

ORDINANCE 1551

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING CHAPTERS 17.04, 17.05, 17.14, 17.17, 17.20, 17.21, 17.24, 17.28, 17.30, 17.31, 17.32, 17.36, 17.40, 17.41, 17.46, 17.48, 17.50, 17.56, AND 17.91 OF THE GIG HARBOR MUNICIPAL CODE TO UPDATE THE DEVELOPMENT CODE FOR CONSISTENCY WITH THE ADOPTED 2024 COMPREHENSIVE PLAN, AS REQUIRED BY THE WASHINGTON STATE GROWTH MANAGEMENT ACT (CHAPTER 36.70A RCW); PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Gig Harbor is required to plan for growth and development in accordance with the Washington State Growth Management Act (Chapter 36.70A of the Revised Code of Washington), hereinafter referred to as “the Act”; and

WHEREAS, the Act requires that jurisdictions planning under its provisions prepare and adopt a comprehensive plan to guide future land use, growth, and development in a manner that promotes the public health, safety, and welfare, and facilitates orderly and efficient development patterns; and

WHEREAS, the City of Gig Harbor adopted its updated Comprehensive Plan on April 14, 2025, in accordance with the Act, setting forth the community’s long-term vision, goals, policies, and land use designations to guide growth and investment over a 20-year planning horizon; and

WHEREAS, the Act further mandates that development regulations, including zoning and land use standards, be consistent with and implement the adopted Comprehensive Plan; and

WHEREAS, the city has undertaken a review of its development regulations, including the development code and the land use and zoning maps, to ensure consistency with the policies, goals, and land use designations adopted in the Comprehensive Plan approved in April 2025; and

WHEREAS, amendments to the Gig Harbor Municipal Code, including zoning districts, development standards, and related provisions, are necessary to align with the updated Comprehensive Plan, specifically with respect to increased residential densities, updated growth targets, revised land use designations, and implementation strategies to accommodate forecasted population and employment growth; and

WHEREAS, the proposed development code amendments are intended to implement the Comprehensive Plan by establishing clear, predictable, and effective

regulations that promote appropriate land use patterns, support the City's housing and employment goals, and facilitate coordinated and efficient development.

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

Section 1. GHMC 17.05 04.269.a – Density - Adopted. The City Council hereby adopts Section 17.04.269.a of the Gig Harbor Municipal Code as follows:

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

Section 2. GHMC 17.05 04.269.b – Density, Maximum – Adopted. The City Council hereby adopts Section 17.04.269.b of the Gig Harbor Municipal Code as follows:

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

Section 3. GHMC 17.05 04.269.c – Density, Minimum – Adopted. The City Council hereby adopts Section 17.04.269.b of the Gig Harbor Municipal Code as follows:

17.04.269.c Density, minimum. "Density, minimum," means the fewest number of dwelling units that shall be developed on a parcel within a specific zoning district based upon the net developable acreage of the parcel.

Section 4. GHMC 17.05 04.612 – Net Developable Area – Adopted. The City Council hereby adopts Section 17.04.612 of the Gig Harbor Municipal Code as follows

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

Section 5. GHMC 17.05.020 0 Allowed Density – Amended. Section 17.05.020 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 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 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 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.~~

Section 6. GHNC S17.14.020 – Land Use Matrix – Amended. Section S17.14.020 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	R M D	R -3	R B- 1	R B- 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	PG D- NB	MU D 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	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	P ¹⁴
Dwelling, triplex	-	-	-	C	P	P	P	P	P ₃₁	P ₁₄	C ₁₄	C ₁₄	P ¹⁴	-	-	C ₇ ¹	P	-	P ¹⁴	P ¹⁴
Dwelling, fourplex	-	-	-	C	P	P	P	P	P ₃₁	P ₁₄	C ₁₄	C ₁₄	P ¹⁴	-	-	C ₇ ¹	P	-	P ¹⁴	P ¹⁴

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 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	MU D ²⁴
Dwelling, multiple- family	-	-	-		P	P	-	P	P ₃₁	P ₁₄	C ₁₄	C ₁₄	P 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	P
Home occupatio n 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, independe nt ⁶	-	-	-	C	-	P	C	C	C	P	C	C	P	C ² ₁	-	-	-	-	-	P
Living facility, assisted ⁶	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 2	D B	B -1	B -2	C - 11 9	PC D- C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MU D ²⁴
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

