travel, recreational or vacation uses, and is identified by a model number, serial number, or vehicle registration number. (Ord. 573 § 2, 1990).

17.04.835 Truck garden.

“Truck garden” means a farm producing vegetables for sale. (Ord. 573 § 2, 1990).

17.04.837 Undeveloped property.

“Undeveloped property” means a lot or parcel of land upon which no building exists, and which may or may not be of sufficient area so as to be capable of subdivision. (Ord. 703 § 23, 1996).

17.04.840 Use.

“Use” means how land or a building is arranged, designed, occupied or maintained. (Ord. 573 § 2, 1990).

17.04.850 Use, principal.

“Principal use” means the primary use of land or a building as distinguished from a secondary or minor use. (Ord. 573 § 2, 1990).

17.04.860 Utilities.

“Utilities” includes public or private domestic water systems, storm and sanitary sewer systems, electric distribution systems, telephone systems, and water storage facilities, excluding wireless communication facilities. (Ord. 1046 § 76, 2006).

17.04.870 Variance.

“Variance” means a relaxation of the requirements of this title with respect to building setback, building height, the size of signs, coverage or parking (but not with respect to use) approved by the city as a Type III permit application. (Ord. 703 § 24, 1996; Ord. 573 § 2, 1990).

17.04.873 Vehicle wash.

“Vehicle wash” means an area of land and/or a structure used principally for the cleaning, washing, polishing, or waxing of motor vehicles. (Ord. 1046 § 78, 2006).

17.04.875 Warehouse/warehousing.

“Warehouse” or “warehousing” means the storage of goods, products or materials for commercial or industrial facilities within a fully enclosed structure. (Ord. 703 § 25, 1996).

17.04.876 Wireless communication facility.

“Wireless communication facility” means any unstaffed facility for the transmission and/or reception of radio frequency (RF) signals through electromagnetic energy usually consisting of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission and reception devices or antenna. (Ord. 1307 § 19, 2014; Ord. 771 § 8, 1997. Formerly 17.04.755).

17.04.877 Wireless communication facility (WCF), attached.

“Attached wireless communications facility (WCF)” means an antenna array that is attached to an existing building or structure (attachment structure), which structures shall include but not be limited to utility poles, signs, water towers, with any accompanying pole or device (attachment device) which attaches the antenna array to the existing building or structure,

transmission cables, and an equipment facility which may be located either inside or outside of the attachment structure. (Ord. 1307 § 20, 2014; Ord. 771 § 9, 1997. Formerly 17.04.756).

17.04.878 Wireless services or wireless communication services.

“Wireless services” or “wireless communication services” means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined by federal laws and regulations. (Ord. 1307 § 21, 2014; Ord. 771 § 10, 1997. Formerly 17.04.757).

17.04.879 Wireless communication support structure.

“Wireless communication support structure” means a structure designed and constructed specifically to support an antenna array (as defined in GHMC [17.04.055](#)), and may include a monopole, self-supporting (lattice) tower, guy-wire support tower and other similar structures. Any device (attachment device) which is used to attach a WCF to an existing building or structure (attachment structure) shall be excluded from the definition of and regulations applicable to support structures. (Ord. 1307 § 22, 2014; Ord. 771 § 11, 1997. Formerly 17.04.758).

17.04.880 Yard.

“Yard” means a required open space that is on the same lot with the principal use and is unoccupied or unobstructed by any portion of a structure, except roof eaves, bump-out windows, fireplace chimneys and decks/balconies may extend up to 18 inches into the yard. In addition, paved terraces, fences, walls, retaining walls, rockeries, at-grade stairs, poles, posts, ornaments, furniture, and other customary yard accessories may be permitted in any yard subject to height limitations and requirements limiting the obstruction of visibility at intersections. (Ord. 1307 § 23, 2014; Ord. 573 § 2, 1990).

17.04.890 Yard, front.

“Front yard” means a yard extending the full length of the front lot line and its depth is measured from the building line to the front lot line at right angles to the lot line. (Ord. 1307 § 24, 2014; Ord. 1245 § 12, 2012; Ord. 601 § 1, 1991; Ord. 573 § 2, 1990).

17.04.900 Yard, rear.

“Rear yard” means a yard extending the full length of the rear lot line and its depth is measured from the building line to the rear lot line at right angles to the lot line. (Ord. 1307 § 25, 2014; Ord. 1245 § 13, 2012; Ord. 601 § 1, 1991; Ord. 573 § 2, 1990).

17.04.910 Yard, side.

“Side yard” means a yard extending the full length of the side lot line and its depth is measured from the building line to the side lot line at right angles to the lot line. (Ord. 1307 § 26, 2014; Ord. 1245 § 14, 2012; Ord. 601 § 1, 1991; Ord. 573 § 2, 1990).

1 Code reviser’s note: Ordinance [995](#) adds the definition of “habitable space” as GHMC [17.04.409](#) and the definition of “hedge” as GHMC [17.04.408](#). They have been editorially renumbered to preserve alphabetization.

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk’s office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk’s office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.15

PUBLIC-INSTITUTIONAL DISTRICT (PI)

Sections:

17.15.010	Intent and definitions.
17.15.020	Permitted uses.
17.15.030	Conditional uses.
17.15.040	Site plan.
17.15.050	Minimum development standards.
17.15.060	Maximum height of structures.
17.15.070	Parking and loading facilities.
17.15.080	Signs.
17.15.090	Performance standards.
17.15.100	Hours of operation.

17.15.010 Intent and definitions.

A. The public-institutional district is intended to provide for the siting and maintenance of publicly owned facilities and institutions which could not be reasonably sited in any other district.

B. "Public facilities" are defined in RCW [36.70A.030\(12\)](#) as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities and schools. The term "public facilities," as used in this chapter, shall mean any use, activity or facility which is owned and operated by the city of Gig Harbor, the Peninsula School District, Pierce County or any incorporated city within Pierce County and the state of Washington, including any office of the state of Washington.

C. For existing facilities, the PI district shall be applied accordingly. For new facilities, the PI district shall be applied in conjunction with an application for site plan review. (Ord. 1046 § 80, 2006; Ord. 706 § 1, 1996).

17.15.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the PI district. (Ord. 1045 § 3, 2006).

17.15.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the PI district. (Ord. 1045 § 5, 2006).

17.15.040 Site plan.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 12, 2010; Ord. 706 § 1, 1996).

~~17.15.050 Minimum development standards.~~

~~In a PI district, the minimum requirements are as follows:~~

Use	Lot Width	Front Yard	Rear Yard	Side Yard	Coverage
Admin. Facilities	100	25	30	15	60% max
Maintenance Facilities and Storage	100	35	50	15	70% max
Waste Water Treatment Plants	100	50	50	25	60% max

Use	Lot Width	Front Yard	Rear Yard	Side Yard	Coverage
Schools	None Specified	50	50	50	60% max
Fire Stations	100	35	50	25	60% max
Community Centers	100	25	30	20	60% max
Parks and Open Space	None Specified				

Any yard abutting a residential development shall be required to maintain a dense vegetated screen not less than 50 feet. (Ord. 706 § 1, 1996).

17.15.060 — Maximum height of structures.

In a PI district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area, and except as provided under GHMC [17.99.390\(A\)\(3\)](#), [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 11, 2010; Ord. 975 § 19, 2004; Ord. 706 § 1, 1996).

17.15.070 — Parking and loading facilities.

In a PI district, parking and loading on-site shall be provided in connection with any permitted or conditional use as specified in Chapter [17.72](#) GHMC. Parking is not permitted in the side yards. Parking in front and rear yards is permitted; provided, that a minimum landscape buffer equal to one-half the required yard is provided. In rear yards, a dense vegetative screen shall be provided between the parking area and any adjacent residence. (Ord. 706 § 1, 1996).

17.15.080 Signs.

In a PI district, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Chapter [17.80](#) GHMC. (Ord. 706 § 1, 1996).

17.15.090 Performance standards.

In a PI district, the performance standards are as follows:

- A. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
- B. *Landscaping.* Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or conditions of approval of discretionary applications required by this title. Such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.
- C. *Outdoor Storage of Materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.
- D. *Outdoor Lighting.* Outdoor lighting shall conform to the provisions of GHMC [17.99.350](#) and [17.99.460](#). Such lighting shall be shielded so that the 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.
- E. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.
- F. *Design.* All design and development standards contained in Chapter [17.99](#) GHMC are applicable in the PI district. (Ord. 1086 § 13, 2007; Ord. 975 § 20, 2004; Ord. 706 § 1, 1996).

17.15.100 Hours of operation.

The following uses, when located immediately adjacent to residential zones, shall be limited to operating between the hours of 6:00 a.m. and 10:00 p.m. Sunday through Thursday, and 6:00 a.m. and 11:00 p.m. Friday and Saturday:

- A. Rental hall facilities accessory to a permitted use;
- B. Community recreation halls. (Ord. 872 § 2, 2001).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.16

SINGLE-FAMILY RESIDENTIAL (R-1)

Sections:

- 17.16.010 Intent.**
- 17.16.020 Permitted uses.**
- 17.16.030 Conditional uses.**
- 17.16.040 *Repealed.***
- 17.16.050 Site plans.**
- ~~**17.16.060 Development standards.**~~
- ~~**17.16.070 Maximum height of structures.**~~
- 17.16.080 *Repealed.***
- ~~**17.16.090 Alternative setback and height standards for R-1 district within historic district.**~~
- 17.16.100 Performance standards.**

17.16.010 Intent.

An R-1 district is intended to provide for low density, single-family residential development for certain community services and facilities while preserving the character of the existing single-family residential areas. (Ord. 573 § 2, 1990).

17.16.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the R-1 district. (Ord. 1045 § 7, 2006).

17.16.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the R-1 district. (Ord. 1045 § 9, 2006).

17.16.040 Prohibited uses and structures.

Repealed by [Ord. 710](#). **17.16.050 Site plans.**

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 13, 2010; Ord. 573 § 2, 1990).

~~17.16.060~~ Development standards.

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

	Short Subdivision	Subdivision
A. Minimum lot area per building site	7,200 sq. ft.	7,500 sq. ft.
B. Minimum lot width	70'	0.7 percent of the lot area, in lineal feet
C. Minimum front yard setback ^{1,3,4}		House: 20' Porch: 12' Garage: 26'
D. Minimum rear yard setback ^{1,2}		30'
E. Minimum side yard setback ^{1,2}		8'
F. Maximum hard surface coverage		40%
G. Minimum street frontage		20'
H. Density	No minimum density – maximum of 4 dwelling units/acre	

Short Subdivision**Subdivision**

~~1 Development in the historical district shall comply with the setbacks defined in GHMC [17.99.310](#) and [17.99.320](#).~~

~~2 Garages may be located in the defined side and rear yards, provided they conform to the criteria in GHMC [17.99.490\(A\)\(1\)](#).~~

~~3 For uses which require site plan review under Chapter [17.96](#) GHMC, the minimum front yard setback shall be 20 feet.~~

~~4 Accessory structures shall meet the minimum front yard setback for a house.~~

(Ord. 1433 § 1, 2019; Ord. 1389 § 5, 2018; Ord. 1347 § 25, 2016; Ord. 1307 § 30, 2014; Ord. 1085 § 2, 2007; Ord. 982 § 1, 2005; Ord. 975 § 21, 2004; Ord. 710 § 6, 1996; Ord. 573 § 2, 1990. Formerly 17.16.070).

