

GHMC 17.14.020 Land Use Matrix

Uses	PI	R-1	R-2	RLD	RMD	R-3	RB-1	RB-2	DB	B-1	C-1 ¹⁹	PCD-C	ED ¹⁸	WR	WM	WC	PCD-BP	MUD ²⁴	
Dwelling, Single-Family	-	P	P	P	P	C	P	P	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	P	P	P	-	P ¹⁴
Dwelling, Duplex	-	P	-	P	P	P	P	P	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	P	P	P	-	P ¹⁴
Dwelling, Tri-plex	-	-	-	C	P	P	P	P	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴
Dwelling, Four-plex	-	-	-	C	P	P	P	P	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴
Dwelling, Multiple-Family	-	-	-	-	P	P ⁶	-	P	P ³¹	P ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	-	-	-	-	-	P ¹⁴
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P
Family Day-Care Provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P
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
Living Facility, Independent ⁶	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	P
Living Facility, Assisted ⁶	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	P
Nursing Facility, Skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	P
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-
School, Primary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-
School, Secondary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-
School, Higher Educational	P	C	-	C	-	C	C	C	C	P	C	C	P	-	-	-	-	P	-
School, Vocational/Trade	P	C	-	C	-	C	C	C	C	P	C	C	P	P	-	-	-	P	-
Government Administrative Office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P
Public/Private Services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	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	-	
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	C ²⁰	P	P	
Parks	P	P	P	P	P	P	P	P	P	P	C	C	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
Electric Vehicle Charging Station ²⁵	P	P ²⁶	P ²⁶	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 ²⁸
Battery Exchange Station	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	C	-	-	
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	P
Short-term Rental ³²	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P
Personal Services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P
Business Services	-	-	-	-	-	-	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
Ancillary Services	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
Product Services Level 2	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P ¹⁶	-
Sales Level 1	-	-	-	-	-	-	C ^{7,8}	-	P	P	P	P	P	C ²²	-	-	P	C ²³	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	P	-	-	-	C	P	-
Automotive Fuel Dispensing Facility	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	C	-	-	
Vehicle Wash	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-
Parking Lot, Commercial	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Clinic	-	-	-	-	-	-	-	P ⁹	-	P	P	-	P	-	-	-	P	P	-
Kennel	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Adult Entertainment Facility ³	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	-	C ¹²	P	P	P	-
Restaurant 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	-	C ¹²	P	P	P	-
Restaurant 2	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ²⁹	P	C ²³	P	-
Restaurant 3	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ²⁹	P	C ²³	P	-
Tavern	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	P	-	-	-
Food Truck ³⁰	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	P	P
Drive-through Facility	-	-	-	-	-	-	-	C	-	C	C	P	-	-	-	-	-	-	-
Marina	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	P	P	-	-
Marine Sales and Service	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	P	P	-	-
Marine Boat Sales Level																			

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Wireless Communication Facility ⁴	C	C	C	C	C	C	P	P	C	P	C	P	P	P	C	C	C	C	P	-
Accessory Uses and Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Unclassified Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Footnotes:

