



**Agenda Planning Commission
Open Public Hearing
Gig Harbor Civic Center
Thursday, April 7, 2022
6:00 P.M.**

Due to public health concerns, this meeting will be accessible to listen by using the information below:

Link to join Webinar <https://zoom.us/j/95353411299>

Call-in: (253) 215- 8782 Meeting ID: 953 5341 1299

To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Comments are only allowed during designated portions of the meeting. Please refrain from “raising your hand” until the Chair has announced that he has opened the public comment portion of the meeting. Your name or the last four 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. All speakers will have up to three minutes to speak.

If you wish to submit written public comment, please provide your comments to the Planning Division by 5:00 PM Wednesday, April 6, 2022. All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: FOR PUBLIC COMMENT included. Send comments to: mthomas@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

- I. Call to Order:**
- II. Roll call:**
- III. Approval of Minutes:**
- IV. Public Hearing:** Proposed Regulations Pertaining to Transitional Housing, Permanent Supportive Housing, Emergency Shelters, and Emergency Housing
 - a. Staff Report
 - b. Public Comment (See Assistance Memo)
 - c. Discussion and Recommendation
- V. Other Business**
- VI. Adjournment**



**DRAFT Minutes Planning Commission
Gig Harbor Civic Center
Thursday, March 31, 2022
5:00 P.M.**

Due to public health concerns, this meeting will be accessible to listen by using the information below:

Link to join Webinar <https://zoom.us/j/95353411299>

Call-in: (253) 215- 8782 Meeting ID: 953 5341 1299

- I. **Call to Order at 5:01 p.m.**
- II. **Roll Call** Chair Hoeksema, Commissioner Krawczyk, Commissioner Grina, Commissioner Bradbury, Commissioner Soltess, Commissioner Bennett & Commissioner Brown
Staff: Carl deSimas, Principal Planner & Michelle Thomas, Planning Technician
- III. **Approval of Minutes:** March 17, 2022 Motion Bradbury/ Bennett all in favor minutes approved as written
- IV. **Agenda Items**
 - a. Short Term Rentals Staff overview and Commission discussion
- V. **Other Business** Next meeting Thursday, April 7, 2022 6:00 PM Public Hearing Proposed Regulations Pertaining to Transitional Housing, Permanent Supportive Housing, Emergency Shelters, and Emergency Housing
- VI. **Adjournment** Motion Soltess/Krawczyk all in favor meeting adjourned at 8:05



TO: Gig Harbor Planning Commission

FROM: Planning Staff

DATE: March 31, 2022

RE: Permanent Supportive Housing, Transitional Housing, Emergency Shelter, and Emergency Housing; and, permanent zoning regulations to replace Ordinance 1466

INFORMATION / BACKGROUND

Early in 2021, the Washington State Legislature enacted Engrossed Second Substitute House Bill (ESSHB) 1220 (attached), which was signed by the Governor on May 12, 2021. The bill was passed, in part, to address the growing homeless crisis currently facing Washington State.

Within the bill are requirements for all jurisdictions planning under the Growth Management Act (GMA) to amend their Comprehensive Plans and development regulations pertaining to transitional housing, permanent supportive housing, emergency housing, and emergency shelters. The requirements of the bill and City required actions are briefly described below:

ESSHB 1220 includes the following sections:

Section 1:

The bill amended the Growth Management Act (36.70A) by updating the housing goal definition. The language no longer “encourages” affordable housing but requires jurisdictions to plan for and accommodate affordable housing.

-City policy actions pertaining to this change can be addressed through the 2024 Comprehensive Plan Update.

Section 2:

The bill amended the Growth Management Act (36.70A.070) to require jurisdictions to inventory, analyze, plan for, and accommodate dwelling units for moderate, low, very low, and extremely low-income households. The bill also requires jurisdictions to

inventory, analyze, plan for, and accommodate emergency housing, emergency shelters, permanent supportive housing, and transitional housing.

-City policy actions pertaining to this change can be addressed through the 2024 Comprehensive Plan Update. However, the City is beginning work on a Housing Action Plan and Housing Needs Assessment.

Section 3:

This section preempts local authority to prohibit certain shelters and housing types. The bill added a new section to Chapter 35A.21 RCW stating, “A code City shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. A code City shall not prohibit indoor emergency shelters and indoor emergency housing in any zones which hotels are allowed.” These requirements are effective as of September 30, 2021 and requires City action. The bill allows jurisdictions to place reasonable occupancy, spacing and intensity of use requirements upon these uses, which have been proposed in the ordinance.

-The City is required to implement this law by amending its zoning code, which would allow for permit processing through the standard private development process.

Section 4:

This section is redundant to section 3 for non-code cities.

Section 5:

The bill amended the Growth Management Act (36.70A.390 – Moratoria, interim zoning controls), to prohibit jurisdictions from utilizing moratoria or interim zoning controls to prohibit building permit applications for the construction of transitional housing or permanent supportive housing as required by this bill.

-The City may utilize interim zoning controls to implement these regulations but may not use moratoria or interim zoning controls to prohibit the implementation of this bill.