~~17.16.070~~ — Maximum height of structures.

~~In an R-1 district, all buildings and structures shall not exceed a height of 35 feet as provided in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area, and as provided under GHMC [17.99.390\(A\)\(3\)](#), [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 12, 2010; Ord. 975 § 22, 2004; Ord. 710 § 7, 1996; Ord. 573 § 2, 1990. Formerly 17.16.070).~~

17.16.080 Height variance for single-family dwellings.

Repealed by [Ord. 725](#).

~~17.16.090~~ — Alternative setback and height standards for R-1 district within historic district.

~~In an R-1 district located within the historic district, the following alternative setback and height provisions may be applied in lieu of the height and setback standards contained in Chapter [17.99](#) GHMC:~~

~~A. Minimum front yard setback: 25 feet;~~

~~B. Minimum rear yard setback: 30 feet;~~

~~C. Minimum side yard setback: 8 feet;~~

~~D. Maximum building height: 16 feet above the highest point of natural grade as measured along or within the building footprint. (Ord. 975 § 23, 2004).~~

17.16.100 Performance standards.

In the R-1 district, performance standards are as follows:

A. *Design*. All development shall conform to the applicable design standards contained in Chapter [17.99](#) GHMC.

B. *Landscaping*. Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained for the life of the project. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.

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

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

E. *Additional Performance Standards for Site Plan Review*. Projects requiring site plan review under Chapter [17.96](#) GHMC shall also meet the following performance standards:

1. *Exterior Mechanical Devices*. Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.

2. *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 and light projection above the horizontal plane are prohibited between midnight and sunrise.
3. *Outdoor Storage of Materials.* Outdoor storage of materials and supplies shall be completely screened from adjacent properties and public rights-of-way.
4. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials. (Ord. 1307 § 31, 2014; Ord. 1194 § 13, 2010; Ord. 975 § 24, 2004).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.17

PLANNED COMMUNITY DEVELOPMENT LOW DENSITY RESIDENTIAL (RLD)

Sections:

- 17.17.010 Intent.**
- 17.17.020 Permitted uses.**
- 17.17.030 Conditional uses.**
- 17.17.040 Performance standards.**

17.17.010 Intent.

The intent of the planned community development low density residential district is to:

- A. Provide for well designed residential developments which are located to minimize adverse effects on the environment or sensitive natural areas.
- B. Provide clustering of dwelling units to protect important natural features and amenities, limit the costs of development and public service costs and to maintain, enhance and complement the natural beauty of the Gig Harbor community.
- C. Allow unique and innovative residential development concepts that will provide for unconventional neighborhoods, provide affordable housing for a wide range of income levels, maintain or enhance community linkages and associations with other neighborhoods, and to allow village and traditional neighborhood forms. (Ord. 747 § 1, 1997).

17.17.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the RLD district. (Ord. 1045 § 11, 2006).

17.17.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the RLD district. (Ord. 1045 § 13, 2006).

17.17.040 Performance standards.

A. General.

1. Minimum density is four dwelling units per acre and maximum density is seven units per acre.
2. Each unit must have individual private yards or courts enclosed by a wall, berm or dense landscaping.
3. Private easements shall be required for all zero lot line developments to facilitate access from the adjoining lot for necessary maintenance and repair activities.
4. Minimum yards (from the property lines):
 - a. Front yard setback

House/Accessory Structures: 20'
Porch: 12'
Garage: 26'
 - b. Rear yard setback 30'
 - c. Side yard setback 8'
 - d. Garages may be located in the defined side and rear yards, provided they conform to the criteria in GHMC [17.99.490\(A\)\(1\)](#).
 - e. For uses which require site plan review under Chapter [17.96](#) GHMC, the minimum front yard setback shall be 20 feet.

5. *Minimum Lot Area.* The minimum lot size is 10,000 square feet for divisions of land of four or less lots. A minimum parcel size is not specified for divisions of land of five or more lots.
6. *Minimum Lot Width.* Minimum lot width is 0.7 percent of the lot area, in lineal feet.
- ~~7. *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 increased under GHMC [17.99.390\(A\)\(3\)](#).~~
- ~~8. *Maximum lot area coverage:* 45 percent, excluding residential driveways, private walkways and similar hard surfaces.~~
9. *Landscaping.* Landscaping shall comply with the requirements of Chapters [17.78](#) and [17.99](#) GHMC.
10. *Off-Street Parking.* Off-street parking and loading areas meeting the requirements of Chapter [17.72](#) GHMC shall be provided.
11. *Circulation/Roads/Streets.* Residential development which provides pedestrian linkages to and within common open space trails systems may be waived from the provisions of public sidewalks, curbs and gutters within the residential development, in whole or in part, upon approval of the public works director.
12. *Signage.* Signage must comply with the requirements of Chapter [17.80](#) GHMC.
13. *Additional Performance Standards for Site Plan Review.* Projects requiring site plan review under Chapter [17.96](#) GHMC shall also meet the following performance standards:
 - a. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
 - b. *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 and light projection above the horizontal plane are prohibited between midnight and sunrise.

- c. *Outdoor Storage of Materials.* Outdoor storage of materials and supplies shall be completely screened from adjacent properties and public rights-of-way.
- d. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

B. *Design.* Development in the PCD-RLD district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

C. *Site Plans.* The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1551 § 7, 2025; Ord. 1347 § 26, 2016; Ord. 1307 § 32, 2014; Ord. 1197 § 14, 2010; Ord. 1194 § 14, 2010; Ord. 1146 § 1, 2008; Ord. 1085 § 3, 2007; Ord. 975 § 25, 2004; Ord. 747 § 1, 1997).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.20

MEDIUM-DENSITY RESIDENTIAL (R-2)

Sections:

- 17.20.010 Intent.**
- 17.20.020 Permitted uses.**
- 17.20.030 Conditional uses.**
- ~~**17.20.040 Development standards.**~~
- ~~**17.20.060 Maximum height of structures.**~~
- 17.20.070 Performance standards.**
- 17.20.080 Site plans.**

17.20.010 Intent.

An R-2 district is intended to allow for a moderate density of land use that is greater than is permitted in an R-1 district but less than is permitted in an R-3 district, where suitable facilities such as streets, water, sewer and storm drainage are available. An R-2 district provides a transition between a higher density residential district in order to preserve the primarily residential character of existing lower density residential areas. (Ord. 710 § 9, 1996; Ord. 573 § 2, 1990).

17.20.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the R-2 district. (Ord. 1045 § 15, 2006).

17.20.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the R-2 district. (Ord. 1045 § 17, 2006).

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	
C. Minimum front yard^{1,2,3}	House: 20'	25'
	Porch: 12'	
	Garage: 26'	
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	6 dwelling units/acre	
H. Maximum density	12 dwelling units/acre	

~~1 Development in the historic district shall comply with the setbacks defined in GHMC [17.99.310](#) and [17.99.320](#).~~

~~2 Garages accessory to single family and duplex dwellings may be located in the defined side and rear yards, provided they conform to the criteria in GHMC [17.99.490\(A\)\(1\)](#).~~

~~3 Accessory structures to single family and duplex dwellings shall meet the minimum front yard for a house.~~

(Ord. 1551 § 8, 2025; Ord. 1433 § 2, 2019; Ord. 1393 § 3, 2018; Ord. 1347 § 27, 2016; Ord. 1307 § 33, 2014; Ord. 1194 § 15, 2010; Ord. 1130 § 2, 2008; Ord. 1085 § 4, 2007; Ord. 710 § 12, 1996; Ord. 573 § 2, 1990. Formerly 17.20.050).

17.20.060 — Maximum height of structures.

In an R-2 district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area, and as provided for under GHMC [17.99.390\(A\)\(3\)](#), [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 16, 2010; Ord. 975 § 26, 2004; Ord. 710 § 14, 1996; Ord. 573 § 2, 1990).

17.20.070 Performance standards.

In the R-2 district, performance standards are as follows:

A. *Design*. All development shall conform to the applicable design standards contained in Chapter [17.99](#) GHMC.

B. *Landscaping*. Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained for the life of the project. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.

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

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

E. *Additional Performance Standards for Site Plan Review.* Projects requiring site plan review under Chapter [17.96](#) GHMC shall also meet the following performance standards:

1. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
2. *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 and light projection above the horizontal plane are prohibited between midnight and sunrise.
3. *Outdoor Storage of Materials.* Outdoor storage of materials and supplies shall be completely screened from adjacent properties and public rights-of-way.
4. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials. (Ord. 1307 § 34, 2014; Ord. 1194 § 17, 2010; Ord. 1130 § 3, 2008; Ord. 975 § 27, 2004).

17.20.080 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 15, 2010).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.21

PLANNED COMMUNITY DEVELOPMENT MEDIUM DENSITY RESIDENTIAL (RMD)

Sections:

- 17.21.010 Intent.**
- 17.21.020 Permitted uses.**
- 17.21.030 Conditional uses.**
- 17.21.040 Performance standards.**

17.21.010 Intent.

The intent of the planned community development medium density residential district is to:

- A. Provide for greater population densities to facilitate high quality affordable housing, a greater range of lifestyles and income levels.
- B. Provide for the efficient delivery of public services and to increase residents' accessibility to employment, transportation and shopping.
- C. Serve as a buffer and transition area between more intensively developed areas and lower density residential areas. (Ord. 747 § 2, 1997).

17.21.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the RMD district. (Ord. 1045 § 19, 2006).

17.21.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the RMD district. (Ord. 1045 § 21, 2006).

17.21.040 Performance standards.

~~A. *Density*. The minimum base density is eight and the maximum is 16 dwelling units per acre.~~

B. *General*.

1. Single-family attached dwelling units must have individual private yards or courts enclosed by a wall, berm or dense landscaping. Easements shall be required for all zero lot line developments to facilitate access from the adjoining lot for necessary maintenance and repair activities.

2. Minimum Yards (From the Property Line). Nonresidential, multifamily or multiple units of single-family on one parcel:

- a. Front, 10 feet.
- b. Side, 30 feet.
- c. Rear, 30 feet.

Single-family on individual parcels:

- a. Front yard setback
 - House/Accessory Structures: 15'
 - Porch: 12'
 - Garage: 15'
- b. Rear yard setback 15', except that garages may be within 3' of an alley easement.
- c. Side yard setback 5'

~~3. *Maximum Height*. The maximum height is 45 feet, except as provided under GHMC [17.99.390\(A\)\(3\)](#).~~

4. *Maximum Lot Area Coverage.* Sixty-five percent, excluding driveways, private walkways and similar hard surfaces. Hard surface coverage of individual parcels may exceed the 65 percent maximum when included within a subdivision; provided, that the overall hard surface coverage of the subdivision does not exceed 65 percent.
5. *Landscaping.* Landscaping shall comply with the requirements of Chapters [17.78](#) and [17.99](#) GHMC, except that buffer dimensions shall be reduced to 10 feet when the proposed use is adjacent to a similar use or zone which includes a platted buffer of equal or greater width.
6. *Circulation/Roads/Streets.* Residential development which provides pedestrian linkages to and within common open space trails systems may be waived from the requirements in the city's public works standards for public sidewalks, curbs and gutters within the residential development, in whole or in part, upon approval of the public works director.
7. *Design.* All development shall comply with the standards of Chapter [17.99](#) GHMC.
8. *Signage.* Signage must comply with the requirements of Chapter [17.80](#) GHMC.
9. *Off-Street Parking.* Off-street parking and loading areas meeting the requirements of Chapter [17.72](#) GHMC shall be provided.
10. *Site Plans.* The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district.
11. *Additional Performance Standards for Site Plan Review.* Projects requiring site plan review under Chapter [17.96](#) GHMC shall also meet the following performance standards:
 - a. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
 - b. *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 and light projection above the horizontal plane are prohibited between midnight and sunrise.