- 1 Reserved.
- 2 Home occupations are subject to Chapter [17.84](#) GHMC.
- 3 Adult entertainment facilities are subject to Chapter [17.58](#) GHMC.
- 4 Wireless communication facilities are subject to Chapter [17.61](#) GHMC.
- 5 Houses of religious worship shall be limited to parcels not greater than five acres.
- 6 Each unit at an assisted living facility or independent living facility shall count as one third of a dwelling unit (.33) for purposes of calculating density.
- 7 Sales, level 1 uses shall be limited to food stores in the RB-1 district.
- 8 See GHMC [17.28.090\(G\)](#) for specific performance standards of restaurant 1 and food store uses in the RB-1 zone.
- 9 Animal clinics shall have all activities conducted indoors in the DB district.
- 10 Drive-in theaters are not permitted in the B-2 district.
- 11 Marine industrial uses in the WM district shall be limited to commercial fishing operations and boat construction shall not exceed one boat per calendar year.
- 12 Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.
- 13 Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.
- 14 Residential uses may be located above or as part of a mixed-use project with a business or commercial component.
- 15 Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.
- 16 Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.
- 17 Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.
- 18 Planned unit developments (PUDs) are conditionally permitted in the ED district.
- 19 Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.
- 20 Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.
- 21 Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.
- 22 See GHMC [17.45.040](#) for specific performance standards of sales and restaurant uses in the ED zone.
- 23 See GHMC [17.54.030](#) for specific performance standards of sales and restaurant uses in the PCD-BP zone.
- 24 Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC [17.91.040\(A\)](#).
- 25 Level 1 and Level 2 charging only.
- 26 Electric vehicle charging stations, Level 1 and Level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.
- 27 The term "rapid" is used interchangeably with Level 3 and "fast charging."
- 28 Only "electric vehicle charging stations - restricted" as defined in Chapter [17.73](#) GHMC.
- 29 Only those properties lying adjacent to or southeast of Dorotich Street are allowed to request a conditional use permit for a restaurant 2 or restaurant 3 use. In other areas of WM zone, restaurant 2 and restaurant 3 uses are prohibited. See Chapter [17.48](#) GHMC for specific performance standards for restaurant uses in the WM zone.
- 30 Food truck permits shall be processed with a special use permit, per Chapter [17.65](#) GHMC.
- 31 Permitted above and below street-level nonresidential uses.
- 32 Short-term rentals are subject to Chapter [17.85](#) GHMC.

Note:

This matrix is a reproduction of GHMC Section 17.14.020 Land Use Matrix. It is based on ordinances adopted by the City of Gig Harbor as of November 6, 2025. The information in the matrix will change over time without notice. Users of this matrix must confirm the information on this document by obtaining relevant ordinances or code sections from the city before relying on its accuracy.

GHMC 17.04 Land Use Matrix Definitions

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.
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
Dwelling, Tri-plex	"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.
Dwelling, Four-plex	"Four-plex dwelling" means a residential structure with four attached dwelling units and is constructed on a permanent foundation.
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.
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.
Family Day Care Provider	"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.
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.
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.
Independent Living Facility	"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.
Assisted Living Facility	"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.
Skilled Nursing Facility	"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.
Hospital	"Hospital" means a 24-hour, inpatient medical and surgical treatment facility.
School, Primary	"Primary school" means a public or private Washington State approved K – 8 school, including accessory playgrounds and athletic fields.
School, Secondary	"Secondary school" means a public or private Washington State approved 9 – 12 school, including athletic fields.
School, Higher Educational	"Higher educational school" means a public or private post secondary educational facility.
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.
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.
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.
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.
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.
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.
Clubs	"Clubs" 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.
Parks	"Parks" mean land used for active and passive recreation including, but not limited to, local and regional parks, playgrounds, ballfields, water access facilities and non-mechanical boat launches.
Essential Public Facilities	"Essential public facilities" include 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.
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.
Electric Vehicle Charging Station	"Electric vehicle charging station" means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.
Rapid Charging Station	"Rapid charging station" means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.
Battery Exchange Station	"Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.27 RCW and consistent with rules adopted under RCW 19.27.540.
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.
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.
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.
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.

