

Section 1. Chapter 17.04 of the Gig Harbor Municipal Code is hereby amended as follows:

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

17.04.269.b Density, maximum. “Density, maximum,” means the largest number of dwelling units that shall be developed on parcel within a specific zoning district based upon net buildable land area of the parcel.

17.04.269.c Density, minimum. “Density, minimum,” means the fewest number of dwelling units that shall be developed on a parcel within a specific zoning district based upon the net buildable land area of the parcel.

17.04.612 Net buildable land area. “Net buildable land area” means the portion of a lot that remains after subtracting areas where development is prohibited (sensitive areas, public rights of way, tidelands) from the gross lot area. It is used to calculate the allowable residential density for a site.

Section 2. Chapter 17.05 of the Gig Harbor Municipal Code is hereby amended as follows:

17.05.020 Allowed density.

The allowed density, as shown for each zone in this title allowing residential uses, represents the minimum and/or the maximum number of dwelling units that may occupy an acre of land, as stated in each zoning district chapter. The following formula is used to determine minimum and maximum number of allowable dwelling units on a parcel based on the net buildable land area, only applicable to zoning districts with required minimum and maximum densities. Minimum density shall be met for subdivisions and multifamily proposals. In zoning districts where no minimum density is established, only the maximum density shall apply as the upper limit.

A. Minimum density is calculated by multiplying the net buildable land area by the minimum density requirement specified in the development standards for each zoning district.

B. Maximum density is determined by multiplying the net buildable land area by the maximum allowable density as specified in the development standards for each zoning district.

C. An applicant may propose any number of dwelling units within the established minimum and maximum density range as calculated in A and B. Where the allowed density of a zone does not state a minimum or maximum density, the stated density shall represent both the minimum and maximum number of dwelling units that may occupy an acre of land. Density may also be increased in the PCD RLD and PCD RMD districts under the procedures identified in Chapters 17.17 and 17.21 GHMC, respectively. (Ord. 1389 § 3, 2018; Ord. 1130 § 4, 2008; Ord. 951 § 3, 2004).

Section 3. Chapter 17.14 of the Gig Harbor Municipal Code is hereby amended as follows:

S17.14.020 Land use matrix.

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Dwelling, single-family	-	P	P	P	P	C	P	P	P ³ 1	P ¹ 4	C¹ 4	C¹ 4	P ¹⁴	-	P	P	P	-	P¹⁴	P ¹⁴
Dwelling, duplex,	-	P	-	P	P	P	P	P	P ³ 1	P ¹ 4	C¹ 4	C¹ 4	P ¹⁴	-	P	P	P	-	P¹⁴	P ¹⁴
Dwelling, triplex	-	-	-	C	P	P	P	P	P ³ 1	P ¹ 4	C¹ 4	C¹ 4	P ¹⁴	-	-	C ¹ 7	P	-	P¹⁴	P ¹⁴
Dwelling, fourplex	-	-	-	C	P	P	P	P	P ³ 1	P ¹ 4	C¹ 4	C¹ 4	P ¹⁴	-	-	C ¹ 7	P	-	P¹⁴	P ¹⁴
Dwelling, multiple- family	-	-	-		P	P ⁶	-	P	P ³ 1	P ¹ 4	C¹ 4	C¹ 4	P ¹⁴	-	-	-	-	-	P¹⁴	P ¹⁴
Accessory dwelling unit	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Living facility, independent ⁶	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Living facility, assisted ⁶	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-
School, primary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, secondary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, higher educational	P	C	-	C	-	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, vocational/trade	P	C	-	C	-	C	C	C	C	P	C	C	P	P	-	-	-	P	-	-
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P
Public/private services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C ¹⁵