- c. *Outdoor Storage of Materials.* Outdoor storage of materials and supplies shall be completely screened from adjacent properties and public rights-of-way.
- d. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials. (Ord. 1551 § 9, 2025; Ord. 1347 § 28, 2016; Ord. 1307 § 35, 2014; Ord. 1197 § 16, 2010; Ord. 1194 § 18, 2010; Ord. 1086 § 14, 2007; Ord. 1085 § 5, 2007; Ord. 977 §§ 1, 2, 3, 2004; Ord. 975 § 28, 2004; Ord. 747 § 2, 1997).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.24

MULTIPLE-FAMILY RESIDENTIAL (R-3)

Sections:

- 17.24.010 Intent.**
- 17.24.020 Permitted uses.**
- 17.24.030 Conditional uses.**
- 17.24.040 Site plans.**
- ~~**17.24.050 Development standards.**~~
- ~~**17.24.060 Maximum height of structures.**~~
- 17.24.070 Performance standards.**

17.24.010 Intent.

An R-3 district is intended to provide areas suitable for multiple-family dwellings and to serve as a buffer and transition between more intensively developed areas and residential properties of a lower density. An R-3 district is suitable in areas which are served by municipal services and in areas readily accessible to freeway access. (Ord. 573 § 2, 1990).

17.24.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the R-3 district. (Ord. 1045 § 23, 2006).

17.24.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the R-3 district. (Ord. 1045 § 25, 2006).

17.24.040 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 17, 2010; Ord. 573 § 2, 1990).

~~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
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 yard²	House:- 20'	

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
	Porch: 12'	
	Garage: 26'	
D. Minimum side yard ¹	8'	7'
E. Minimum rear yard ¹	30'	25'
F. Maximum hard surface coverage	60% of the total lot area	
G. Minimum density	12 dwelling units/acre	
H. Maximum density	32 dwelling units/acre	

~~1~~ Garages accessory to single family and duplex dwellings may be located in the defined side and rear yards, provided they conform to the criteria in GHMC [17.99.490\(A\)\(1\)](#).

~~2~~ Accessory structures to single family and duplex dwellings shall meet the minimum front yard for a house.

(Ord. 1551 § 10, 2025; Ord. 1433 § 3, 2019; Ord. 1347 § 29, 2016; Ord. 1307 § 36, 2014; Ord. 1194 § 19, 2010; Ord. 1131 § 12, 2008; Ord. 1085 § 6, 2007; Ord. 710 § 17, 1996; Ord. 573 § 2, 1990).

17.24.060 — Maximum height of structures.

In an R-3 district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area,

and as provided under GHMC ~~17.99.390(A)(3), 17.99.510(A)(2) and 17.99.510(B).~~ (Ord. 1194 § 20, 2010; Ord. 975 § 29, 2004; Ord. 710 § 18, 1996; Ord. 573 § 2, 1990).

17.24.070 Performance standards.

In the R-3 district, performance standards are as follows:

- A. *Design*. All development shall conform to the applicable design standards contained in Chapter [17.99](#) GHMC.
- B. *Landscaping*. Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained for the life of the project. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.
- C. *Off-Street Parking*. Off-street parking and loading areas meeting the requirements of Chapter [17.72](#) GHMC shall be provided.
- D. *Signage*. Signage must comply with the requirements of Chapter [17.80](#) GHMC.
- E. *Additional Performance Standards for Site Plan Review*. Projects requiring site plan review under Chapter [17.96](#) GHMC shall also meet the following performance standards:
1. *Exterior Mechanical Devices*. Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
 2. *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 and light projection above the horizontal plane are prohibited between midnight and sunrise.
 3. *Outdoor Storage of Materials*. Outdoor storage of materials and supplies shall be completely screened from adjacent properties and public rights-of-way.
 4. *Trash Receptacles*. Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials. (Ord. 1307 § 37, 2014; Ord. 1194 § 21, 2010; Ord. 975 § 30, 2004).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.28

RESIDENTIAL AND BUSINESS DISTRICT (RB-1)

Sections:

- 17.28.010 Intent.**
- 17.28.020 Permitted uses.**
- 17.28.030 Conditional uses.**
- 17.28.040 Site plan.**
- ~~**17.28.050 Minimum development standards.**~~
- ~~**17.28.060 Maximum height of structures.**~~
- 17.28.070 Parking and loading facilities.**
- 17.28.080 Signs.**
- 17.28.085 Design.**
- 17.28.090 Performance standards.**

17.28.010 Intent.

An RB-1 district is intended to provide a mix of residential uses with certain specified business, personal and professional services. It is also intended to serve as a buffer between high intensity commercial and lower density residential uses. The regulations and restrictions in an RB-1 district are intended to protect and preserve residential uses while permitting business uses characterized principally by professional and consultive services or executive and administrative offices, compatible with single-family residential development. To this extent, nonresidential structures should be limited in total gross floor area per lot in order to minimize the impact of bulk and scale to residential neighborhoods. (Ord. 710 § 19, 1996; Ord. 573 § 2, 1990).

17.28.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the RB-1 district. (Ord. 1045 § 27, 2006).

17.28.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the RB-1 district. (Ord. 1045 § 29, 2006).

17.28.040 Site plan.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 18, 2010; Ord. 573 § 2, 1990).

~~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%

	Single-Family Dwellings	Other Residential	Nonresidential
G. Minimum street frontage	20'	20'	50'
H. Minimum density	6 dwelling units/acre	6 dwelling units/acre	
I. Maximum density	12 dwelling units/acre	12 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'

L. Any yard abutting a single family residence shall be required to maintain a 30-foot-wide dense vegetated screen. This requirement does not apply to single family dwellings in the RB-1 district.

~~1 If the RB-1 district is located in the historic district defined in Chapter [17.99](#) GHMC, the setbacks defined in GHMC [17.99.310](#) and [17.99.320](#) shall apply.~~

~~2 Garages accessory to single family and duplex dwellings may be located in the defined side and rear yards, provided they conform to the criteria in GHMC [17.99.490\(A\)\(1\)](#).~~

~~3 Accessory structures to single family shall meet the minimum front yard setback for a house.~~

(Ord. 1551 § 11, 2025; Ord. 1393 § 4, 2018; Ord. 1347 § 30, 2016; Ord. 1307 § 38, 2014; Ord. 1194 § 22, 2010; Ord. 1085 § 7, 2007; Ord. 1083 § 1, 2007; Ord. 982 § 1, 2005; Ord. 975 § 31, 2004; Ord. 716 § 3, 1996; Ord. 710 § 21, 1996; Ord. 601 § 1, 1991; Ord. 573 § 2, 1990).

17.28.060 — Maximum height of structures.

In an RB-1 district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area, and as provided under GHMC [17.99.390\(A\)\(3\)](#), [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 23, 2010; Ord. 975 § 32, 2004; Ord. 710 § 22, 1996; Ord. 573 § 2, 1990).

17.28.070 Parking and loading facilities.

In an RB-1 district, parking and loading on private property shall be provided in connection with any permitted or conditional use as specified in Chapter [17.72](#) GHMC. Parking is not permitted in the side yards. Parking in front and rear yards is permitted; provided, that a minimum landscaped buffer of 10 feet is provided. In rear yards, a dense vegetative screen shall be provided between the parking area and any adjacent residence. (Ord. 710 § 22, 1996; Ord. 573 § 2, 1990).

17.28.080 Signs.

In an RB-1 district, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Chapter [17.80](#) GHMC. (Ord. 573 § 2, 1990).

17.28.085 Design.

Development in the RB-1 district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC. (Ord. 975 § 33, 2004).

17.28.090 Performance standards.

In an RB-1 district, the performance standards are as follows:

- A. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
- B. *Landscaping.* Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or conditions of approval of discretionary applications required by this title; such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.

C. *Outdoor Storage of Materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipe, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.

D. *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 the 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.

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

F. *Design.* Development in the RB-1 district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

G. *Restaurant 1 and Food Stores.* In addition to all other performance standards, restaurant 1 and food store uses shall be situated on the street level in an office building and not exceed 800 square feet in floor area. No outside sales or storage are allowed. The hours of operation are limited to 16 hours per day. (Ord. 1086 § 15, 2007; Ord. 1045 § 30, 2006; Ord. 975 § 34, 2004; Ord. 573 § 2, 1990).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.30

RESIDENTIAL AND BUSINESS DISTRICT (RB-2)

Sections:

- 17.30.010 Intent.**
- 17.30.020 Permitted uses.**
- 17.30.030 Conditional uses.**
- 17.30.040 Site plans.**
- ~~**17.30.050 Development standards.**~~
- ~~**17.30.060 Hard surface coverage.**~~
- ~~**17.30.070 Maximum height of structures.**~~
- 17.30.080 Parking.**
- 17.30.090 Signs.**
- 17.30.100 Loading.**
- 17.30.110 Performance standards.**

17.30.010 Intent.

The RB-2 district is intended to provide a mix of medium density residential uses with certain specified business, personal and professional services. It is intended to serve as a transitional buffer between high intensity commercial areas and lower intensity residential areas. The RB-2 zone is similar in construction to the RB-1 zone while allowing a higher percentage of hard surface coverage and multifamily residential development. Furthermore, the RB-2 zone would serve to minimize impacts to adjacent residential uses by limiting general operational impacts of a use to that portion of the site between the structure(s) and the fronting road. (Ord. 1347 § 31, 2016; Ord. 554 § 1A, 1989).

17.30.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the RB-2 district. (Ord. 1045 § 32, 2006).

17.30.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the RB-2 district. (Ord. 1194 § 24, 2010; Ord. 1045 § 34, 2006).

17.30.040 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 19, 2010; Ord. 554 § 1D, 1989).

~~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'
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;		

**Single-Family and Duplex
Dwellings**

**Other Residential and
Nonresidential**

G. Minimum density: 12 dwelling units/acre;

H. Maximum density: 32 dwelling units/acre.

~~1 Garages accessory to single family and duplex dwellings may be located in the defined side and rear yards, provided they conform to the criteria in GHMC [17.99.490\(A\)\(1\)](#).~~

~~2 Accessory structures to single family and duplex dwellings shall meet the front yard setback for a house.~~

(Ord. 1551 § 10, 2025; Ord. 1389 § 6, 2018; Ord. 1307 § 39, 2014; Ord. 1085 § 8, 2007; Ord. 954 § 3, 2004; Ord. 710 § 26, 1996; Ord. 554 § 1E, 1989).

17.30.060 — Hard surface coverage.