Section 6:

This section adds definitions of “emergency housing”, “emergency shelter” and “moderate income household”.

-The City may choose to incorporate these definitions into its zoning code.

Discussion

In response, Interim Ordinance 1466 was passed by the City Council on September 27, 2021, which provided interim zoning controls for the subject uses and amended the use tables within Chapter 17.14 GHMC to be consistent with the bill. The interim regulations conditionally allow permanent supportive housing and transitional housing in all zones except PI, ED, WR, WM and WC. The interim regulations conditionally allow emergency shelters and emergency housing in the RB-2, DB, B2, C1 and PCD-C zones. Additionally, the interim regulations add Sections 17.55 and 17.57 placing conditions on siting transitional housing, permanent supportive housing, emergency shelters and emergency housing.

Consistent with RCW 36.70A.390, the interim regulations have been in place for a period of 6-months. State law required a public hearing be held within 60-days of adoption to consider public testimony, which was held on October 11, 2021. After studying the subject, and making some amendments to the interim controls, the Planning Commission held a public hearing on February 17, 2022. The Planning Commission requested some additional changes to the regulations, which were to be brought back for a study session on March 2, 2022. Prior to this meeting, the Department of Commerce provided comment that had not been considered previously. Therefore, the Planning Commission chose to take the comment letter under consideration at their March 17, 2022 meeting and conduct an additional public hearing on April 7, 2022. Due to the timing of the Commerce comments, and the subsequent Planning Commission action, the interim controls needed extension. To this end, the City Council passed Ordinance 1483 on March 28, 2022, extending the interim zoning regulations of Ordinance 1466 for a period not to exceed an additional 6-months.

In response to the letter from Commerce, the Planning Commission directed staff to make a few amendments to the regulations. The result of this effort is Ordinance XXXX included in your packets for review and for the public's consideration. If the Planning Commission votes to recommend adoption of these regulations to City Council, they would replace those adopted under Ordinance 1466 and extended by Ordinance 1483.



RECEIVED

By MThomas City of Gig Harbor at 7:19 am, Mar 03, 2022

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

March 2, 2022

Planning Commission
City of Gig Harbor
c/o Mr. Carl de Simas
Principal Planner

Sent Via Electronic Mail: cdesimas@gigharborwa.gov

Re: Ordinance No. 1483

Dear Council and Commission members:

Thank you for the opportunity to comment on the proposed amendments to the Gig Harbor Municipal Code (GHMC) Title 17, relating to permanent supportive housing, emergency housing, emergency shelters, and transitional housing. The proposed amendments were received by Growth Management Services on February 17, 2022, and given material identification number 2022-S-3689.

In 2021, the legislature adopted ESSHB 1220, changing how Washington plans for housing. The bill, which supports emergency shelters and housing through local planning and development regulations, states in Section 3 that a city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed and shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed. This is codified in RCW 30.21A.430, and is copied in at the end of this letter.

On September 27, 2021, the Gig Harbor city council adopted interim zoning controls, which established interim measures for permanent supportive housing and emergency shelters. These proposed amendments appear to be the permanent implementation of those interim measures. We appreciate the City of Gig Harbor's efforts to implement this portion of ESSHB 1220. We offer the following comments on your draft amendments to the Gig Harbor Municipal Code:

- Proposed section 17.55.010(E) GHMC states that no permanent supportive housing or transitional housing unit may be located within half a mile of another property that contains permanent supportive housing or transitional housing. Proposed section 17.57.010(D) GHMC also states that no emergency housing facility or emergency shelter shall be located within a half mile of permanent supportive housing or transitional housing units. First, we urge you to consider these types of facilities differently. The impacts of permanent supportive housing and transitional housing are mostly consistent with residential uses. Frequently these housing programs are designed to serve specialized populations and have support services which provide stability. This

is particularly true for transitional housing which is commonly used to provide housing for youth exiting foster care, veterans, and survivors of domestic violence. Unlike shelters, which can meet a broad spectrum of service needs and may have an unpredictable demand for services, permanent supportive housing and transitional housing limit residents to a set number of units and require applications for services. For more [information on permanent supportive housing click here](#).

- As new housing element requirements become effective, Gig Harbor will be required to plan for and accommodate housing for all income brackets. Commerce will be providing projections of housing need by income band and for these special housing types, which each city must plan for and accommodate over the next 20 years¹. Proposed section 17.57.010(B) GHMC states that no more than one continuously operating emergency shelter and no more than one continuously operating emergency housing facility shall be in operation at the same time in city limits. This language may limit your ability to plan for a shelter, and the housing that may be needed for people who need a place to stay in an emergency, such as those fleeing domestic violence, veterans in need of support services, or other emergencies, such as natural disasters.
- We suggest you consider reducing the restriction from half a mile to a smaller distance, such as a quarter mile. In our review of Gig Harbor’s zoning map, the half-mile distance seems too large to allow adequate facilities to meet the special housing types needed to satisfy RCW 36.70A.070(2)(c).² RCW 35A.21.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each code city’s projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).
- We also suggest you consider adding a qualification: “No permanent supportive housing or transitional housing unit may be located within a certain distance of another property . . . unless sponsored by the same governmental, religious, or not for profit agency.” Many times, communities find it beneficial to allow non-profit agencies to maintain a continuum of housing services on one campus rather than requiring them to be spread out across the jurisdiction. This capitalizes on investments in security measures, reduces off-site camping, and reduces pressures on transportation systems.
- Finally, we caution you against using a blanket conditional use procedure for these types of housing. A conditional use process can complicate permitting of facilities, such as transitional housing, that may have minimal impacts to the community. The ordinance does not create a clear path to permitting for these types of important facilities, and could be a source of risk. Your ordinance should include a clear intent or purpose section as 17.64.020(C) GHMC states that conditional use approval or denial is based on what is deemed necessary or desirable in furthering the intent of the ordinance pertaining to the proposed development.