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D NB	MUD 24
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-
Community recreation hall	P	-	P	C	P	C	C	C	C	P	C	C	P	-	-	-	C	P	P	-
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	C ² 0	P	P	C	-
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	-	P	P	P	P	P	P
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	P	C	P	C	P	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Electric vehicle charging station ²⁵	P	P ² 6	P ²⁶ 6	P ² 6	P ²⁶ 6	P ² 6	P ²⁶ 6	P	P	P	P	P	P	P	P ² 6	P ²⁶ 6	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ²⁸	P ² 8	-	P ²⁸	P	P	P	P	P	P	-	-	P	P	P	P ²⁸
Battery exchange station	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Cemetery	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lodging, level 1	-	C	-	C	-	P	P	P	P	P	C	C	-	-	C	C	C	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED ¹⁸	W R	W M	W C	PC D- BP	PC D- NB	MUD ²⁴
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P
Lodging, level 3	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	P	-	P
Short-term rental ³²	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P
Personal services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Business services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Professional services	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P
Ancillary services	P	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 1	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 2	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P ¹⁶
Sales, level 1	-	-	-	-	-	-	C ⁷ , 8	-	P	P	P	P	P	C ²²	-	-	P	C ²³	P ¹³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	-	-	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
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 ¹ 0	P	P	C	-	-	-	C	-	P
Entertainment, commercial	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	C	-	P
Automotive fuel-dispensing facility	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	-	-
Vehicle wash	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Parking lot, commercial	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal clinic	-	-	-	-	-	-	-	-	P ⁹	-	P	P	-	P	-	-	-	P	-	P
Kennel	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D - NB	MUD 24
Adult entertainme nt facility ³	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Restaurant 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	P	-	C ¹ 2	P	P	P	P
Restaurant 2	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ² 9	P	C ²³	P	P
Restaurant 3	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ² 9	P	C ²³	P	P
Food truck ³⁰	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	P	P
Tavern	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	P	-	-	-
Drive- through facility	-	-	-	-	-	-	-	-	C	-	C	C	P	-	-	-	-	-	-	-
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine sales and service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine boat sales, level 1	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P	P	-	-	-
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	P	P	-	-	-
Ministorage	-	-	-	-	-	-	-	C	-	-	C	C	P	C	-	-	-	-	-	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹¹ 9	PC D-C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MUD 24
Industrial, level 1	-	-	-	-	-	-	-	C	C	-	C	P	-	P	-	-	-	C	-	P
Industrial, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Marine industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	P ¹¹	C	-	-	-
Wireless communicati on facility ⁴	C	C	C	C	C	C	P	P	C	P	C	P	P	P	C	C	C	P	P	-
Accessory uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Unclassified use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

1 Reserved.

2 Home occupations are subject to Chapter [17.84](#) GHMC.

3 Adult entertainment facilities are subject to Chapter [17.58](#) GHMC.

4 Wireless communication facilities are subject to Chapter [17.61](#) GHMC.

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

~~**6** Multiple family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district. Each unit at an assisted living facility or independent living facility shall count as one third of a dwelling unit (.33) for purposes of calculating density.~~

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

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

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

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

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

- 12** Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.
- 13** Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.
- 14** ~~Residential uses shall be located above a permitted business or commercial use.~~ Residential uses may be located above or as part of a mixed-use project with a business or commercial component.
- 15** Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.
- 16** Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.
- 17** Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.
- 18** Planned unit developments (PUDs) are conditionally permitted in the ED district.
- 19** Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.
- 20** Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.
- 21** Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.
- 22** See GHMC [17.45.040](#) for specific performance standards of sales and restaurant uses in the ED zone.
- 23** See GHMC [17.54.030](#) for specific performance standards of sales and restaurant uses in the PCD-BP zone.
- 24** Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC [17.91.040\(A\)](#).
- 25** Level 1 and Level 2 charging only.
- 26** Electric vehicle charging stations, Level 1 and Level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.
- 27** The term “rapid” is used interchangeably with Level 3 and “fast charging.”
- 28** Only “electric vehicle charging stations – restricted” as defined in Chapter [17.73](#) GHMC.
- 29** Only those properties lying adjacent to or southeast of Dorotich Street are allowed to request a conditional use permit for a restaurant 2 or restaurant 3 use. In other areas of WM zone, restaurant 2 and restaurant 3 uses are prohibited. See Chapter [17.48](#) GHMC for specific performance standards for restaurant uses in the WM zone.
- 30** Food truck permits shall be processed with a special use permit, per Chapter [17.65](#) GHMC.
- 31** Permitted above and below street-level nonresidential uses.
- 32** Short-term rentals are subject to Chapter [17.85](#) GHMC.