Hard surface coverage in an RB-2 district shall be limited as follows:

~~A. Fifty-five percent hard surface coverage is permitted outright.~~

~~B. Seventy percent hard surface coverage is conditionally allowed, subject to the following:~~

~~1. For every one percent increase in hard surface coverage, an additional 0.5 feet of buffer shall be provided between the use and adjacent single family residential use or zone;~~

~~2. Increased buffering shall consist of one of the following:~~

~~a. Undisturbed native vegetation which meets the definition of a dense vegetative screen,~~

~~b. Appropriate landscape vegetation consisting of a mixture of coniferous and broadleaf evergreen species with minimum planting height of six feet and capable of providing a dense vegetative screen within three years of planting,~~

~~c. As an alternative to paragraph b of this subdivision, the opaque portion of the screen may consist of a weather-resistant wood fence of six feet in height, constructed along the property line.~~

~~C. Buffer vegetation shall be maintained for the life of the project. Dead, diseased or dying vegetation may be removed; provided, that replanting of vegetation of a like or similar species in size and area coverage shall be accomplished within six months from removal. (Ord. 1347 § 32, 2016; Ord. 554 § 1F, 1989).~~

17.30.070 — Maximum height of structures.

~~In an RB-2 district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area, and as provided under GHMC [17.99.390\(A\)\(3\)](#), [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 25, 2010; Ord. 975 § 35, 2004; Ord. 710 § 27, 1996; Ord. 554 § 1G, 1989).~~

17.30.080 Parking.

In an RB-2 district, parking on private property shall be provided in connection with any permitted or conditional use as specified in Chapter [17.72](#) GHMC. Where the parcel abuts a residential use or zone, parking and vehicle access areas shall be located between the fronting road and the structure(s); provided, that where site characteristics or design preclude locating parking and access as described, that an additional 10 feet of buffering shall be required. (Ord. 554 § 1H, 1989).

17.30.090 Signs.

In an RB-2 district, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Chapter [17.80](#) GHMC. (Ord. 554 § 1I, 1989).

17.30.100 Loading.

In an RB-2 district, off-street loading facilities shall be provided in accordance with the provisions of Chapter [17.72](#) GHMC. (Ord. 554 § 1J, 1989).

17.30.110 Performance standards.

In an RB-2 district, performance standards are as follows:

- A. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
- B. *Landscaping.* Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.
- C. *Outdoor Storage of Materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipes, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.
- D. *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 the 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.
- E. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.

F. *Design*. Development in the RB-2 district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC. (Ord. 1086 § 16, 2007; Ord. 975 § 36, 2004; Ord. 710 § 28, 1996; Ord. 554 § 1K, 1989).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.31

DOWNTOWN BUSINESS DISTRICT (DB)

Sections:

- 17.31.010 Intent.**
- 17.31.020 Permitted uses.**
- 17.31.030 Conditional uses.**
- 17.31.040 Site plans.**
- ~~**17.31.050 Minimum lot requirements.**~~
- ~~**17.31.060 Minimum building setback requirements.**~~
- ~~**17.31.065 Maximum residential density.**~~
- ~~**17.31.070 Maximum impermeable and hard surface coverage.**~~
- 17.31.075 Maximum gross floor area.**
- ~~**17.31.080 Maximum height of structures.**~~
- 17.31.090 Parking/loading.**
- 17.31.100 Signs.**
- 17.31.110 Performance standards.**

17.31.010 Intent.

A. The purpose of the DB district is to:

1. Provide for an area that offers a broad range of goods and services for the citizens of Gig Harbor;
2. Promote and enhance services and activities which cater to visitors to the city; and
3. Maintain the traditional scale and character of downtown Gig Harbor.

B. The standards for development in this chapter are intended to allow uses which are:

1. Primarily conducted within enclosed buildings except for parking, dining areas and newsstands;

2. Protect views; and
3. Allow for commercial developments which do not adversely affect residences through excessive noise or bothersome activities. (Ord. 573 § 2, 1990).

17.31.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the DB district. (Ord. 1045 § 36, 2006).

17.31.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the DB district. (Ord. 1045 § 38, 2006).

17.31.040 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 20, 2010; Ord. 573 § 2, 1990).

17.31.050 Minimum lot requirements.

In a DB district, the minimum lot area is 6,000 square feet, and the minimum lot width is 50 feet. (Ord. 573 § 2, 1990).

17.31.060 Minimum building setback requirements.

In a DB district, the setbacks defined in GHMC [17.99.310](#) and [17.99.320](#) apply; provided, however, that where a DB district abuts a residential district, the nonresidential building setback shall be 20 feet minimum, and the space so created shall be landscaped to screen the

~~nonresidential uses from the abutting residential district. (Ord. 1194 § 26, 2010; Ord. 975 § 37, 2004; Ord. 573 § 2, 1990).~~

17.31.065 — Maximum residential density.

~~The maximum residential density is 12 dwelling units per acre. (Ord. 1551 § 11, 2025; Ord. 1389 § 7, 2018).~~

17.31.070 — Maximum impermeable and hard surface coverage.

~~In the DB district, the maximum impermeable surface coverage is 70 percent. The maximum hard surface coverage by all buildings, driveways, walkways and other similar hard surfaces shall be 80 percent. On properties that do not have suitable soils, as identified in the Preliminary Soils Report, the maximum impermeable coverage may be 80 percent. (Ord. 1347 § 33, 2016; Ord. 573 § 2, 1990).~~

17.31.075 Maximum gross floor area.

A. Except as provided for in subsection [B](#) of this section, in the DB district, the maximum gross floor area per building is 6,000 square feet. Multiple buildings on the same site shall be separated by a nonpenetrated fire wall as defined in the International Fire Code except that a single six-foot opening in the fire wall separating structures is permissible; provided, that each structure has an outside customer entrance accessible to the street. Each structure shall be designed to stand independent of other structures on the site (i.e., the addition or removal of any one building on a site will not require structural attachments or modifications to any other building on the site).

B. For structures existing as of the effective date of this section, additional gross floor area may be added to a structure and the total gross floor area may exceed the maximum allowed in subsection [A](#) of this section; provided, that the additional gross floor area to be added is interior to the building and does not enlarge or expand the existing building footprint. Roof

modifications to accommodate the increase in interior gross floor area are allowed provided the roof modifications do not exceed the building height allowed in GHMC [17.99.510](#). No additional parking spaces are required to accommodate the increase in gross floor area. (Ord. 1268 § 1, 2013; Ord. 995 § 5, 2005).

~~17.31.080~~ — Maximum height of structures.

~~In the DB district, the height provisions of GHMC [17.99.510](#) apply. (Ord. 975 § 38, 2004; Ord. 710 § 29, 1996; Ord. 573 § 2, 1990).~~

17.31.090 Parking/loading.

In the DB district, parking and loading facilities on private property shall be provided in connection with any permitted or conditional use as specified in Chapter [17.72](#) GHMC, off-street parking and loading requirements. (Ord. 573 § 2, 1990).

17.31.100 Signs.

In the DB district, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Chapter [17.80](#) GHMC. (Ord. 573 § 2, 1990).

17.31.110 Performance standards.

In a DB district, performance standards are as follows:

- A. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
- B. *Landscaping.* Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or conditions of approval of discretionary applications required by this title.

Such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.

C. *Outdoor Storage of Materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipes, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.

D. *Outdoor Display of Merchandise.* The outdoor display of merchandise is limited to the area immediately along the building frontage a maximum distance of 12 feet from the building. Outdoor displays of merchandise on public sidewalks or rights-of-way shall be regulated per Chapter [12.02](#) GHMC.

E. *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 the 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.

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

G. *Design.* Development in the DB district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC. (Ord. 1086 § 17, 2007; Ord. 975 § 39, 2004; Ord. 710 § 30, 1996; Ord. 573 § 2, 1990).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.32

NEIGHBORHOOD COMMERCIAL DISTRICT (B-1)¹

Sections:

- 17.32.010 Intent.**
- 17.32.020 Permitted and conditional uses.**
- 17.32.030 Site plans.**
- ~~**17.32.033 General standards.**~~
- 17.32.035 Maximum district area.**
- ~~**17.32.040 Lot area.**~~
- ~~**17.32.045 Repealed.**~~
- ~~**17.32.050 Design.**~~
- ~~**17.32.060 Rear yard.**~~
- ~~**17.32.070 Side yard.**~~
- ~~**17.32.080 Maximum height of structures.**~~
- 17.32.090 Off-street loading.**
- 17.32.100 Off-street parking.**
- 17.32.110 Outdoor lighting.**
- 17.32.120 Landscaping.**

17.32.010 Intent.

This district is intended to provide shopping facilities close to residential areas for the convenience of nearby residences in satisfaction of only daily or frequent shopping needs, while reducing the hazards of local traffic by limiting the kinds of retail activities to those suitable for stores of 5,000 square feet of floor area or less per parcel, such as groceries, bakeries or drugstores. Residential uses, subordinate to the principal commercial use, are suitable for this district. The protective standards for site development contained in this chapter are intended to minimize any adverse effect of such development on nearby property values, and to provide for safe and efficient use of the development itself. The principles or guidelines to be applied are as follows:

A. All business establishments shall be retail or service establishments dealing directly with consumers, and only those goods shall be produced that are sold on the premises. Residential uses are allowed, if they are subordinate to the principal commercial use on the site and providing that they do not occupy the ground floor of the structure.

~~B. The maximum gross floor area for a nonresidential structure shall not exceed 5,000 square feet per lot, exclusive of required parking.~~

C. All business shall be conducted within completely enclosed buildings. Open or drive-in establishments are not permitted. (Ord. 710 § 31, 1996; Ord. 231, 1976; Ord. 109A § 7.1, 1968).

17.32.020 Permitted and conditional uses.

Refer to Chapter [17.14](#) GHMC for uses permitted and conditionally permitted in the B-1 district. (Ord. 1045 § 40, 2006).

17.32.030 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 21, 2010; Ord. 710 § 33, 1996; Ord. 254, 1977; Ord. 239, 1976; Ord. 231, 1976).

~~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:	32 dwelling units per acre
	38 dwelling units per acre

~~1 If the B-1 district is located in the historic district defined in Chapter [17.99](#) GHMC, the setbacks defined in GHMC [17.99.310](#) and [17.99.320](#) shall apply.~~

~~2 On properties that do not have suitable soils, as identified in the Preliminary Soils Report, the maximum impermeable coverage may be 80 percent.~~

~~(Ord. 1551 § 12, 2025; Ord. 1347 § 34, 2016; Ord. 975 § 40, 2004; Ord. 710 § 34, 1996).~~

17.32.035 Maximum district area.

The maximum area of a B-1 district shall not exceed three acres. A B-1 district may not be located within one-half mile of another commercial district. (Ord. 710 § 35, 1996).

~~17.32.040 Lot area.~~

~~A. The minimum lot area for residential or public or institutional uses permitted in a B-1 district shall be the same as that required in GHMC [17.20.040](#).~~

~~B. For business establishments, the lot area shall not be less than 7,000 square feet. (Ord. 248, 1977; Ord. 231, 1976; Ord. 109A § 7.3, 1968).~~

17.32.045 — Impervious coverage.

Repealed by [Ord. 1194](#).

17.32.050 — Design.

~~Development in the B-1 district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC. (Ord. 975 § 42, 2004).~~

17.32.060 — Rear yard.

~~A. Residential uses shall provide a rear yard of 30 feet.~~

~~B. Business establishments shall not be required to provide rear yards, but if rear yards are provided, they shall be screened from the view of neighbors.~~

~~C. Commercial uses shall provide a minimum yard of 30 feet adjacent to a residential district, and said yard shall consist of a dense vegetative buffer. (Ord. 598 § 3, 1991; Ord. 231, 1976; Ord. 109A § 7.5, 1968).~~

17.32.070 — Side yard.