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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 thirty consecutive nights.
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.
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.
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.
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.
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.
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.
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.
Sales Level 2	"Sales level 2" means automobiles, trucks, motorcycles, recreational vehicles, boats and trailer sales.
Sales Level 3	"Sales level 3" means heavy equipment sales and rentals, and including outdoor bulk sales of building and landscaping supplies.
Sales, Ancillary	"Ancillary sales" means sales directed towards the employees or patrons of a primary permitted use with no exterior signage.
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.
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.
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.
Entertainment, Commercial	"Commercial entertainment" means any passive recreational activities including but not limited to movie theaters, performing arts theaters, concert halls, and arcades.
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.
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.
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.
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.
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.
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.
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.
Restaurant 2	"Restaurant 2" means an establishment that prepares and serves food and nonalcoholic beverages.
Restaurant 3	"Restaurant 3" means an establishment that prepares and serves food and alcoholic beverages.
Tavern	"Tavern" means an establishment that serves alcoholic beverages as its primary use.
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.
Marina	"Marina" means a water-dependent facility consisting of a system of piers, buoys or floats which provides moorage and may include related services.
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.
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.
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.
Ministorage	"Ministorage" means fully enclosed commercial storage facilities, available to the general public and used solely for the storage of personal property.
Industrial Level 1	"Industrial level 1" means the assembly, production, or storage of finished or semi-finished materials or components into a finished or semi-finished 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.
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 contractor's yards, moving companies, distribution facilities, frozen food lockers, commercial greenhouses and processing of raw materials, except that refining and smelting are not allowed.
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.
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.
Accessory Uses and Structures	"Accessory uses and structures" means care taker dwelling units associated with non-residential uses, residential garages, sheds, similar outbuildings associated with the principal residential uses on the site and temporary buildings for and during construction.

Note: This table is a reproduction of certain definitions in Chapter 17.04 GHMC Definitions. The definitions included in this table are for the uses listed in the land use matrix only. It is based on ordinances adopted by the City of Gig Harbor as of May 12, 2025 (O-1540). The information in the table will change over time without notice. Users of this table must confirm the information on this document by obtaining relevant ordinances or code sections from the city before relying on its accuracy.

GHMC 17.72.030 Required Parking

Use	Required Parking
Dwelling, Single-Family	Two off-street parking spaces per dwelling unit. ³
Dwelling, Duplex	Two off-street parking spaces per dwelling unit. ³
Dwelling, Tri-plex	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one-bedroom unit, and two off-street parking spaces for units with two or more bedrooms. ³
Dwelling, Four-plex	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one-bedroom unit, and two off-street parking spaces for units with two or more bedrooms. ³
Dwelling, Multiple-Family	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one-bedroom unit, and two off-street parking spaces for units with two or more bedrooms. ³
Accessory Dwelling Units	One off-street parking space per accessory apartment in addition to parking required for primary dwelling unit.
Family Day-care Provider	Two off-street parking spaces.
Home Occupation	One off-street parking space in addition to parking is required for any other use; two parking spaces shall be required if the occupation requires customers or clients to visit the premises at any time.
Adult Family Home	Two off-street parking spaces.
Independent Living Facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Assisted Living Facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Skilled Nursing Facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Hospital	One off-street parking space for every two beds based on maximum capacity as determined by the International Building Code.