Section 4. Chapter 17.17 of the Gig Harbor Municipal Code is hereby amended as follows:

17.17.040 Performance standards.

~~A. *Density*. The minimum density is four dwelling units per net acre and the maximum density is four dwelling units per gross acre. Additional density may be allowed using either of the following options:~~

~~1. *Bonus Density Option*. A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations:~~

- ~~a. Thirty percent of the development site is common open space, which must be contiguous or larger than one acre in area (plus five percent).~~
- ~~b. A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~
- ~~c. A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). "Active recreational areas" shall include, but not be limited to:~~
 - ~~i. Clearly defined athletic fields and/or activity courts.~~
 - ~~ii. Recreation center or community facility.~~
- ~~d. Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~

~~2. *Density Credit Transfers*. A transfer of density credits may be applied from one residential district within the PCD district to the RLD district up to a maximum of seven dwelling units per acre. Density credit transfers shall be as provided for in the density credit transfer section in Chapter 17.59 GHMC. Density credit transfers may be used in conjunction with bonus density options to achieve the maximum allowable density of seven dwelling units per acre.~~

~~B. A. General.~~

~~1. Maximum Minimum density is four dwelling units per acre and maximum density is seven units per acre per structure in attached single-family dwellings.~~

Section 5. Chapter 17.20 of the Gig Harbor Municipal Code is hereby amended as follows:

17.20.040 Development standards.

In an R-2 district, the minimum requirements are as follows:

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Short subdivision:		
1. Minimum lot area:		7,000 sq. ft./dwelling unit
2. Minimum lot width:		50'
B. Subdivision:		
1. Minimum lot area:		5,800 sq. ft./dwelling unit
2. Minimum lot width:		0.7 percent of the lot area, in lineal feet

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
C. Minimum front yard ^{2,3}	House: 20' Porch: 12' Garage: 26'	25'
D. Minimum side yard ^{1,2}	8'	7'
E. Minimum rear yard ^{1,2}	30'	25'
F. Maximum hard surface coverage		60% of the total lot area
G. Minimum density		No minimum <u>6 dwelling units/acre</u>
H. Maximum density		<u>6</u> 12 dwelling units/acre

Section 6. Chapter 17.21 of the Gig Harbor Municipal Code is hereby amended as follows:

17.21.040 Performance standards.

A. *Density.* The minimum base density is five eight and the maximum is eight 16 dwelling units per acre. ~~Additional density may be allowed using either of the following options:~~

~~1. *Bonus Density Option.* A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations:~~

- ~~a. Thirty percent of the development site is common open space, which must be contiguous or greater than one acre in area (plus five percent).~~
- ~~b. A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~
- ~~c. A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). Active recreational areas shall include, but not be limited to:~~

- ~~i. Clearly defined athletic fields and/or activity courts.~~
- ~~ii. Recreation center or community facility.~~

~~d. Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~

~~2. *Density Credit Transfers.* A transfer of density credits may be applied from one residential district within the PCD to the residential medium district up to a maximum of 16 dwelling units per acre. Density credit transfers shall be as provided for in the density credit transfer section, in Chapter 17.59 GHMC. Density credit transfers may be used in conjunction with bonus density options to achieve the maximum allowable density of 16 dwelling units per acre.~~

Section 7. Chapter 17.24 of the Gig Harbor Municipal Code is hereby amended as follows:

17.24.050 Development standards.

In an R-3 district, the minimum lot requirements are as follows:

Single- Family and Duplex Dwellings	Other Residential and Nonresidential
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A. Short subdivision:

- | | |
|----------------------|-----------------------------|
| 1. Minimum lot area | 5,400 sq. ft./dwelling unit |
| 2. Minimum lot width | 50' |

B. Subdivision:

- | | |
|----------------------|---|
| 1. Minimum lot area | 4,400 sq. ft./dwelling unit |
| 2. Minimum lot width | 0.7 percent of the lot area, in lineal feet |

- | | | |
|------------------------------------|-------------|-----|
| C. Minimum front yard ² | House: 20' | 20' |
| | Porch: 12' | |
| | Garage: 26' | |

- | | | |
|-----------------------------------|----|----|
| D. Minimum side yard ¹ | 8' | 7' |
|-----------------------------------|----|----|

- | | | |
|-----------------------------------|-----|-----|
| E. Minimum rear yard ¹ | 30' | 25' |
|-----------------------------------|-----|-----|

- | | |
|----------------------------------|---------------------------|
| F. Maximum hard surface coverage | 60% of the total lot area |
|----------------------------------|---------------------------|

- | | |
|--|---------------------------------|
| G. Maximum <u>Minimum density</u> | 8 <u>12</u> dwelling units/acre |
| F. <u>Maximum density</u> | <u>32 dwelling units/acre</u> |

Section 8. Chapter 17.28 of the Gig Harbor Municipal Code is hereby amended as follows:

17.28.050 Minimum development standards.

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

	Single-Family Dwellings	Other Residential	Nonresidential
A. Minimum lot area (sq. ft.)	7,200	7,200	15,000
B. Minimum lot width	70'	70'	70'
C. Minimum front yard setback ^{1,3}	House: 20' Porch: 12' Garage: 26'	20'	20'
D. Minimum rear yard setback ^{1,2}	30'	25'	15'
E. Minimum side yard setback ^{1,2}	8'	7'	10'
F. Maximum hard surface coverage	50%	50%	60%
G. Minimum street frontage	20'	20'	50'
H. Minimum density	No minimum <u>6 dwelling units/acre</u>	No minimum <u>6 dwelling units/acre</u>	
I. Maximum density	3 <u>12</u> dwelling units/acre	3 <u>12</u> dwelling units/acre	
J. Maximum gross floor area	N/A	N/A	5,000 sq. ft. per structure
K. Separation between structures	20'	20'	20'

Section 9. Chapter 17.30 of the Gig Harbor Municipal Code is hereby amended as follows:

17.30.050 Development standards.

In an RB-2 district, development standards shall be satisfied for all new and redeveloped uses:

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
A. Minimum lot area	12,000 sq. ft.	12,000 sq. ft.
B. Minimum lot width	70'	70'

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
C. Front yard setback ²	House: 20' Porch: 12' Garage: 26'	20'
D. Side yard setback ¹	8'	8'
E. Rear yard setback ¹	30'	15'

F. Any nonresidential yard abutting an existing residential use or zone: 40 feet with dense vegetative screening. Easements not having dense vegetative screening are not included;

~~G. Maximum density: eight dwelling units per acre–Minimum density: 12 dwelling units/acre~~

~~F. Maximum density: 32 dwelling units/acre~~

Section 10. Chapter 17.31 of the Gig Harbor Municipal Code is hereby amended as follows:

17.31.065 Maximum residential density.

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

Section 11. Chapter 17.32 of the Gig Harbor Municipal Code is hereby amended as follows:

17.32.033 General standards.

The following general standards shall apply:

A. Minimum lot area:	5,000 sq. ft.
B. Minimum lot width:	50 feet
C. Minimum front yard: ¹	20 feet
D. Minimum side yard: ¹	10 feet
E. Minimum rear yard: ¹	25 feet
F. Maximum impermeable surface coverage: ²	70%
G. Maximum hard surface coverage:	80%

H. Maximum residential density: 4 ~~32~~ dwelling
units per acre

Section 12. Chapter 17.36 of the Gig Harbor Municipal Code is hereby amended as follows:

17.36.065 Maximum residential density.

The maximum residential density is ~~six~~ ~~32~~ dwelling units per acre. (Ord. 1389 § 8, 2018).