~~A. Residential side yard requirements shall be the same as those of an R-1 district;~~

~~B. Business establishments abutting on residences shall provide a side yard at least eight feet, with screening between them and adjacent residences;~~

~~C. Other business establishments shall not be required to provide side yards, but if side yards are provided, they shall be screened from adjacent residential areas;~~

~~D. Commercial uses shall provide a minimum yard of 30 feet adjacent to a residential district, and said yard shall consist of a dense vegetative buffer. (Ord. 598 § 3, 1991; Ord. 231, 1976; Ord. 109A § 7.6, 1968).~~

17.32.080 — Maximum height of structures.

~~In a B-1 district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area, and as provided under GHMC [17.99.390\(A\)\(3\)](#), [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 28, 2010; Ord. 975 § 43, 2004; Ord. 231, 1976; Ord. 109A § 7.7, 1968).~~

17.32.090 Off-street loading.

One off-street loading berth shall be provided, in accordance with Chapter [17.72](#) GHMC. (Ord. 710 § 36, 1996; Ord. 231, 1976; Ord. 109A § 7.9, 1968).

17.32.100 Off-street parking.

Off-street parking and loading shall comply with the standards of Chapter [17.72](#) GHMC. (Ord. 710 § 37, 1996; Ord. 231, 1976; Ord. 109A § 7.10, 1968).

17.32.110 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 flood lighting or light projection above the horizontal plane is prohibited between midnight and sunrise. (Ord. 975 § 44, 2004).

17.32.120 Landscaping.

Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained for the life of the project. In no event shall such landscaped areas be used for storage of materials, merchandise or parking of vehicles. (Ord. 1086 § 18, 2007; Ord. 975 § 45, 2004).

1 For provisions regarding signs, see Chapter [17.80](#) GHMC.

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.36

GENERAL BUSINESS DISTRICT (B-2)

Sections:

- 17.36.010 Intent.**
- 17.36.020 Permitted uses.**
- 17.36.030 Conditional uses.**
- 17.36.040 Other uses.**
- 17.36.050 Site plans.**
- 17.36.055 Maximum gross floor area.**
- ~~**17.36.060 Minimum building setback requirements.**~~
- ~~**17.36.065 Maximum residential density.**~~
- ~~**17.36.070 Maximum impermeable and hard surface coverage.**~~
- ~~**17.36.080 Maximum height of structures.**~~
- 17.36.090 Parking.**
- 17.36.100 Signs.**
- 17.36.110 Loading facilities.**
- 17.36.120 Performance standards.**

17.36.010 Intent.

The purpose of the B-2 district is to provide areas that offer a wide range of consumer goods and services. It is further intended to group buildings and business establishments in a manner that creates convenient, attractive and safe development. The products and services shall primarily be for sale on the premises only. All business shall be conducted within enclosed buildings, except for approved outdoor storage, display and dining areas. (Ord. 573 § 2, 1990).

17.36.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the B-2 district. (Ord. 1045 § 42, 2006).

17.36.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the B-2 district. (Ord. 1045 § 44, 2006).

17.36.040 Other uses.

Other uses similar to either permitted or conditional uses which are consistent with the intent of the B-2 district may be allowed. The determination of consistency and classification of use whether permitted or conditional shall be made by the planning director. (Ord. 573 § 2, 1990).

17.36.050 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 22, 2010; Ord. 573 § 2, 1990).

17.36.055 Maximum gross floor area.

The maximum gross floor area per retail structure is 35,000 square feet, with the following exceptions:

A. In the Olympic Village Activity Center and the Westside general business (B-2) district¹ the maximum gross floor area per retail structure is 65,000 square feet.

B. In the B-2 district abutting North Harborview Drive (the area commonly known as Finholm Market) the maximum gross floor area per building is 6,000 square feet. Multiple buildings on the same site shall be separated by a nonpenetrated fire wall as defined in the International Fire Code except that a single six-foot opening in the fire wall separating structures is permissible; provided, that each structure has an outside customer entrance accessible to the street. Each structure shall be designed to stand independent of other structures on the site (i.e., the addition or removal of any one building on a site will not require structural attachments or modifications to any other building on the site).

C. In the B-2 district near the intersection of Harborview Drive and North Harborview Drive (the intersection commonly known as Borgen's Corner), the maximum gross floor area per building is 6,000 square feet with a minimum separation of 20 feet between buildings. (Ord. 1307 § 40, 2014; Ord. 995 § 6, 2005; Ord. 959 § 1, 2004; Ord. 716 § 2, 1996).

¹ The Olympic Village Activity Center (as defined in Chapter [17.99](#) GHMC) and the Westside general business (B-2) district are depicted on Exhibit A of Ord. [959](#).

17.36.060 — Minimum building setback requirements.

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Front yard*	House: 20' Porch: 12' Garage: 26'	20'
B. Rear yard*	30'	20'
C. Side yard*	8'	Interior yards: 5' Flanking street: 10'
D. Separation between structures	20'	20'

E. Any yard abutting residential development: 30 feet with dense vegetative screening. This requirement does not apply to single-family and duplex dwellings in the B-2 district.

* If the B-2 district is located in the historic district as defined in Chapter [17.99](#) GHMC, the setbacks defined in GHMC [17.99.310](#) and [17.99.320](#) shall apply. The front yard for accessory structures to single-family and duplex dwellings shall meet the minimum front yard for a house.

(Ord. 1307 § 41, 2014; Ord. 1194 § 29, 2010; Ord. 1085 § 9, 2007; Ord. 975 § 46, 2004; Ord. 710 § 40, 1996; Ord. 573 § 2, 1990).

17.36.065 — Maximum residential density.

The maximum residential density is 32 dwelling units per acre. Thirty-eight dwelling units per acre for mixed-use and apartments. (Ord. 1551 § 13, 2025; Ord. 1389 § 8, 2018).

17.36.070 — Maximum impermeable and hard surface coverage.

In a B-2 district, the maximum impermeable surface coverage is 60 percent. The maximum hard surface coverage by all buildings, driveways, walkways and other similar hard surfaces shall be 70 percent. On properties that do not have suitable soils, as identified in the Preliminary Soils Report, the maximum impermeable coverage may be 70 percent. (Ord. 1347 § 35, 2016; Ord. 573 § 2, 1990).

17.36.080 — Maximum height of structures.

In a B-2 district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area, and as provided under GHMC [17.99.390\(A\)\(3\)](#), [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 30, 2010; Ord. 975 § 47, 2004; Ord. 710 § 41, 1996; Ord. 573 § 2, 1990).

17.36.090 Parking.

In a B-2 district, parking on private property shall be provided in connection with any permitted or conditional use as specified in Chapter [17.72](#) GHMC. (Ord. 573 § 2, 1990).

17.36.100 Signs.

In a B-2 district, signs may be allowed in conjunction with any permitted use and are subject to the provisions of Chapter [17.80](#) GHMC. (Ord. 573 § 2, 1990).

17.36.110 Loading facilities.

In a B-2 district, off-street loading facilities shall be provided in accordance with the provisions of Chapter [17.72](#) GHMC. (Ord. 573 § 2, 1990).

17.36.120 Performance standards.

In a B-2 district, performance standards are as follows:

A. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.

B. *Landscaping.* Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained for the life of the project. In no event shall such landscaped areas be used for storage of materials, merchandise or parking of vehicles.

C. *Outdoor Storage of Materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipes, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.

D. *Outdoor Display of Merchandise.* The outdoor display of merchandise is limited to the area immediately along the building frontage a maximum distance of 12 feet from the building. Outdoor displays of merchandise on public right-of-way or sidewalks shall be regulated under the provisions of Chapter [12.02](#) GHMC.

E. *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 the 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.

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

G. *Design*. Development in the B-2 district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC. (Ord. 1086 § 19, 2007; Ord. 975 § 48, 2004; Ord. 710 § 42, 1996; Ord. 573 § 2, 1990).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.40

COMMERCIAL DISTRICT (C-1)

Sections:

- 17.40.010 Intent.**
- 17.40.020 Permitted uses.**
- 17.40.030 *Repealed.***
- 17.40.040 Conditional uses.**
- 17.40.050 *Repealed.***
- 17.40.055 Maximum gross floor area.**
- 17.40.060 Site plans.**
- 17.40.065 Commercial district minimum requirements and performance standards along the waterfront.**
- ~~**17.40.070 Minimum lot requirements.**~~
- ~~**17.40.075 Maximum residential density.**~~
- 17.40.080 Minimum building setback requirements.**
- 17.40.090 Maximum impermeable and hard surface coverage.**
- 17.40.100 Maximum height of structures.**
- 17.40.110 Parking and loading facilities.**
- 17.40.120 Performance standards.**

17.40.010 Intent.

A C-1 district is intended to provide for uses that, though not necessarily hazardous or offensive, are different from direct sales and services to customers or residential developments. These uses include light manufacturing, sales, storage, maintenance and processing. The regulations for a C-1 district are intended to allow the efficient use of the land while making the district attractive and compatible with a variety of uses within the district and in surrounding districts. (Ord. 573 § 2, 1990).

17.40.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the C-1 district. (Ord. 1045 § 46, 2006).

17.40.030 Permitted accessory uses and structures.

Repealed by [Ord. 1045](#). **17.40.040 Conditional uses.**

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the C-1 district. (Ord. 1045 § 49, 2006).

17.40.050 Prohibited uses and structures.

Repealed by [Ord. 710](#).

17.40.055 Maximum gross floor area.

The maximum gross floor area per retail structure is 65,000 square feet, except that in the C-1 district abutting Harborview Drive the maximum gross floor area per building is 35,000 square feet with a minimum separation of 20 feet between buildings. (Ord. 1307 § 42, 2014; Ord. 995 § 7, 2005; Ord. 716 § 1, 1996).

17.40.060 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 23, 2010; Ord. 573 § 2, 1990).

17.40.065 Commercial district minimum requirements and performance standards along the waterfront.

Commercial districts along the waterfront, between the city right-of-way and the Gig Harbor Bay shoreline, shall comply with the minimum requirements and performance standards of the waterfront commercial (WC) district, GHMC [17.50.040](#) through [17.50.080](#). (Ord. 598 § 3, 1991).

~~17.40.070 Minimum lot requirements.~~

~~In a C-1 district, the minimum site development area is 6,000 square feet, and the minimum lot width is 50 feet. (Ord. 710 § 47, 1996; Ord. 573 § 2, 1990).~~

~~17.40.075 Maximum residential density.~~

~~The maximum residential density is 38 dwelling units per acre. (Ord. 1551 § 14, 2025; Ord. 1389 § 9, 2018; Ord. 710 § 48, 1996).~~

17.40.080 Minimum building setback requirements.

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Front yard^{1,2}	House: 20' Porch: 12' Garage: 26'	Front, side and rear building setbacks shall be determined as part of site plan review, Chapter 17.96 GHMC.
B. Rear yard¹	30'	

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
C. Side yard¹	8'	
D. Separation between structures	N/A	20'

~~E. Any yard associated with a nonresidential development abutting residential district shall be 30 feet with a dense vegetative screen located on the nonresidential property.~~

¹~~If the C-1 district is located in the historic district as defined in Chapter [17.99](#) GHMC, the setbacks defined in GHMC [17.99.310](#) and [17.99.320](#) shall apply.~~

²~~The front yard for accessory structures to single-family and duplex dwellings shall meet the minimum front yard for a house.~~

(Ord. 1307 § 43, 2014; Ord. 1085 § 10, 2007; Ord. 975 § 49, 2004; Ord. 710 § 49, 1996; Ord. 573 § 2, 1990).