School, Primary	One off-street parking space for every five seats in the main auditorium or assembly room.
School, Secondary	One off-street parking space for every four seats in the main auditorium or assembly room, or three off-street parking spaces for every classroom plus one additional off-street parking space for each staff member or employee, whichever is greater.
School, Higher Educational	One-off-street parking space for every possible four seats in the classrooms based on maximum capacity as determined by the International Building Code.
School, Vocational/Trade	One-off-street parking space for every possible four seats in the classrooms based on maximum capacity as determined by the International Building Code.
Government Administrative Office	One off-street parking space for every 300 square feet of gross floor area.
Public/Private Services	For libraries: One off-street parking space for every 1,000 square feet of gross floor area; For police stations and fire stations: one off-street parking space for every 300 square feet of gross floor area; For maintenance and storage facilities: one off-street parking space for every 1000 square feet of gross floor area.
Religious worship, house of	One off-street parking space for every four fixed seats in the facility's largest assembly area. For a fixed seat configuration consisting of pews or benches, the seating capacity shall be computed upon not less than 18 linear inches of pew or bench length per seat. For a flexible configuration consisting of moveable chairs, each seven square feet of the gross floor area to be occupied by such chairs shall be considered as a seat.
Museum	One off-street parking space for every 1,000 square feet of gross floor area.
Community Recreation Hall	One off-street parking space for every possible four seats in the auditorium(s) and assembly room(s) based on maximum capacity as determined by the International Building Code.
Clubs	One off-street parking space for each four persons of the building's maximum seating capacity as determined by the International Building Code.
Parks	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the uses proposed.
Essential Public Facilities	Parking required as per underlying use.
Utilities	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the use proposed.
Electric Vehicle Charging, Rapid Charging, and Battery Exchange Stations	See GHMC 17.73 and 17.72.090 for regulations related to electric vehicle infrastructure.
Cemetery	Off-street parking spaces are required for only office, chapel and indoor assembly areas. For office space: one off-street parking space for every 300 square feet of gross floor area. For chapel and indoor assembly areas: one off-street parking space for every four fixed seats. For a fixed seat configuration consisting of pews or benches, the seating capacity shall be computed upon 18 linear inches of pew or bench length per seat. For a flexible configuration consisting of moveable chairs, each seven square feet of the gross floor area to be occupied by such chairs shall be considered as a seat.
Lodging Level 1	One and one-quarter off-street parking space for each room to rent in addition to two off-street parking spaces for the single-family residence.
Lodging Level 2	One and one-quarter off-street parking space for each room to rent.
Lodging Level 3	One and one-quarter off-street parking space for each room to rent.
Personal Services	One off-street parking space for every 300 square feet of gross floor area.
Business Services	One off-street parking space for every 300 square feet of gross floor area.
Professional Services	One off-street parking space for every 300 square feet of gross floor area except for medical and dental offices. For medical and dental offices, one off-street parking space for every 250 square feet of gross floor area.
Ancillary Services	One off-street parking space for every 300 square feet of gross floor area.
Product Services Level 1	One off-street parking space for every 300 square feet of gross floor area.
Product Services Level 2	One off-street parking space for every 400 square feet of gross floor area, except for auto repair. For auto repair, four off-street parking spaces for each service bay.
Sales Level 1	One off-street parking space for every 300 square feet of gross floor area.
Sales Level 2	One off-street parking space for every 400 square feet of gross floor area.
Sales Level 3	One off-street parking space for every 400 square feet of gross floor area.
Ancillary Sales	One off-street parking space for every 300 square feet of gross floor area.
Commercial Child Care	One off-street parking space for every 5 possible seats in the main auditorium or assembly rooms.
Commercial Recreation, Indoor	One off-street parking space for every possible four seats in the auditoriums and assembly rooms based on maximum capacity as determined by the International Building Code; for bowling alleys, five off-street parking spaces for each alley.
Commercial Recreation, Outdoor	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the uses proposed.