Section 13. Chapter 17.40 of the Gig Harbor Municipal Code is hereby amended as follows:

17.40.075 Maximum residential density.

The maximum residential density is ~~six~~ ~~38~~ dwelling units per acre. (Ord. 1389 § 9, 2018; Ord. 710 § 48, 1996).

Section 14. Chapter 17.41 of the Gig Harbor Municipal Code is hereby amended as follows:

17.41.030 Performance standards.

A. *Yard Requirements.* The following minimums (in feet) apply:

Contiguous Parcel Situation	Lot Width	Front	Side	Rear	Street Frontage
Nonresidential/Nonresidential	75	20	5	20	20
Nonresidential/Residential	75	20	30	30	20

B. *Landscaping.* All developed parcels shall be landscaped in accordance with the landscaping requirements of Chapter [17.78](#) GHMC.

C. *Lot Area.* There is no minimum lot area for this district.

D. *Maximum Height of Structures.* Structures within 100 feet of a residential low density zone shall not exceed 35 feet in height. Structures within 100 feet of a residential medium density zone shall not exceed 45 feet in height. Structure height shall be determined as provided for in GHMC [17.99.370\(D\)](#), except as provided under 17.99.390(A)(3). The maximum building height shall also be limited by the city building and fire codes. Definitions within the city building and fire codes shall be used to determine height for compliance with the applicable building and fire codes.

E. *Lot Coverage.* There is no maximum lot area coverage except as needed to meet setback, open space and landscaping requirements.

~~F.~~ *Density. Minimum density is 24 units per acre and maximum density is 32 units per acre.*

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

~~G.~~ ~~H.~~ *Exterior Mechanical Devices.* All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.

~~H.~~ ~~I.~~ *Outdoor Storage of Materials.* Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.

~~I.~~ ~~J.~~ *Outdoor Lighting.* Outdoor lighting shall conform to the standards of GHMC [17.99.350](#) and [17.99.460](#). Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.

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

~~K. L.~~ **Design.** All development in the PCD-C district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC.

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

~~M. O.~~ **Site Plans.** The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1307 § 44, 2014; Ord. 1197 § 24, 2010; Ord. 1194 § 32, 2010; Ord. 1086 § 21, 2007; Ord. 975 § 52, 2004; Ord. 747 § 3, 1997).

Section 15. Chapter 17.46 of the Gig Harbor Municipal Code is hereby amended as follows:

17.46.040 Development standards.

A minimum lot area for new subdivisions is not specified. The minimum development standards are as follows:

	Single-Family Dwelling	Duplex Dwelling	Non-residential Dwelling
A. Minimum lot area (sq. ft.) ¹	7,000	14,000	12,000
B. Minimum lot width	70'	50'	50'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	40%	45%	50%
H. Minimum density	No minimum		
I. Maximum density	3 <u>4</u> dwelling units per acre		
J. Maximum gross floor area including garages, attached and detached ³	4,000 square feet per lot	4,000 square feet per lot	4,000 square feet per lot

Section 16. Chapter 17.48 of the Gig Harbor Municipal Code is hereby amended as follows:

17.48.040 Development standards.

A minimum lot area for new subdivisions is not specified. The minimum development standards are as follows:

	Single- Family Dwelling	Attached Up to 4 Units	Nonresidential
A. Minimum lot area (sq. ft.) ¹	6,000	6,000/unit	15,000
B. Minimum lot width	50'	100'	100'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	50%	55%	70%
H. Minimum density	No minimum		
I. Maximum density	3 4 dwelling units per acre		
J. Maximum gross floor area including garages, attached and detached ³	3,500 square feet per lot	3,500 square feet per lot	3,500 square feet per lot
K. Separation between structures	20'	20'	20'