~~17.40.090~~ — Maximum impermeable and hard surface coverage.

~~In a C-1 district, the maximum impermeable surface coverage is 70 percent. The maximum hard surface coverage by all buildings, driveways, walkways and other similar hard surfaces shall be 80 percent. On properties that do not have suitable soils, as identified in the Preliminary Soils Report, the maximum impermeable coverage may be 80 percent. (Ord. 1347 § 36, 2016; Ord. 573 § 2, 1990).~~

~~17.40.100~~ — Maximum height of structures.

~~In a C-1 district, all buildings and structures shall not exceed a height of 35 feet as provided for in GHMC [17.99.370\(D\)](#), except as restricted under Chapter [17.62](#) GHMC, Height Restriction Area,~~

and as provided under GHMC ~~17.99.390(A)(3), 17.99.510(A)(2) and 17.99.510(B)~~. (Ord. 1194 § 31, 2010; Ord. 975 § 50, 2004; Ord. 710 § 50, 1996; Ord. 573 § 2, 1990).

17.40.110 Parking and loading facilities.

In a C-1 district, parking and loading on private property shall be provided in connection with any permitted or conditional use as specified in Chapter [17.72](#) GHMC. (Ord. 573 § 2, 1990).

17.40.120 Performance standards.

In a C-1 district, performance standards are as follows:

- A. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
- B. *Landscaping.* Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.
- C. *Outdoor Storage of Materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipes, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.
- D. *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 the 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.

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

F. *Design*. Development in the C-1 district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

G. *Offensive Activities*. Activities in the C-1 zone shall not emit smoke, excessive noise, dirt, vibration or glare, or be otherwise offensive or hazardous. (Ord. 1086 § 20, 2007; Ord. 1045 § 50, 2006; Ord. 975 § 51, 2004; Ord. 573 § 2, 1990).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.41

PLANNED COMMUNITY DEVELOPMENT COMMERCIAL (PCD-C)

Sections:

- 17.41.010 Intent.**
- 17.41.020 Permitted and conditional uses.**
- 17.41.030 Performance standards.**

17.41.010 Intent.

The planned community development commercial district:

- A. Provides for the location of businesses serving shoppers and patrons on a wider basis as distinguished from a neighborhood area.
- B. Encourages urban development.
- C. Encourages attractive natural appearing development and landscaping.
- D. Promotes a quality visual environment by establishing standards for the design, size and shape of buildings that create an attractive business climate. Where appropriate, residential uses should be located above commercial uses. (Ord. 747 § 3, 1997).

17.41.020 Permitted and conditional uses.

Refer to Chapter [17.14](#) GHMC for uses permitted and conditionally permitted in the PCD-C district. (Ord. 1045 § 52, 2006).

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.~~

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

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

N. *Site Plans*. The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1551 § 15, 2025; Ord. 1307 § 44, 2014; Ord. 1197 § 24, 2010; Ord. 1194 § 32, 2010; Ord. 1086 § 21, 2007; Ord. 975 § 52, 2004; Ord. 747 § 3, 1997).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.45

EMPLOYMENT DISTRICT (ED)

Sections:

- 17.45.010 Intent.**
- 17.45.020 Permitted uses.**
- 17.45.030 Conditional uses.**
- 17.45.040 Performance standards.**

17.45.010 Intent.

The employment district is intended to enhance the city's economic base by providing suitable areas to support the employment needs of the community. The employment district provides for the location of manufacturing, product processing, research and development facilities, assembly, warehousing, distribution, contractor's yards, professional services, corporate headquarters, medical facilities and complementary educational and recreational uses which are not detrimental to the employment district. Limited retail, business and support services that serve the needs of the employment district tenants and patrons are allowed. The employment district is intended to have limited nuisance factors and hazards. (Ord. 1160 § 6, 2009; Ord. 707 § 1, 1996).

17.45.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the ED district. (Ord. 1045 § 54, 2006).

17.45.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the ED district. (Ord. 1045 § 56, 2006).

17.45.040 Performance standards.

All uses in the employment district shall be regulated by the following performance standards:

A. *Setbacks.* No structure shall be closer than 50 feet to any residential zone or development or closer than 20 feet to any street or property line. Parking shall not be located any closer than 35 feet adjacent to a residential zone or development, or any closer than five feet to any interior lot.

B. *Open Space.* A minimum of 15 percent of the site, excluding setbacks, shall remain in open space, with either retained natural vegetation or new landscaping.

C. *Landscaping.* All developed sites shall be landscaped in accordance with the landscaping requirements of Chapter [17.78](#) GHMC. Yards adjacent to residential zones or development shall include a 35-foot-wide dense vegetative screen.

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

~~E. *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 restricted under Chapter [17.62](#) GHMC, Height Restriction Area, and as provided under GHMC [17.99.390\(A\)\(3\)](#).~~

~~F. *Lot Coverage.* There is no maximum lot area coverage except as needed to meet setback, open space and landscaping 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/ electrical 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. Outdoor lighting shall be shielded so as not to be

directly visible from SR-16. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.

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

L. *Design*. Development in the ED district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

M. *Planned Unit Developments*. A minimum of 65 percent of the site of a planned unit development shall consist of an employment based use.

N. *Sales*. Sales, level 1 and level 2, and marine boat sales, level 2 uses are allowed if subordinate to the principal tenant use and occupy no more than 25 percent of the gross floor area of the principal tenant use.

O. *Restaurants*. Restaurant 2 and 3 uses are limited to no more than 25 percent of the gross floor area of a building.

P. *Site Plans*. The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 25, 2010; Ord. 1194 § 33, 2010; Ord. 1160 § 7, 2009; Ord. 1086 § 22, 2007; Ord. 1045 § 57, 2006; Ord. 975 § 53, 2004; Ord. 753 § 2, 1997; Ord. 707 § 1, 1996).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.46

WATERFRONT RESIDENTIAL (WR)

Sections:

- 17.46.010 Intent.**
- 17.46.020 Permitted uses.**
- 17.46.030 Conditional uses.**
- ~~**17.46.040 Development standards.**~~
- 17.46.050 Site plans.**
- ~~**17.46.060 Maximum height of structures.**~~
- 17.46.070 Parking and loading facilities.**
- 17.46.080 Signs.**
- 17.46.090 Performance standards.**

17.46.010 Intent.

This district recognizes those areas of the shoreline that are characterized by single-family residences. It is intended that development occur that is respectful of the shoreline and surrounding properties while permitting a limited mix of residential structure types. (Ord. 573 § 2, 1990).

17.46.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the WR district. (Ord. 1045 § 59, 2006).

17.46.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the WR district. (Ord. 1045 § 61, 2006).

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	4 dwelling units per acre		
J. Maximum gross floor area including garages, attached and	4,000 square feet per	4,000 square feet per	4,000 square feet per lot

	Single- Family- Dwelling	Duplex- Dwelling	Non- residential Dwelling
	detached ³	lot	lot

~~1~~ An undersized lot or parcel shall qualify as a building site if such lot is a lot of record.

~~2~~ The setbacks of GHMC [17.99.310](#) and [17.99.320](#) are applicable in the WR district.

~~3~~ Historic net sheds as defined in GHMC [17.04.615](#) shall be excluded from the maximum gross floor area requirements above.

(Ord. 1551 § 16, 2025; Ord. 1393 § 5, 2018; Ord. 1347 § 37, 2016; Ord. 1131 § 13, 2008; Ord. 1070 § 2, 2007; Ord. 1008 § 6, 2005; Ord. 982 § 1, 2005; Ord. 975 § 54, 2004; Ord. 725 § 3, 1996; Ord. 710 § 52, 1996; Ord. 598 § 3, 1991; Ord. 573 § 2, 1990).

17.46.050 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 26, 2010; Ord. 1045 § 62, 2006; Ord. 573 § 2, 1990).

~~17.46.060~~ Maximum height of structures.

~~In a WR district, all buildings and structures shall not exceed the height limits defined in GHMC [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 34, 2010; Ord. 975 § 55, 2004; Ord. 710 § 53, 1996; Ord. 573 § 2, 1990).~~

17.46.070 Parking and loading facilities.

In a waterfront residential district, parking and loading facilities on private property shall be provided in accordance with the requirements of Chapter [17.72](#) GHMC. Although historic net sheds are excluded from the maximum gross floor area requirements in GHMC [17.46.040](#), this

exclusion shall not affect the calculation of the parking requirements. (Ord. 1070 § 3, 2007; Ord. 573 § 2, 1990).

17.46.080 Signs.

In a waterfront residential district, signs may be allowed in conjunction with any permitted or conditional use subject to the provisions of Chapter [17.80](#) GHMC. (Ord. 573 § 2, 1990).

17.46.090 Performance standards.

In the WR district, performance standards are as follows:

- A. *Design.* All development in the WR district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.
- B. *Landscaping.* Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained for the life of the project. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.
- C. *Additional Performance Standards for Site Plan Review.* Projects requiring site plan review under Chapter [17.96](#) GHMC shall also meet the following performance standards:
 - 1. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
 - 2. *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 and light projection above the horizontal plane are prohibited between midnight and sunrise.
 - 3. *Outdoor Storage of Materials.* Outdoor storage of materials and supplies shall be completely screened from adjacent properties and public rights-of-way.

4. *Trash Receptacles*. Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials. (Ord. 1307 § 45, 2014; Ord. 1194 § 35, 2010; Ord. 1045 § 63, 2006; Ord. 975 § 56, 2004).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.48

WATERFRONT MILLVILLE (WM)

Sections:

- 17.48.010 Intent.**
 - 17.48.020 Permitted uses.**
 - 17.48.030 Conditional uses.**
 - 17.48.035 Hours of operation.**
 - 17.48.037 Prohibited uses.**
 - ~~**17.48.040 Development standards.**~~
 - 17.48.050 Site plans.**
 - ~~**17.48.060 Maximum height of structures.**~~
 - 17.48.070 Parking and loading facilities.**
 - 17.48.080 Signs.**
 - 17.48.090 Performance standards.**
-

17.48.010 Intent.

It is the intent of this district to provide a wide range of uses and activities on the shoreline of Gig Harbor located within the area between Rosedale Street and Stinson Avenue. This district serves primarily as a medium intensity, mixed use waterfront district with an emphasis on medium-density residential, marine-dependent and marine-related uses. Uses which enhance the historic fishing village atmosphere and which are harmonious with surrounding residential areas are encouraged. (Ord. 598 § 2, 1991).

17.48.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the WM district. (Ord. 1045 § 63, 2006).

17.48.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the WM district. (Ord. 1045 § 65, 2006).

17.48.035 Hours of operation.

A. The following uses shall be limited to operating between the hours of 7:00 a.m. to 7:00 p.m., daily:

1. Sales, level 1;
 2. Boat construction;
 3. Clubs.
-

B. Restaurant 1 uses shall be limited to operating between the hours of 7:00 a.m. to 9:00 p.m., daily, except as provided for in subsection [C](#) of this section.

C. All restaurant uses on properties adjacent to or southeast of Dorotich Street shall not open before 7:00 a.m. and shall seat the last customer no later than 9:30 p.m., daily. (Ord. 1312 § 2, 2015; Ord. 1213 § 2, 2011; Ord. 1066 § 4, 2007; Ord. 1045 § 66, 2006; Ord. 598 § 2, 1991).