An example of a different approach to allowing these types of housing is the City of [SeaTac Ordinance 21-1031 found at this link](#), starting on page 191. It might be a useful approach as you consider this requirement. Thank you for the opportunity to comment. If you have any questions

¹ [Updating GMA Housing Elements](#)

² Housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary.

about this letter, please contact Mary.Reinbold@commerce.wa.gov or 509.638.5449. If you have questions about any other aspect of growth management, please contact Keri.Sallee@commerce.wa.gov or at 360.725.3064.

Sincerely,
Mary M. Reinbold, AICP
Senior Planner
Growth Management Services

cc:

David Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Ben Serr, AICP, Eastern Washington Regional Manager, Growth Management Services
Anne Fritz, AICP, Housing Programs Manager, Growth Management Services
Laura Hodgson, Senior Housing Planner, Growth Management Services

[RCW 30.21A.430](#)

A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit. Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii).

ORDINANCE NO. 1466

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING INTERIM ZONING CONTROLS PERTAINING TO PERMANENT SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING FOR A PERIOD OF SIX MONTHS IN RESPONSE TO ESSHB 1220, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, under the authority of RCW 35A.63.220 and RCW 36.70A.390, the City may impose interim regulations to be effective for a period of up to six months, and for six-month intervals thereafter; and

WHEREAS, earlier this year, the state legislature enacted Engrossed Second Substitute House Bill (ESSHB) 1220 signed by Governor Inslee on May 12, 2021, became Chapter 254 Laws of 2021, took effect on July 25, 2021, with regulations required by September 30, 2021; and

WHEREAS, Section 3 of ESSHB 1220 mandates that a city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed and shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed; and

WHEREAS, ESSHB 1220 was passed, in part, to address the growing homeless crisis currently facing Washington State; and

WHEREAS, the City of Gig Harbor has no regulations related to the development and operation of transitional housing, permanent supportive housing, emergency housing or emergency shelters needed to protect the community and residents of these units; and

WHEREAS, the City has not had sufficient time to evaluate the needs of transitional housing or permanent supportive housing and develop regulations between the time ESSHB 1220 was signed by the Governor and became law and the effective date; and

WHEREAS, in response to ESSHB 1220, the Gig Harbor City Council would like to make certain changes to its development regulations on an interim basis to provide City staff and the Planning Commission time to make recommendations to the City Council with respect to permanent regulations for transitional and supportive housing;

NOW THEREFORE, the City Council of the City of Gig Harbor, Washington, do ordain as follows:

Section 1. Gig Harbor Municipal Code Section 17.14.020 “Land use matrix” is hereby amended as shown in Exhibit A.

Section 2. A new Chapter 17.55 “Permanent Supportive Housing and Transitional Housing” is hereby added to the Gig Harbor Municipal Code as follows:

Chapter 17.57 Permanent Supportive Housing and Transitional Housing

17.57.010 Regulations for Permanent Supportive Housing and Transitional Housing.

- A. The maximum allowed number of dwelling units on any property shall not exceed the number of dwelling units that would be allowed under the zoning classification adopted for the property.
- B. The maximum occupancy load of a permanent supportive housing unit and transitional housing unit shall not exceed one person for every 200 square feet of habitable space as established in Table 1004.5 of the 2018 International Building Code.
- C. The maximum occupancy of a bedroom within a permanent supportive housing unit or transitional housing unit shall be minimum of 70 square feet per person. In determining is this occupancy limit, rounding to the nearest whole number shall not be allowed.
- D. All bedrooms within a permanent supportive housing unit or transitional housing unit shall comply with the criteria established in the International Residential Code.
- E. No permanent supportive housing or transitional housing unit may be located within half a mile of another property that contains permanent supportive housing or transitional housing. Compliance with this standard will be based on the date of complete application.
- F. All operators of permanent supportive housing or transitional housing shall utilize the Pierce County Homeless Information Management System.
- G. For the purposes of this chapter, definition for permanent supportive housing shall be consistent with RCW 36.70A.030 and the definition for transitional housing shall be consistent with WAC 458-16-320(e).