Section 17. Chapter 17.50 of the Gig Harbor Municipal Code is hereby amended as follows:

17.50.040 Development standards.

In a waterfront commercial district, the minimum development requirements are as follows:

	Single-Family Dwelling	Attached Up to 4 Units	Nonresidential
A. Minimum lot area (sq. ft.) ¹	6,000	6,000/unit	15,000
B. Minimum lot width	50'	100'	100'
C. Minimum front yard ²			
D. Minimum side yard ²			
E. Minimum rear yard ²			
F. Minimum yard abutting tidelands	0'	0'	0'
G. Maximum hard surface coverage	50%	55%	70%
H. Minimum density	No minimum density		
I. Maximum density	3 4 dwelling units per acre		
J. Maximum footprint/gross floor area ^{4,5}	3,000 square feet max. gross floor area per structure	3,000 square feet max. footprint/6,000 square feet gross floor area per structure	3,000 square feet max. footprint/6,000 square feet gross floor area per structure
K. Separation between structures ³	20'	20'	20'

Section 18. Chapter 17.56 of the Gig Harbor Municipal Code is hereby amended as follows:

~~17.56.010 Intent.~~

~~The intent of the neighborhood business district (NBD) is to provide for businesses serving the everyday needs of neighboring residents. The NBD is limited in overall site area and availability of uses and is not intended to provide regional retail facilities. The NBD implements the goals and policies of the Gig Harbor comprehensive plan in providing retail and service uses that are easily accessible to local residents. (Ord. 747 § 5, 1997).~~

~~17.56.020 Permitted and conditional uses.~~

~~Refer to Chapter 17.14 GHMC for uses permitted and conditionally permitted in the PCD-NB district. (Ord. 1045 § 76, 2006).~~

~~17.56.030 Performance standards.~~

~~A. General. All uses in the neighborhood business zone are subject to the following conditions:~~

~~1. All business, service, or repair must be conducted within an enclosed building except for outside restaurant seating, flower and plant display and fruit/vegetable stands appurtenant to a grocery store.~~

~~2. Any goods produced in the neighborhood business zone shall be sold on the premises where produced.~~

~~3. Processes, equipment and goods shall not emit odor, dust, smoke, cinders, gas, noise, vibrations, or waste which would unreasonably affect adjacent residential area.~~

~~The neighborhood business districts shall not be greater than three acres in total land area nor may an NBD be located within one mile of any other NBD.~~

~~B. Hours of Operation. The following hours of operation apply:~~

Facility	Hours of Operation
Automotive Fuel Dispensing with Convenience Store	6:00 a.m. — 10:00 p.m.
Grocery Stores	6:00 a.m. — 10:00 p.m.
Restaurant	6:00 a.m. — 10:00 p.m.

~~C. Yard Requirements. Minimum yard requirements are as follows:~~

Contiguous Parcel Situation	Minimum Lot Width	Front	Side	Rear	Street Frontage
Nonresidential/Nonresidential	75	10	0	20	20
Nonresidential/Residential	75	20	30	30	20

~~The side yard must be at least 20 feet plus 10 feet for each story above two. Except when adjacent to a residential use or zone, the side yard must be at least 30 feet plus 10 feet for each story above two.~~

~~D. Maximum Height of Structures. All buildings and structures shall not exceed a height of 35 feet as provided for in GHMC 17.99.370(D), except as provided under GHMC 17.99.390(A)(3).~~

~~E. Lot Area. No minimum lot size is specified except as required to accommodate landscaping and open space requirements.~~

~~F. Lot Coverage. A maximum lot coverage is not specified except as needed to meet setback and open space requirements.~~