17.48.037 Prohibited uses.

The following uses are prohibited in this district:

A. Outdoor public telephones. (Ord. 598 § 2, 1991).

~~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			

	Single- Family Dwelling	Attached Up to 4 Units	Nonresidential
yard¹²			
E. Minimum rear- yard¹²			
F. Minimum yard- abutting tidelands	0'	0'	0'
G. Maximum hard surface	50%	55%	70%

	Single- Family Dwelling	Attached Up to 4 Units	Nonresidential
coverage			
H. Minimum density	No minimum		
I. Maximum density	4 dwelling units per acre		
J. Maximum gross floor area including garages, attached	3,500- square feet per	3,500- square feet per	3,500 square feet per lot

	Single- Family- Dwelling	Attached Up to 4 Units	Nonresidential
and detached ³	lot	lot	
K. Separation between structures	20'	20'	20'

~~1~~ An undersized lot or parcel shall qualify as a building site if such lot is a lot of record.

~~2~~ The setbacks of GHMC [17.99.310](#) and [17.99.320](#) are applicable in the WM district.

~~3~~ Historic net sheds as defined in GHMC [17.04.615](#) shall be excluded from the maximum gross floor area requirements above.

~~(Ord. 1551 § 17, 2025; Ord. 1393 § 6, 2018; Ord. 1347 § 38, 2016; Ord. 1131 § 14, 2008; Ord. 1070 § 4, 2007; Ord. 1008 § 3, 2005; Ord. 995 § 8, 2005; Ord. 982 § 1, 2005; Ord. 975 § 57, 2004; Ord. 725 § 4, 1996; Ord. 716 § 4, 1996; Ord. 710 § 54, 1996; Ord. 598 § 2, 1991).~~

17.48.050 Site plans.

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 27, 2010; Ord. 598 § 2, 1991).

~~17.48.060 Maximum height of structures.~~

~~In the WM district, all buildings and structures shall not exceed the height limits defined in GHMC [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 36, 2010; Ord. 975 § 58, 2004; Ord. 710 § 55, 1996; Ord. 598 § 2, 1991).~~

17.48.070 Parking and loading facilities.

Parking and loading facilities on private property shall be provided in accordance with the requirements of Chapter [17.72](#) GHMC. Although historic net sheds are excluded from the maximum gross floor area requirements in GHMC [17.48.040](#), this exclusion shall not affect the calculation of the parking requirements. (Ord. 1278 § 4, 2013; Ord. 1070 § 5, 2007; Ord. 598 § 2, 1991).

17.48.080 Signs.

All signs shall comply with the provisions of Chapter [17.80](#) GHMC. (Ord. 598 § 2, 1991).

17.48.090 Performance standards.

A. *Exterior Mechanical Devices.* Air conditioners, heating, cooling, ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.

B. Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC, and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.

C. *Outdoor Storage of Materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipes, drums, machinery or furniture is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets. Fishing-related equipment is exempt from this standard.

D. *Outdoor Lighting.* Outdoor lighting shall conform to the standards of GHMC [17.99.350](#) and [17.99.460](#). Said lighting shall be shielded so that the 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.)

E. *Waterview Opportunity and Waterfront Access.*

1. Maximum hard surface coverage may be increased up to a maximum of 80 percent upon execution of a written agreement with the city and the property owner; and provided further, that the agreement is filed with the county auditor as a covenant with the land, when the development provides for waterview opportunities and/or waterfront access opportunities in conjunction with nonresidential uses or for increased height, as follows:

Maximum Hard Surface Coverage	Number of Waterview/ Access Opportunities
--	--

	Maximum Hard Surface Coverage	Number of Waterview/ Access Opportunities
a.	50/55/70	0
b.	+10%	1
c.	+10%	2
d.	+10%	3

2. *Waterview/Harbor Access Opportunities.*

- a. Waterview opportunity, by means of public view corridors measuring 20 frontage feet along the street or 20 percent of the total waterfront frontage of the parcel,
-

whichever is greater. View corridors shall be from public rights-of-way. Parking shall not be allowed in view corridors. Fences or railings shall not be allowed in view corridors except where required by the city building code.

b. Waterview opportunity, by means of a five-foot-wide public pathway along the property perimeter down one side line of the property to mean higher high water or a bulkhead or to the waterside face of structure, whichever is further waterward, then across the waterside face of the property or structure and back to the street along the other side line.

c. Waterview opportunity, by means of a public viewing platform at the highest level of any structure on the property. Minimum area of the platform shall be 50 square feet. Railings around the platform may exceed the maximum height permitted for the structure. The platform shall be open to the public.

d. Harbor access opportunity, by means of a public fishing pier extending out to the mean lower low water and connected by a minimum five-foot-wide public pathway to

the frontage street. A minimum of 10 feet of open water shall surround the fishing pier.

e. Harbor access opportunity, by means of a public small boat landing available for transient use by rowboats, canoes, dinghies, etc., extending out to mean lower low water and connected by a five-foot-wide public pathway to the frontage street. A minimum of 10 feet of open water shall surround the small boat landing.

f. Harbor access opportunity, by means of a public transient moorage for up to two 30-foot boats and which must have a minimum water depth of eight feet and which must be easily accessible to visiting boats and posted with signage which can be read at a distance of 100 feet.

F. *Design.* All development in the WM district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

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

H. *Restaurant Uses*. The bar area of restaurant 1 and 3 uses may not exceed more than 40 percent of the customer seating area of the restaurant. Restaurant 2 and 3 uses shall not operate a deep-fat fryer and shall install equipment that will significantly limit the emission of food smells from the restaurant. (Ord. 1347 § 39, 2016; Ord. 1312 § 3, 2015; Ord. 1307 § 46, 2014; Ord. 1194 § 37, 2010; Ord. 1086 § 23, 2007; Ord. 975 § 59, 2004; Ord. 598 § 2, 1991).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.50

WATERFRONT COMMERCIAL (WC)

Sections:

- 17.50.010 Intent.**
- 17.50.020 Permitted uses.**
- 17.50.030 Conditional uses.**
- 17.50.040 Development standards.**
- 17.50.045 *Repealed.***
- 17.50.050 Site plans.**
- ~~**17.50.060 Maximum height of structures.**~~
- 17.50.070 Parking and loading facilities.**
- 17.50.080 Signs.**
- 17.50.090 Performance standards.**

17.50.010 Intent.

It is the intent of the waterfront commercial district to provide a wide range of uses and activities on the shorelines of Gig Harbor located within the area proximate to the downtown business district. Development should be water-oriented and maintain the scale of existing structures. Highest priority will be accorded to those uses that are water-dependent. Other uses that provide a high degree of physical access to the waterfront have the next priority. Those activities that are not water-dependent but maintain or enhance views and the character of the area may also be permitted. (Ord. 573 § 2, 1990).

17.50.020 Permitted uses.

Refer to Chapter [17.14](#) GHMC for uses permitted in the WC district. (Ord. 1045 § 68, 2006).

17.50.030 Conditional uses.

Refer to Chapter [17.14](#) GHMC for uses conditionally permitted in the WC district. (Ord. 1045 § 70, 2006).

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	4 dwelling units per acre		
J. Maximum footprint/gross floor	3,000 square feet	3,000 square feet max.	3,000 square feet max.

	Single-Family Dwelling	Attached Up to 4 Units	Nonresidential
area^{4,5}	max. gross floor area per structure	footprint/6,000 square feet gross floor area per structure	footprint/6,000 square feet gross floor area per structure
K. Separation between structures³	20'	20'	20'

~~L.~~

1. Maximum hard surface coverage may be increased up to a maximum of 80 percent upon execution of a written agreement with the city and the property owner; and provided further, that the agreement is filed with the county auditor as a covenant with the land, when the development provides for waterview opportunities and/or waterfront access opportunities in conjunction with nonresidential uses, as follows:

	Maximum Hard Surface Coverage	Number of Waterview/ Access Opportunities
a.	50/55/70	0
b.	+10%	1
c.	+10%	2
d.	+10%	3

2. Waterview/Harbor Access Opportunities

a. Waterview opportunity, by means of public view corridors measuring 20 frontage feet along the street or 20 percent of the total waterfront frontage of the parcel, whichever is greater. View corridors shall be from public rights-of-way. Parking shall not be allowed in view corridors. Fences or railings shall not be allowed in view corridors except where required by the city building code. Shrubbery in view corridors shall not exceed a height of three feet and trees shall have no branches lower than 10 feet above the level of the frontage sidewalk. A

**Single-Family
Dwelling****Attached Up to 4
Units****Nonresidential**

waiver on tree branch height may be granted by the city council for a defined growth period.

b. Waterview opportunity, by means of a five-foot-wide public pathway along the property perimeter down one side line of the property to mean higher high water or a bulkhead or to the waterside face of structure, whichever is further waterward, then across the waterside face of the property or structure and back to the street along the other side line.

c. Waterview opportunity, by means of a public viewing platform at the highest level of any structure on the property. Minimum area of the platform shall be 50 square feet. Railings around the platform may exceed the maximum height permitted for the structure. The platform shall be open to the public.

d. Harbor access opportunity, by means of a public fishing pier extending out to the mean lower low water and connected by a minimum five-foot-wide public pathway to the frontage street. A minimum of 10 feet of open water shall surround the fishing pier.

e. Harbor access opportunity, by means of a public small boat landing available for transient use by rowboats, canoes, dinghies, etc., extending out to mean lower low water and connected by a five-foot-wide public pathway to the frontage street. A minimum of 10 feet of open water shall surround the small boat landing.

f. Harbor access opportunity, by means of a public transient moorage for up to two 30-foot boats and which must have a minimum water depth of eight feet and which must be easily accessible to visiting boats and posted with signage which can be read at a distance of 100 feet.

1 An undersized lot or parcel shall qualify as a building site if such lot is a lot of record at the time this chapter became effective.

2 The setbacks of GHMC [17.99.310](#) and [17.99.320](#) are applicable in the WC district.

3 Separation between structures is not required upon lots or parcels within the Finholm Market portion of the WC district which contain multiple structures and/or which abut the DB (downtown business) district.

4 Historic net sheds as defined in GHMC [17.04.615](#) shall be excluded from the maximum gross floor area requirements.

5 For structures existing as of the effective date of the ordinance codified in this section and located in the portion of the WC district which abuts the DB district, additional gross floor area may be added to a structure

and the total gross floor area may exceed the maximum allowed; provided, that the additional gross floor area to be added is interior to the building and does not enlarge or expand the existing building footprint. Roof modifications to accommodate the increase in interior gross floor area are allowed provided the roof modifications do not exceed the building height allowed in GHMC [17.99.510](#). No additional parking spaces are required to accommodate the increase in gross floor area.

(Ord. 1551 § 18, 2025; Ord. 1393 § 7, 2018; Ord. 1347 § 40, 2016; Ord. 1307 § 47, 2014; Ord. 1275 § 1, 2013; Ord. 1070 § 6, 2007; Ord. 1008 § 4, 2005; Ord. 982 § 1, 2005; Ord. 975 § 60, 2004; Ord. 725 § 5, 1996; Ord. 710 § 56, 1996; Ord. 598 § 3, 1991; Ord. 573 § 2, 1990).

17.50.045 Maximum building size.

Repealed by [Ord. 1008](#). **17.50.050 Site plans.**

The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 28, 2010; Ord. 1197 § 28, 2010; Ord. 710 § 57, 1996; Ord. 573 § 2, 1990).