Section 3. A new Chapter 17.55 “Emergency Shelters and Emergency Housing” is hereby added to the Gig Harbor Municipal Code as follows:

Chapter 17.55 Emergency Shelters and Emergency Housing

17.55.010 Regulations for Emergency Shelters and Emergency Housing.

- A. The occupancy of an emergency shelter or emergency housing shall be limited to no more than 10 families or forty people, whichever is fewer.
- B. No more than one continuously operating emergency shelter and no more than one continuously operating emergency housing facility shall be in operation at the same time in city limits.

- C. No emergency shelter or emergency housing facility may be located within a half mile of another emergency shelter or emergency housing facility.
- D. No emergency housing facility or emergency shelter shall be located within a half mile of permanent supportive housing or transitional housing units.
- E. For the purposes of this section, the definition of emergency shelter shall be, "A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations."
- F. For the purposes of this section, the definition of emergency housing shall be, "Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement."
- G. All operators of emergency shelters or emergency housing shall utilize the Pierce County Homeless Information Management System.

Section 4. Hearing. In accordance with the requirements of state law, a public hearing on these interim regulations will be held within 60 days of adoption of interim regulations.

Section 5. Duration of Interim Zoning Control. The interim zoning control adopted herein shall be in effect for a period of 6 months, commencing on the effective date unless the City Council shall adopt appropriate permanent development regulations which replace this interim ordinance, or unless the same is extended as provided in RCW 35A.63.220 and RCW 36.70A.390, or unless terminated sooner by the Gig Harbor City Council.

Section 6. Transmittal to Department of Commerce. Pursuant to RCW 36.70A.106, this ordinance shall be transmitted to the Washington State Department of Commerce, as required by law.

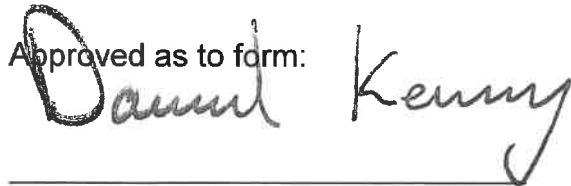
Section 7. Severability. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 8. Correction of Errors. The City Clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 9. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof,
held this 27th day of September, 2021.

Approved as to form:



Daniel Kenny
City Attorney



Kit Kuhn
Mayor

Attest:



Joshua Stecker
Interim City Clerk

PUBLICATION DATE: 9/30/21
EFFECTIVE DATE: 10/5/21

EXHIBIT A

17.14.020 Land use matrix.

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
Dwelling, single-family	-	P	P	P	P	C	P	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, duplex	-	-	-	P	P	P	-	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, triplex	-	-	-	C	P	P	-	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, fourplex	-	-	-	C	P	P	-	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, multiple-family	-	-	-	-	P	P ⁶	-	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	-	-	-	-	P ¹⁴	P
Accessory apartment ¹	-	C	P	-	P	-	C	C	P ³¹	P ¹⁴	C	C	P ¹⁴	-	-	-	P	-	P ¹⁴	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Living facility, independent	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P
Living facility, assisted	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
<u>Permanent Supportive Housing</u> ³²	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	-	<u>C</u>	<u>C</u>	<u>C</u>
<u>Transitional Housing</u> ³²	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	-	<u>C</u>	<u>C</u>	<u>C</u>
<u>Emergency Housing</u> ³³	-	-	-	-	-	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>
<u>Emergency Shelter</u> ³³	-	-	-	-	-	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-
School, primary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, secondary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, higher educational	P	C	-	C	-	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
School, vocational/trade	P	C	-	C	-	C	C	C	C	P	C	C	P	P	-	-	-	P	-	-
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P
Public/private services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C ¹⁵
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-
Community recreation hall	P	-	P	C	P	C	C	C	C	P	C	C	P	-	-	-	C	P	P	-
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	C ²⁰	P	P	C	-
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	-	P	P	P	P	P	P
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	P	C	P	C	P	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Electric vehicle charging station ²⁵	P	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P	P	P	P	P	P	P	P ²⁶	P ²⁶	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ²⁸	P ²⁸	-	P ²⁸	P	P	P	P	P	P	-	-	P	P	P	P ²⁸
Battery exchange station	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Cemetery	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lodging, level 1	-	C	-	C	-	P	P	P	P	P	C	C	-	-	C	C	C	-	-	P
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P
Lodging, level 3	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	P	-	P
Personal services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Business services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Professional services	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P
Ancillary services	P	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 1	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
Product services, level 2	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P ¹⁶
Sales, level 1	-	-	-	-	-	-	C ^{7,8}	-	P	P	P	P	P	C ²²	-	-	P	C ²³	P ¹³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	-	-	-	-	-
Sales, level 3	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	-	-	-	-	-
Sales, ancillary	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	-	P	P	-	-
Commercial child care	-	-	C	-	C	-	C	C	C	-	-	P	-	C	-	-	-	C	-	-
Recreation, indoor commercial	-	-	-	-	-	-	C	C	P	-	P	P	P	C	-	-	-	C	-	P
Recreation, outdoor commercial	-	-	-	-	-	-	C	C	C	-	P ¹⁰	P	P	C	-	-	-	C	-	P
Entertainment, commercial	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	C	-	P
Automotive fuel-dispensing facility	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Vehicle wash	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Parking lot, commercial	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal clinic	-	-	-	-	-	-	-	-	P ⁹	-	P	P	-	P	-	-	-	P	-	P
Kennel	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Adult entertainment facility ³	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Restaurant 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	P	-	C ¹²	P	P	P	P
Restaurant 2	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ²⁹	P	C ²³	P	P
Restaurant 3	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ²⁹	P	C ²³	P	P
Food truck ³⁰	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	P	P
Tavern	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	P	-	-	-
Drive-through facility	-	-	-	-	-	-	-	-	C	-	C	C	P	-	-	-	-	-	-	-
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine sales and service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine boat sales, level 1	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P	P	-	-	-