~~G. Off-Street Parking. Off-street parking and loading areas meeting the requirements of Chapter 17.72 GHMC shall be provided.~~

~~H. Exterior Mechanical Devices. All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.~~

~~I. Outdoor Storage of Materials. Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.~~

~~J. Outdoor Lighting. Outdoor lighting shall conform to the standards of GHMC 17.99.350 and 17.99.460. Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.~~

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

~~L. Design. Development in the PCD-NB district shall conform to the design and development standards contained in Chapter 17.99 GHMC.~~

~~M. Site Plans. The site plan review process established under Chapter 17.96 GHMC shall apply to all uses and development within this district. (Ord. 1307 § 49, 2014; Ord. 1197 § 30, 2010; Ord. 1194 § 41, 2010; Ord. 1045 § 77, 2006; Ord. 975 § 64, 2004; Ord. 747 § 5, 1997).~~

Section 19. Chapter 17.91 of the Gig Harbor Municipal Code is hereby amended as follows:

17.91.040 Site development and performance standards.

A. *Minimum Development Parcel Size.* To promote efficient and compatible groupings of uses within a mixed use district, the following minimum development parcel sizes shall apply:

1. No parcel less than 10 acres shall be developed with residential uses, except where the parcel is contiguous to a developed or planned residential area.

2. No parcel less than 10 acres shall be developed with nonresidential uses, except where the parcel is contiguous to a developed or planned business or commercial area.
3. Where phased development is proposed for a parcel of 10 acres or greater and where the first phase is less than 10 acres, the remaining portion of the parcel reserved for future development shall be committed to residential or nonresidential uses.
4. Where residential and nonresidential uses are developed on the same parcel or site, the parcel size requirements may be waived where it is found that the intent of the mixed use zone is otherwise met.

~~B. *Density.* Maximum residential density is four 32 dwelling units per acre. Minimum parcel size is not specified. Bonus densities of up to 30 percent over the base may be permitted, based upon the following allocations:~~

- ~~1. Thirty percent of the development site is common open space, which must be contiguous to or greater than one acre in area (plus five percent).~~
- ~~2. A pedestrian trail system is provided within the common open space area, consistent with the adopted trails plan per the land use map (plus 10 percent).~~
- ~~3. A minimum 35 percent of the required common open space is improved as an active recreational area (plus 10 percent). Active recreational areas shall include, but not be limited to:~~
 - ~~a. Clearly defined athletic fields and/or activity courts.~~
 - ~~b. Recreation center or community facility.~~
- ~~4. Additional common open space is provided between the development and adjacent residential zones, uses or developments (plus five percent bonus maximum at a ratio of one percent density bonus per five percent open space increase).~~

~~G. *B. General.*~~

1. The minimum density is 24 dwelling units per acre and maximum residential density is ~~four~~ 32 dwelling units per acre. structure in townhouse or zero lot line developments.
2. Each unit must have individual private yards or courts enclosed by a wall, berm or dense landscaping.
3. Townhouse units adjacent to a single-family residence within the same development shall have a front yard equal to or exceeding the single-family dwelling and a minimum side yard of 25 feet if adjacent to a single-family lot.
4. Easements shall be required for all zero lot line developments to facilitate access from the adjoining lot for necessary maintenance and repair activities.

~~D. *C. Separation of Uses/Transition Buffers.*~~ To ensure that different land uses are adequately separated, the following transition buffers and setbacks shall be used:

1. *Buffers Separating New Businesses from Existing Residential Uses.* A business or nonresidential use must meet the following standards where it is adjacent to property which is either developed or planned for residential use in addition to the zone transition standards defined in GHMC 17.99.180:
 - a. A minimum 35-foot setback from any property shared with a residential site.
 - b. Landscaping forming a dense vegetative screen or retention of existing native vegetation within required buffer areas equal to the minimum setback.
 - c. No parking shall occur within a required buffer.
2. *Buffers Separating New Residential Use from Existing Nonresidential Uses.* A residential use must meet the following standards where it is adjacent to property which is either developed or planned for nonresidential or business use:
 - a. A minimum 35-foot setback from any property shared with a nonresidential site.
 - b. Landscaping forming a dense vegetative screen or retention of existing native vegetation within required buffer areas equal to the minimum setback.
3. *Buffers Separating New Multifamily Dwellings from Existing Single-Family Dwellings.* In addition to the zone transition standards in GHMC 17.99.180, a multifamily use must meet the following standards where it is adjacent to property which is developed as single-family residential:

- a. A minimum setback of 25 feet from all street rights-of-way common to both uses.
- b. A minimum setback of at least 25 feet from any property line shared with a single-family use.
- c. Landscaping within required buffer areas equal to minimum width of the buffer.

Parking areas shall not occupy the required buffer area.

4. *Buffers Separating Single-Family Dwellings from Existing Multifamily Dwellings.* Where adjacent property is developed or planned for single-family residential use, a multifamily residential development must meet the following standards:

- a. A minimum setback of 25 feet from all street rights-of-way common to both uses.
- b. A minimum setback of at least 25 feet from any property line shared with a single-family use.
- c. Landscaping within required buffer areas equal to the minimum width of the buffer.

~~E.~~ D. *Mixed Use Occupancies Within the Same Structure.* Residential units and retail business or office uses shall be permitted within the same structure, subject to the following standards:

1. The nonresidential use must have access by way of a business arterial and shall front directly on an adjacent sidewalk or pedestrian walkway, or on a front or side yard from which vehicles are excluded.
2. Where a business or residential portion of the building is located on different floors, business uses shall occupy the floors below the residential uses.
3. Business and residential portions of a building must be separated by soundproof walls, floors, equipment, utilities or other suitable architectural features or appurtenances.
4. Allocation of uses shall be consistent with the city of Gig Harbor comprehensive plan.

~~F.~~ E. *Performance Standards.*

1. *Minimum Yards (From the Property Line).*
 - a. Front, 15 feet.
 - b. Side, five feet. At least 20 feet is required on the opposite side of a lot having a zero lot line.
 - c. Rear, 15 feet.
2. *Maximum Height.* The maximum height of a structure shall not exceed 35 feet.
3. *Maximum Lot Area Coverage.* Forty-five percent, excluding driveways, private walkways and similar hard surfaces.
4. *Landscaping.* Landscaping shall comply with the requirements of Chapter [17.78](#) GHMC.
5. *Exterior Mechanical Devices.* All HVAC equipment, pumps, heaters and other mechanical devices shall be screened from view from all public rights-of-way.
6. *Outdoor Storage of Materials.* Outdoor storage of materials and supplies, except for authorized sales displays, shall be completely screened from adjacent properties and public rights-of-way.
7. *Outdoor Lighting.* Outdoor lighting shall conform to the standards of GHMC [17.99.350](#) and [17.99.460](#). Such lighting shall be shielded so that direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. Temporary outdoor lighting intended to advertise a temporary promotional event shall be exempt from this requirement.
8. *Trash Receptacles.* Trash receptacles shall be screened from view. Screening shall be complementary to building design and materials.
9. *Design.* Development in the MUD district shall conform to the design and development standards contained in Chapter [17.99](#) GHMC. Duplex dwellings shall conform to the design standards defined for single-family dwellings in Chapter [17.99](#) GHMC.
10. *Signage.* Signage must comply with the requirements of Chapter [17.80](#) GHMC.
11. *Site Plans.* The site plan review process established under Chapter [17.96](#) GHMC shall apply to all uses and development within this district. (Ord. 1347 § 59, 2016; Ord. 1307 § 61, 2014; Ord. 1197 § 54, 2010; Ord. 1194 § 45, 2010; Ord. 1086 § 26, 2007; Ord. 1045 § 85, 2006; Ord. 975 § 73, 2004; Ord. 747 § 7, 1997).