~~17.50.060 Maximum height of structures.~~

~~In the WC district, all buildings and structures shall not exceed the height limits defined in GHMC [17.99.510\(A\)\(2\)](#) and [17.99.510\(B\)](#). (Ord. 1194 § 38, 2010; Ord. 975 § 61, 2004; Ord. 710 § 58, 1996; Ord. 573 § 2, 1990).~~

17.50.070 Parking and loading facilities.

In a waterfront commercial district, parking and loading facilities on private property shall be provided in accordance with the requirements of Chapter [17.72](#) GHMC. Although historic net sheds are excluded from the maximum gross floor area requirements in GHMC [17.50.040](#), this exclusion shall not affect the calculation of the parking requirements. (Ord. 1070 § 7, 2007; Ord. 573 § 2, 1990).

17.50.080 Signs.

In a waterfront commercial district, all signs shall comply with the provisions of Chapter [17.80](#) GHMC. (Ord. 573 § 2, 1990).

17.50.090 Performance standards.

In a waterfront commercial district, performance standards are as follows:

- A. *Exterior Mechanical Devices.* Air conditioners, heating, cooling and ventilating equipment, pumps and heaters and all other mechanical devices shall be screened.
- B. *Landscaping.* Landscaping is required and shall be installed in conformance with Chapter [17.78](#) GHMC and/or by conditions of approval of discretionary applications required by this title; such landscaping shall be maintained in a neat manner. In no event shall such landscaped areas be used for storage of materials or parking of vehicles.
- C. *Outdoor Storage of Materials.* The outdoor storage of materials, including but not limited to lumber, auto parts, household appliances, pipes, drums, machinery or furniture, is permitted as an incidental or accessory activity of a permitted use or the principal feature of a conditional use. Such storage shall be screened by a wall, fence, landscaping or structure from surrounding properties and streets.
- D. *Outdoor Lighting.* Outdoor lighting shall conform to the standards of GHMC [17.99.350](#) and [17.99.460](#). Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting and light projection above the horizontal plane are prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.
- E. *Design.* All development in the WC district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

F. *Trash Receptacles*. Trash receptacles shall be screened from view. Screening shall be complementary to the building design and materials. (Ord. 1307 § 48, 2014; Ord. 1194 § 39, 2010; Ord. 1086 § 24, 2007; Ord. 975 § 62, 2004; Ord. 573 § 2, 1990).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

Chapter 17.54

PLANNED COMMUNITY DEVELOPMENT BUSINESS PARK DISTRICT (PCD-BP)

Sections:

- 17.54.010 Intent.**
- 17.54.020 Permitted and conditional uses.**
- 17.54.025 Category of uses.**
- 17.54.030 Performance standards.**

17.54.010 Intent.

The business park district is intended to enhance the city's economic base by providing suitable locations within the planned community development area for business and professional offices, corporate headquarters, research and development facilities, light industry and complementary educational, recreational and entertainment uses which are not detrimental to the business park district. The district is not intended to support the general commercial needs of the community; however, limited retail, commercial and support services that serve the needs of the business park tenants and patrons are allowed. The business park district is intended to be compatible with adjoining neighborhoods and be devoid of nuisance factors and hazards. (Ord. 1160 § 8, 2009; Ord. 747 § 4, 1997).

17.54.020 Permitted and conditional uses.

Refer to Chapter [17.14](#) GHMC for uses permitted and conditionally permitted in the PCD-BP district. (Ord. 1045 § 72, 2006).

17.54.025 Category of uses.

A. *Category I Uses.*

1. Higher educational schools;
2. Vocational/trade schools;
3. Public/private services;
4. Parks;
5. Utilities;
6. Industrial, level 1;
7. Hospital;
8. Community recreation hall;
9. Clubs;
10. House of religious worship;
11. Recreation, indoor commercial;
12. Recreation, outdoor commercial;
13. Entertainment, commercial;
14. Automotive fuel-dispensing facility.

B. *Category II Uses.*

1. Government administrative offices;
2. Personal services;
3. Professional services;
4. Product services, level 1;
5. Animal clinic;
6. Ancillary sales;

7. Lodging, level 3;
8. Business services;
9. Ancillary services;
10. Sales, level 1;
11. Commercial child care;
12. Restaurant 1;
13. Restaurant 2;
14. Restaurant 3. (Ord. 1160 § 9, 2009; Ord. 1045 § 74, 2006).

17.54.030 Performance standards.

All uses in the business park zone shall be regulated by the following performance standards:

A. *General.* Uses which create a risk of hazardous waste spills must provide hazardous waste containment provisions that meet building code, fire code and health and environmental regulations to prevent air, ground and surface water contamination.

B. *Setbacks.*

1. *Category I Uses.* No structure shall be closer than 150 feet to any residential zone or residential development and closer than 50 feet to any street or property line. Parking shall not be located any closer than 40 feet to any residential zone or residential development, and closer than 30 feet to any street or property line.

2. *Category II Uses.* No structure shall be closer than 40 feet to any residential zone or residential development and closer than 30 feet to any street or property line. Parking shall not be located any closer than 40 feet to any residential zone or residential development, and closer than 30 feet to any street or property line.

C. *Open Space.* A minimum of 20 percent of the site, excluding setbacks, shall remain in open space, with either retained natural vegetation or new landscaping.

D. *Landscaping.* All uses shall conform to the landscaping requirements established in Chapter [17.78](#) GHMC. All required yards shall be landscaped in accordance with the landscaping requirements of Chapter [17.78](#) GHMC.

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

F. ~~*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 calculated as provided for in GHMC [17.99.370\(D\)](#), except as provided under GHMC [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.~~

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

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

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

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

K. *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.

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

M. *Design*. Development in the PCD-BP district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

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

O. *Sales, Level 1*. Sales, level 1, uses are allowed if subordinate to the principal tenant use and occupy no more than 25 percent of the gross floor area of the principal tenant use.

P. *Restaurants*. Restaurant 2 and 3 uses are limited to no more than 25 percent of the gross floor area of a building.

Q. *Site Plans*. The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1197 § 29, 2010; Ord. 1194 § 40, 2010; Ord. 1160 § 10, 2009; Ord. 1086 § 25, 2007; Ord. 975 § 63, 2004; Ord. 967 § 3, 2004; Ord. 747 § 4, 1997).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)

17.78.060 Perimeter landscaping requirements for residential development.

Notwithstanding other regulations found in this chapter, perimeter areas shall be landscaped with trees, shrubs, and groundcover. ~~The required area of the perimeter landscaping on residential site plans shall be at least the depth of the required yard or setback area.~~ The required width for perimeter landscape areas in residential plats is 25 feet. The width of the perimeter landscape areas may be modified as provided for in this section in order to group, shape, or cluster existing or planted vegetation in modulated edges along the perimeter of a site or to create internal vegetation islands. In addition, internal vegetation island(s) and significant trees may be included in the calculation of perimeter areas in order to separate and/or juxtapose elements of the site plan and layout. The total square footage of these modified perimeter landscape areas shall be equivalent to the area of the standard required perimeter width identified above.

A. Reductions to the standard perimeter landscape area width are limited as follows:

1. Perimeter landscape area widths may not be reduced to less than one-third of the required yard or setback area of the zone or 10 feet, whichever is greater;
2. Perimeter landscape areas which have been reduced in width shall not run the length of the existing exterior property line for more than two-thirds of the length of said property line;
3. Parking and driveways may not encroach into the remaining perimeter landscape areas. However, site access driveways and pedestrian walkways may cut through the remaining perimeter landscape area substantially perpendicular to the property line.

B. All areas used in the calculation of the perimeter landscape area shall be developed as follows:

1. All significant trees as defined in GHMC [17.99.590](#) shall be retained. These trees can be applied towards all or some of the trees required to be retained by GHMC [17.99.240\(D\)](#). Retention of other existing vegetation for landscaping is strongly encouraged; however, it must be equal to or better than available nursery stock.

2. If the area does not contain substantial existing canopy, understory, and groundcover vegetation, it shall be enhanced or planted as follows:

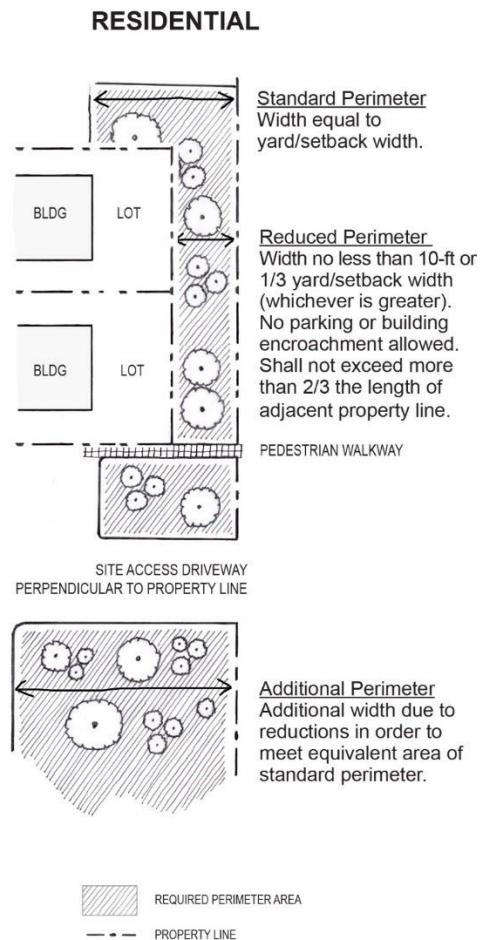
- a. At least 80 percent of all trees, shrubs, and groundcover shall be from the preferred species list referenced in GHMC [17.78.050](#).
- b. Perimeter landscaping may include existing landscaping, planted or a combination of both.
- c. Areas to be landscaped shall be covered with live groundcover vegetation which will ultimately cover at least 75 percent of the ground area within three years.
- d. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen tree shall be planted for every 200 square feet of area to be enhanced or planted. Three shrubs which will attain a height of three and one-half feet within three years shall be provided for every 200 square feet of the area to be enhanced. The plantings shall be evenly distributed throughout in a natural planting pattern.
- e. A minimum of 40 percent of the required trees shall be evergreen trees a minimum of six feet in height at planting.
- f. For properties located within the boundaries of the height overlay district referenced in Chapter [17.62](#) GHMC, trees shall be of a species with a mature height no taller than the approved building.

3. LID BMPs may be utilized within the perimeter landscape areas, and shall count towards the requirements for enhancement or planting. Where LID BMPs are proposed to meet perimeter landscape requirements, these plantings may deviate from the requirements in this subsection; provided, that the overall landscape area is not reduced.

C. Zone transition buffers required by GHMC [17.99.180](#) and enhancement corridor landscaping required by GHMC [17.99.160](#) shall not be reduced or modified through this chapter.

D. The perimeter landscape area in residential plats shall be located in recorded easements or recorded tracts.

E. The perimeter landscape area shall be appropriately documented on the approved land use plans, such as site plan, binding site plan or final plat.



(Ord. 1347 § 49, 2016; Ord. 1245 § 18, 2012; Ord. 1086 § 6, 2007; Ord. 975 § 68, 2004; Ord. 652 § 6, 1993; Ord. 573 § 2, 1990).

The Gig Harbor Municipal Code is current through Ordinance 1562, passed June 8, 2026.

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofgigharbor.net](http://www.cityofgigharbor.net)

[Hosted by ICC Code Solutions.](#)