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	P	P	-	-	-
Ministorage	-	-	-	-	-	-	-	C	-	-	C	C	P	C	-	-	-	-	-	P
Industrial, level 1	-	-	-	-	-	-	-	C	C	-	C	P	-	P	-	-	-	C	-	P
Industrial, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Marine industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	P ¹¹	C	-	-	-
Wireless communication facility ⁴	C	C	C	C	C	C	P	P	C	P	C	P	P	P	C	C	C	P	P	-
Accessory uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

¹ Accessory apartments requiring conditional use permits are subject to the criteria in GHMC [17.64.045](#).

² Home occupations are subject to Chapter 17.84 GHMC.

³ Adult entertainment facilities are subject to Chapter 17.58 GHMC.

⁴ Wireless communication facilities are subject to Chapter 17.61 GHMC.

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

⁶ Multiple-family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district.

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

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

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

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

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

¹² Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.

- 13 Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.
- 14 Residential uses shall be located above a permitted business or commercial use.
- 15 Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.
- 16 Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.
- 17 Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.
- 18 Planned unit developments (PUDs) are conditionally permitted in the ED district.
- 19 Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.
- 20 Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.
- 21 Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.
- 22 See GHMC 17.45.040 for specific performance standards of sales and restaurant uses in the ED zone.
- 23 See GHMC 17.54.030 for specific performance standards of sales and restaurant uses in the PCD-BP zone.
- 24 Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC 17.91.040(A).
- 25 Level 1 and Level 2 charging only.
- 26 Electric vehicle charging stations, Level 1 and Level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.
- 27 The term "rapid" is used interchangeably with Level 3 and "fast charging."

- 28 Only “electric vehicle charging stations – restricted” as defined in Chapter 17.73 GHMC.
- 29 Only those properties lying adjacent to or southeast of Dorotich Street are allowed to request a conditional use permit for a restaurant 2 or restaurant 3 use. In other areas of WM zone, restaurant 2 and restaurant 3 uses are prohibited. See Chapter 17.48 GHMC for specific performance standards for restaurant uses in the WM zone.
- 30 Food truck permits shall be processed with a special use permit, per Chapter 17.65 GHMC.
- 31 Permitted above and below street-level nonresidential uses.
- 32 Permanent supportive housing and transitional housing shall comply with the standards of GHMC 17.55.
- 33 Emergency shelters and emergency housing shall comply with the standards of GHMC 17.57.

ORDINANCE NO. 1483

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RENEWING INTERIM ZONING REGULATIONS ADOPTED BY ORDINANCE 1466 RELATED TO TRANSITIONAL HOUSING, PERMANENT SUPPORTIVE HOUSING, EMERGENCY SHELTER AND EMERGENCY HOUSING BY A PERIOD OF 6-MONTHS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, under the authority of RCW 35A.63.220 and RCW 36.70A.390, the City may impose interim regulations to be effective for a period of up to six months, and for six-month intervals thereafter; and

WHEREAS, In 2021, the state legislature enacted Engrossed Second Substitute House Bill (ESSHB) 1220 signed by Governor Inslee on May 12, 2021, became Chapter 254 Laws of 2021, took effect on July 25, 2021, with regulations required by September 30, 2021; and

WHEREAS, Section 3 of ESSHB 1220 mandates that a city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed and shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed; and

WHEREAS, ESSHB 1220 was passed, in part, to address the growing homeless crisis currently facing Washington State; and

WHEREAS, the City of Gig Harbor currently has no regulations related to the development and operation of transitional housing, permanent supportive housing, emergency housing or emergency shelters needed to protect the community and residents of these units; and

WHEREAS, on September 27, 2021, the City Council adopted Interim Zoning Controls, which established interim measures for permanent supportive housing and emergency shelters; and

WHEREAS, the City Council directed the Planning Commission to review the Interim Regulations, consider public testimony, and provide a recommendation; and

WHEREAS, the Planning Commission conducted three work sessions where the Interim Regulations were considered;

WHEREAS, the Planning Commission conducted a public hearing on proposed regulations on February 27, 2022 and began deliberations;

WHEREAS, on February 28, 2022, the City received a comment letter from the Washington State Department of Commerce regarding the Interim Zoning regulations which will require staff and Planning Commission review and analysis prior to recommending to City Council;

WHEREAS, the Interim Regulations are set to expire on April 6, 2022 and additional time is required.

NOW THEREFORE, the City Council of the City of Gig Harbor, Washington, do ordain as follows:

Section 1. The whereas statements above are hereby adopted as Findings of Fact.