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Commercial Entertainment	One off-street parking space for every possible four seats in the auditorium(s) and assembly room(s) based on maximum capacity as determined by the International Building Code.
Automotive Fuel Dispensing Facility	One off-street parking space for every two fuel pumps, if service bays are not provided. If service bays are provided, four off-street parking spaces for each service bay.
Vehicle Wash	Two off-street parking spaces per service bay plus one space for every two employees. In addition, a stacking lane or lanes capable of accommodating a minimum of 10 percent of the projected maximum hourly throughput of vehicles for the vehicle wash shall be provided near the entrance to the wash bay(s). One car length within the stacking lane shall be equal to the length of a standard parking space.
Commercial Parking Lot	None required
Animal Clinic	One off-street parking space for every 250 square feet of gross floor area.
Kennel	One off-street parking space for every 300 square feet of gross floor area.
Adult Entertainment Facility	Parking required as per underlying use.
Restaurant 1	One off-street parking space for every three seats based on a seating plan submitted to the planning director showing a reasonable seating capacity for the dining area. If, at a later date, the business desires to add more seating than shown on the seating plan, additional off-street parking will be required at one off-street parking space for every three additional seats. Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate any new p.m. peak-hour trips, require additional sewer capacity, or increase water consumption.
Restaurant 2	One off-street parking space for every three seats based on a seating plan submitted to the planning director showing a reasonable seating capacity for the dining area. If, at a later date, the business desires to add more seating than shown on the seating plan, additional off-street parking will be required at one off-street parking space for every three additional seats. Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate any new p.m. peak-hour trips, require additional sewer capacity, or increase water consumption.
Restaurant 3	One off-street parking space for every three seats based on a seating plan submitted to the planning director showing a reasonable seating capacity for the dining area. If, at a later date, the business desires to add more seating than shown on the seating plan, additional off-street parking will be required at one off-street parking space for every three additional seats. Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate any new p.m. peak-hour trips, require additional sewer capacity, or increase water consumption.
Tavern	One off-street parking space for every three seats based on a seating plan submitted to the planning director showing a reasonable seating capacity for the dining area. If, at a later date, the business desires to add more seating than shown on the seating plan, additional off-street parking will be required at one off-street parking space for every three additional seats. Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate any new p.m. peak-hour trips, require additional sewer capacity, or increase water consumption.
Drive-through Facility	One off-street space for every two employees assigned to the drive-through service area. In addition, a stacking lane or lanes capable of accommodating a minimum of 10 percent of the projected maximum hourly throughput of vehicles for the drive-through facility shall be provided near the drive-through service area. One car length within the stacking lane shall be equal to the length of a standard parking space.
Marina	For moorages/slips less than 45 feet, one off-street parking space for every two berths; for moorages/slips 45 feet or longer, one space for every berth. All moorage facilities shall provide a minimum of two parking spaces. If a commercial or residential development is to be combined with a watercraft usage requiring parking, the usage which generates the larger number of spaces shall satisfy the requirements of the other usage. ²
Marine Sales and Service	One off-street parking space for every 300 square feet of gross floor area except for boat sales and repair. For boat sales and repair, one off-street parking space for every 400 square feet of gross floor area.
Marine Boat Sales Level 1	One off-street parking space for every 300 square feet of gross floor area.
Marine Boat Sales Level 2	One off-street parking space for every 400 square feet of gross floor area.
Ministorage	Two off-street parking spaces located near the office. Parking for loading and unloading purposes is allowed in front of individual storage units unless prohibited by the Fire Marshal.
Industrial Level 1	One off-street parking space for every 1,000 square feet of gross floor area.
Industrial Level 2	One off-street parking space for every 1,000 square feet of gross floor area, except for moving companies and distribution facilities. For moving companies and distribution facilities, one off-street parking space for each vehicle in use, at any time, in the conduct of business.
Marine Industrial	One off-street parking space for every 1,000 square feet of gross floor area.
Wireless Communication Facility	None Required
Accessory Uses and Structures	Parking required as per underlying use.
For any other use not specifically mentioned or provided for, the director shall determine the standards to be applied for parking using as a guide the uses listed above that most closely resemble the uses proposed.	
In instances when the calculation of the required off-street parking spaces for new or modified uses results in a fractional parking space, the number of parking spaces required shall be rounded up to the nearest whole number.	