Section 2. The City Council held a public hearing on March 28, 2022 as required for any renewal of interim regulations.

Section 3. The Interim Regulations adopted by Ordinance 1466 are hereby renewed for a period of 6-months.

Section 4. Transmittal to Department of Commerce. Pursuant to RCW 36.70A.106, this ordinance has been transmitted to the Washington State Department of Commerce, as required by law.

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 6. Correction of Errors. The City Clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 7. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof, held this 28th day of March, 2022.

Tracie Markley
Mayor

Approved as to form:

Attest:

Daniel Kenny
City Attorney

Joshua Stecker
City Clerk

PUBLICATION DATE:
EFFECTIVE DATE:

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO PERMANENT SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, EMERGENCY HOUSING, AND EMERGENCY SHELTERS; AMENDING 17.14.020 OF THE GIG HARBOR MUNICIPAL CODE; ADDING NEW SECTIONS 17.55 and 17.57 TO THE GIG HARBOR MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the state legislature enacted Engrossed Second Substitute House Bill (ESSHB) 1220 signed by Governor Inslee on May 12, 2021, which became Chapter 254 Laws of 2021, and took effect on July 25, 2021, with regulations required by September 30, 2021; and

WHEREAS, Section 3 of ESSHB 1220 mandates that a city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed and shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed; and

WHEREAS, ESSHB 1220 was passed, in part, to address the growing homeless crisis currently facing Washington State; and

WHEREAS, the City of Gig Harbor currently has no permanent regulations related to the development and operation of transitional housing, permanent supportive housing, emergency housing, or emergency shelters needed to protect the community and residents of these units; and

WHEREAS, under the authority of RCW 35A.63.220 and RCW 36.70A.390, the City may impose interim regulations to be effective for a period of up to six months, and for six-month intervals thereafter; and

WHEREAS, on September 27, 2021, the City Council adopted Interim Zoning Controls, which established interim measures for transitional housing, permanent supportive housing, emergency housing, and emergency shelters; and

WHEREAS, the City Council directed the Planning Commission to review the Interim Regulations, consider public testimony, and provide a recommendation; and

WHEREAS, the Planning Commission conducted three study sessions, conducted public hearings on February 27, 2022, and April 7, 2022 and made a recommendation to City Council; and

WHEREAS, the City Council passed Ordinance 1483 extending the Interim Zoning Controls adopted under Ordinance 1466 and directing the Planning Commission to complete the process.

NOW THEREFORE, the City Council of the City of Gig Harbor, Washington, do ordain as follows:

Section 1. Gig Harbor Municipal Code Section 17.14.020 “Land use matrix” is hereby amended as shown in Exhibit A.

Section 2. A new Chapter 17.55 “Permanent Supportive Housing and Transitional Housing” is hereby added to the Gig Harbor Municipal Code as follows:

Chapter 17.55 Permanent Supportive Housing and Transitional Housing

17.55.010 Intent

It is the intent of this chapter to provide for an additional mix of housing types, consistent with state law, assuring overall safety and compatibility with surrounding land-uses.

17.55.010 Regulations for Permanent Supportive Housing and Transitional Housing.

- A. The maximum allowed number of dwelling units on any property shall not exceed the number of dwelling units that would be allowed under the zoning classification adopted for the property.
- B. The maximum occupancy load of a permanent supportive housing unit and transitional housing unit shall not exceed one person for every 200 square feet of habitable space as established in Table 1004.5 of the 2018 International Building Code.
- C. The maximum occupancy of a bedroom within a permanent supportive housing unit or transitional housing unit shall be minimum of 70 square feet per person. In determining this occupancy limit, rounding to the nearest whole number shall not be allowed.
- D. Occupancy Agreement
 1. An occupancy agreement shall be established with the City prior to occupancy of a permanent supportive housing or transitional housing use.
 - a. Property owners and/or operators shall enter into an agreement with the City in a form that is acceptable to the City.
 2. The occupancy agreement shall include, but not be limited to, the following:
 - a. Names and contact information for onsite staff;
 - b. Description of the services to be provide onsite;
 - c. Description of the staffing plan to include the following:
 - i. Number of staff supporting residents and operations;

- ii. Certification requirements;
 - iii. Staff training programs
 - iv. Staff to client ratios; and
 - v. Roles and responsibilities of all staff.
 - d. Program rules and code of conduct describing occupant expectation and consequences for failing to comply. The code of conduct shall, at a minimum, address the following topics:
 - i. The use or sale of alcohol and illegal drugs;
 - ii. Threatening or unsafe behavior; and
 - iii. Weapon possession.
 - e. Safety and security plan reviewed and approved by the City of Gig Harbor Police Department.
 - f. A plan for potential impacts on nearby businesses and residences including a proposed mitigation approach.
 - g. Description of eligibility for residency and a referral process.
 - h. Parking and management plan that includes a prohibition of automobile camping onsite and in designated on-street parking.
- E. All bedrooms within a permanent supportive housing unit or transitional housing unit shall comply with the criteria established in the International Residential Code.
- F. A permanent supportive housing or transitional housing unit may be located adjacent to, or within the vicinity of, another permanent supportive housing or transitional housing unit if the units are owned, operated, or sponsored by the same entity. Otherwise, permanent supportive housing or transitional housing units shall be separated by a minimum distance as follows:
- 1. Six or less occupants: One quarter mile
 - 2. More than six occupants: One half mile
- G. All operators of permanent supportive housing or transitional housing shall utilize the Pierce County Homeless Information Management System.
- H. All operators of permanent supportive housing or transitional housing shall be properly licensed and shall meet all relevant state, county, and local requirements.
- I. Permanent supportive housing or transitional housing shall be subject to inspection by City Officials on an annual basis. The inspections shall be conducted by the City Police Chief and the City Building Official, or their designee.
- J. For the purposes of this chapter, the definition of permanent supportive housing shall be consistent with RCW 36.70A.030 and the definition for transitional housing shall be consistent with WAC 458-16-320(e).

Section 3. A new Chapter 17.57 “Emergency Shelters and Emergency Housing” is hereby added to the Gig Harbor Municipal Code as follows:

Chapter 17.57 Emergency Shelters and Emergency Housing

17.55.010 Intent

It is the intent of this chapter to provide for housing types that would serve those in need, consistent with state law, assuring overall safety and compatibility with surrounding land-uses.

17.57.010 Regulations for Emergency Shelters and Emergency Housing.

- A. The occupancy of an emergency shelter or emergency housing shall be limited to no more than 10 families or forty people, whichever is fewer.
- B. Occupancy Agreement
 - a. An occupancy agreement shall be established with the City prior to occupancy of a permanent supportive housing or transitional housing use.
 - i. Property owners and operators shall enter into an agreement with the City in a form that is acceptable to the City.
 - b. The occupancy agreement shall include, but not be limited to, the following:
 - i. Name and contact information for onsite staff;
 - ii. Description of the services to be provide onsite;
 - iii. Description of the staffing plan to include the following:
 - 1. Number of staff supporting residents and operations;
 - 2. Certification requirements;
 - 3. Staff training programs
 - 4. Staff to client ratios; and
 - 5. Roles and responsibilities of all staff.
 - iv. Operational rules and code of conduct describing occupant expectation and consequences for failing to comply. The code of conduct shall, at a minimum, address the following topics:
 - 1. The use or sale of alcohol and illegal drugs;
 - 2. Threatening or unsafe behavior; and
 - 3. Weapon possession.
 - v. Safety and security plan reviewed and approved by the City of Gig Harbor Police Department.
 - vi. A plan for potential impacts on nearby businesses and residences including a proposed mitigation approach.
 - vii. Description of eligibility for residency and a referral process.
- C. Parking and management plan that includes a prohibition of automobile camping onsite and in designated on-street parking.
- D. No more than one continuously operating emergency shelter and no more than one continuously operating emergency housing facility shall be in operation at the same time in city limits.
- E. No emergency shelter or emergency housing facility may be located within one half mile of another emergency shelter or emergency housing facility.
- F. No emergency housing facility or emergency shelter shall be located within a half mile of permanent supportive housing or transitional housing units.

- G. For the purposes of this section, the definition of emergency shelter shall be, "A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations."
- H. For the purposes of this section, the definition of emergency housing shall be, "Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement."
- I. All operators of emergency shelters or emergency housing shall utilize the Pierce County Homeless Information Management System.
- J. All operators of emergency shelters or emergency housing shall be properly licensed and shall meet all relevant state, county, and local requirements.
- K. Emergency shelters or emergency housing shall be subject to inspection by City Officials on an annual basis. The inspections shall be conducted by the City Police Chief and the City Building Official, or their designee.

Section 4. Transmittal to Department of Commerce. Pursuant to RCW 36.70A.106, this ordinance has been transmitted to the Washington State Department of Commerce, as required by law.

Section 5. Severability. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 6. Correction of Errors. The City Clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 7. Effective Date. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof, held this ___ day of _____, 2022.

Tracie Markley
Mayor

Approved as to form:

Attest:

Daniel Kenny
City Attorney

Joshua Stecker
City Clerk

PUBLICATION DATE:
EFFECTIVE DATE:

DRAFT

EXHIBIT A

17.14.020 Land use matrix.

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
Dwelling, single-family	-	P	P	P	P	C	P	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, duplex	-	-	-	P	P	P	-	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, triplex	-	-	-	C	P	P	-	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, fourplex	-	-	-	C	P	P	-	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, multiple-family	-	-	-	-	P	P ⁶	-	P	P ³¹	P ¹⁴	C	C	P ¹⁴	-	-	-	-	-	P ¹⁴	P
Accessory apartment ¹	-	C	P	-	P	-	C	C	P ³¹	P ¹⁴	C	C	P ¹⁴	-	-	-	P	-	P ¹⁴	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Living facility, independent	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P
Living facility, assisted	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
<u>Permanent Supportive Housing</u> ³²	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Transitional Housing</u> ³²	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Emergency Housing</u> ³³	-	-	-	-	-	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>
<u>Emergency Shelter</u> ³³	-	-	-	-	-	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>	<u>C</u>	<u>C</u>	-	-	-	<u>C</u>	<u>C</u>	-	<u>C</u>
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-
School, primary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, secondary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, higher educational	P	C	-	C	-	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
School, vocational/trade	P	C	-	C	-	C	C	C	C	P	C	C	P	P	-	-	-	P	-	-
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P
Public/private services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C ¹⁵
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-
Community recreation hall	P	-	P	C	P	C	C	C	C	P	C	C	P	-	-	-	C	P	P	-
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	C ²⁰	P	P	C	-
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	-	P	P	P	P	P	P
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	P	C	P	C	P	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Electric vehicle charging station ²⁵	P	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P ²⁶	P	P	P	P	P	P	P	P ²⁶	P ²⁶	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ²⁸	P ²⁸	-	P ²⁸	P	P	P	P	P	P	-	-	P	P	P	P ²⁸
Battery exchange station	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Cemetery	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lodging, level 1	-	C	-	C	-	P	P	P	P	P	C	C	-	-	C	C	C	-	-	P
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P
Lodging, level 3	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	P	-	P
Personal services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Business services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Professional services	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P
Ancillary services	P	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 1	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
Product services, level 2	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P ¹⁶
Sales, level 1	-	-	-	-	-	-	C ^{7,8}	-	P	P	P	P	P	C ²²	-	-	P	C ²³	P ¹³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	-	-	-	-	-
Sales, level 3	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	-	-	-	-	-
Sales, ancillary	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	-	P	P	-	-
Commercial child care	-	-	C	-	C	-	C	C	C	-	-	P	-	C	-	-	-	C	-	-
Recreation, indoor commercial	-	-	-	-	-	-	C	C	P	-	P	P	P	C	-	-	-	C	-	P
Recreation, outdoor commercial	-	-	-	-	-	-	C	C	C	-	P ¹⁰	P	P	C	-	-	-	C	-	P
Entertainment, commercial	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	C	-	P
Automotive fuel-dispensing facility	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Vehicle wash	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Parking lot, commercial	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal clinic	-	-	-	-	-	-	-	-	P ⁹	-	P	P	-	P	-	-	-	P	-	P
Kennel	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Adult entertainment facility ³	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Restaurant 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	P	-	C ¹²	P	P	P	P
Restaurant 2	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ²⁹	P	C ²³	P	P
Restaurant 3	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ²⁹	P	C ²³	P	P
Food truck ³⁰	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	P	P
Tavern	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	P	-	-	-
Drive-through facility	-	-	-	-	-	-	-	-	C	-	C	C	P	-	-	-	-	-	-	-
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine sales and service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine boat sales, level 1	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P	P	-	-	-

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	PCD-NB	MUD ²⁴
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	P	P	-	-	-
Ministorage	-	-	-	-	-	-	-	C	-	-	C	C	P	C	-	-	-	-	-	P
Industrial, level 1	-	-	-	-	-	-	-	C	C	-	C	P	-	P	-	-	-	C	-	P
Industrial, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Marine industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	P ¹¹	C	-	-	-
Wireless communication facility ⁴	C	C	C	C	C	C	P	P	C	P	C	P	P	P	C	C	C	P	P	-
Accessory uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

¹ Accessory apartments requiring conditional use permits are subject to the criteria in GHMC [17.64.045](#).

² Home occupations are subject to Chapter 17.84 GHMC.

³ Adult entertainment facilities are subject to Chapter 17.58 GHMC.

⁴ Wireless communication facilities are subject to Chapter 17.61 GHMC.

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

⁶ Multiple-family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district.

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

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

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

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

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

¹² Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.

- 13 Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.
- 14 Residential uses shall be located above a permitted business or commercial use.
- 15 Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.
- 16 Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.
- 17 Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.
- 18 Planned unit developments (PUDs) are conditionally permitted in the ED district.
- 19 Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.
- 20 Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.
- 21 Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.
- 22 See GHMC 17.45.040 for specific performance standards of sales and restaurant uses in the ED zone.
- 23 See GHMC 17.54.030 for specific performance standards of sales and restaurant uses in the PCD-BP zone.
- 24 Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC 17.91.040(A).
- 25 Level 1 and Level 2 charging only.
- 26 Electric vehicle charging stations, Level 1 and Level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.
- 27 The term “rapid” is used interchangeably with Level 3 and “fast charging.”

- 28 Only “electric vehicle charging stations – restricted” as defined in Chapter 17.73 GHMC.
- 29 Only those properties lying adjacent to or southeast of Dorotich Street are allowed to request a conditional use permit for a restaurant 2 or restaurant 3 use. In other areas of WM zone, restaurant 2 and restaurant 3 uses are prohibited. See Chapter 17.48 GHMC for specific performance standards for restaurant uses in the WM zone.
- 30 Food truck permits shall be processed with a special use permit, per Chapter 17.65 GHMC.
- 31 Permitted above and below street-level nonresidential uses.
- 32 Permanent supportive housing and transitional housing shall comply with the standards of GHMC 17.55.
- 33 Emergency shelters and emergency housing shall comply with the standards of GHMC 17.57.