Footnotes:

1 If the facility or home is used exclusively for the housing of the elderly, disabled or handicapped, the decisionmaker may allow a portion of the area required for off-street parking to be reserved as a landscaped area if the decisionmaker finds that the required off-street parking is not immediately required and is in the best interest of the neighborhood.

2 See GHMC [17.48.070](#) for additional requirements for parking and loading facilities in the WM district.

3 Guest parking shall be provided for all residential developments with 10 or more dwelling units or lots as follows:

a. The minimum number of spaces shall be one guest parking space for every four dwelling units, with fractions rounded to the next highest number.

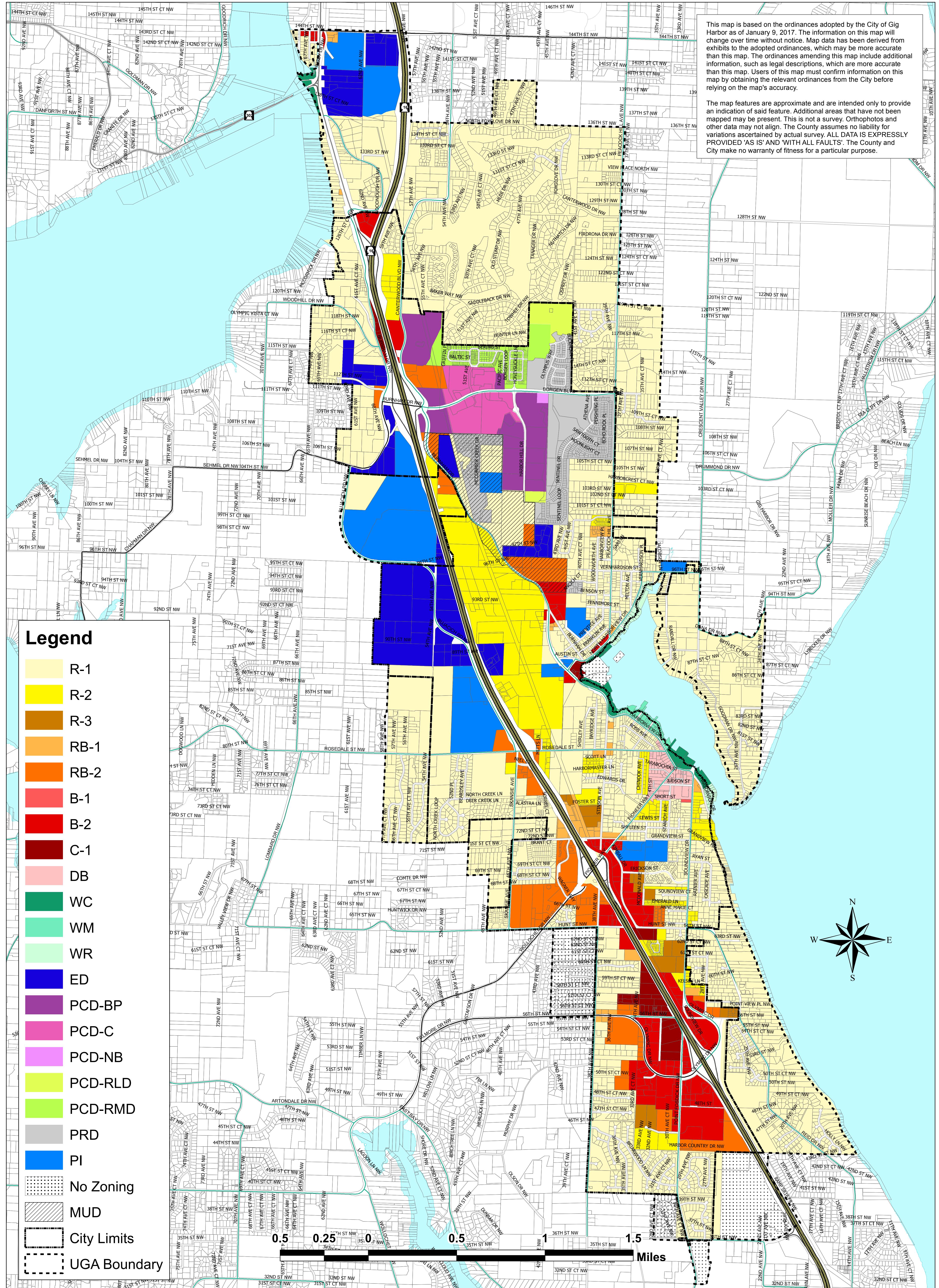
b. Guest parking may be located:

- i. In a parking lot accessed by a public roadway, but not located more than 500 feet from the dwelling(s) it is intended to serve; and/or
- ii. In a central location within the subdivision as practical and may also serve as parking for active or passive outdoor amenities; and/or
- iii. Provided as on-street parking; and/or
- iv. In a location deemed appropriate by the planning director.

c. Unless the parking is located on dedicated public right-of-way, the guest parking spaces shall be owned and maintained by the homeowners' association.

d. Off-street parking must comply with the off-street parking design standards pursuant to GHMC [17.72.020](#).

Note: This table is a reproduction of GHMC Section 17.72.030 Number of off-street parking spaces. It is based on ordinances adopted by the City of Gig Harbor as of May 12, 2025. The information in the table will change over time without notice. Users of this table must confirm the information on this document by obtaining relevant ordinances or code sections from the city before relying on its accuracy.



City of Gig Harbor 2017 Zoning Map

Date: 3/2/2017