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 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	MU D ²⁴
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C ¹ 5
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-
Communit y 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	G	-
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 ₆ ²	P ₂₆	P ₂₆ ²⁶	P ₂₆	P ₆ ²	P	P	P	P	P	P	P	P ₆ ²	P ₆ ²	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ₂₈ ²⁸	P ₂₈	-	P ₈ ²	P	P	P	P	P	P	-	-	P	P	P	P ₂₈ ²⁸

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 2	D B	B -1	B -2	C - 11 9	PC D- C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MU D ²⁴
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
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

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 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	MU D ²⁴
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 ² 2	-	-	P	C ²³	P ⁴³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ² 2	-	-	-	-	-	-
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

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 2	D B	B -1	B -2	C - 11 9	PC D- C	ED 18	W R	W M	W C	PC D- BP	PC D- NB	MU D ²⁴
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 entertainm	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 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	MU D ²⁴
ent facility ³																				
Restauran t 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	P	-	C ¹ 2	P	P	P	P
Restauran t 2	-	-	-	-	-	-	-	-	P	-	P	P	P	C ² 2	-	C ² 9	P	C ²³	P	P
Restauran t 3	-	-	-	-	-	-	-	-	P	-	P	P	P	C ² 2	-	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	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P	P	-	-	-

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 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	MU D ²⁴
sales, level 1																				
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ² 2	-	P	P	-	-	-
Ministorag e	-	-	-	-	-	-	-	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 ¹ 1	C	-	-	-
Wireless communic ation 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

Uses	P I	R -1	RL D	R -2	R M D	R -3	R B- 1	R B- 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	MU D ²⁴
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 7. GHMC17.14.040 – Performance Standards – Amended Section 17.14.040 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 8. GHMC 17.20.040 – Development Standards – Amended. Section 17.20.040 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'

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
B. Subdivision:		
1. Minimum lot area:	5,800 sq. ft./dwelling unit	
2. Minimum lot width:	0.7 percent of the lot area, in lineal feet	
C. Minimum front yard ^{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	6 <u>12</u> dwelling units/acre	

Section 9. GHMC 17.21.040 – Performance Standards – Amended. Section 17.21.040 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 10. GHMC 17.24.050 – Development Standards – Amended. Section 17.24. 050 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

	Single-Family and Duplex Dwellings	Other Residential and Nonresidential
C. Minimum front yard ²	House: 20' Porch: 12' Garage: 26'	20'
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</u> density	8 <u>12</u> dwelling units/acre <u>32 dwelling units/acre</u>	
F. <u>Maximum density</u>		

Section 11. GHMC 17.28.050 – Minimum Development Standards –
Amended. Section 17.28.050 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'	20'	20'

	Single-Family Dwellings	Other Residential	Nonresidential
	Porch: 12'		
	Garage: 26'		
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	No minimum	
	<u>6 dwelling units/acre</u>	<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 10. GHMC 17.30.050 – Development Standards – Amended. Section 17.30.050 of the 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 11. GHMC 17.31.065 – Maximum Residential Density – Amended.
Section 17.31.065 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 12. GHMC 17.31.033 – General Standards – Amended. Section 17.31.033 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 <u>32</u> dwelling units per acre
	<u>38 dwelling units per acre.</u>

Section 13. GHMC 17.36.065 – Maximum Residential Density – Amended.
Section 17.36.065 of the Gig Harbor 5 Municipal Code is hereby amended as follows:

17.36.065 Maximum residential density.

The maximum residential density is ~~six~~ 32 dwelling units per acre. 38 dwelling units/acre for mixed use and apartments.

Section 14. GHMC 17.4.075 – Maximum Residential Density – Amended.
Section 17.40.075 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.

Section 15. GHMC 17.41.030 – Performance Standards – Amended. Section 17.41.030 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.

Section 16. GHMC 17.46.040 – Performance Standards- Amended. Section 17.46.040 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'

	Single-Family Dwelling	Duplex Dwelling	Non-residential Dwelling
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 17. GHMC 17.48.040 – Development Standards – Amended. Section 17.48.040 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

	Single- Family Dwelling	Attached Up to 4 Units	Nonresidential
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 <u>4</u> 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 18. GHMC 17.50.050 – Development Standards – Amended. Section 17.50.050 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 <u>4</u> 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 19. Chapter 17.56 GHMC – Planned Community Development Neighborhood Business District (PCD-NB)- Repealed. Chapter 17.56 of the Gig Harbor Municipal Code is hereby repealed in its entirety.

Section 20. GHMC 17.91.040 – Development Standards – Amended. Section 17.91.040 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).~~

~~C. *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.

Section 26. 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.

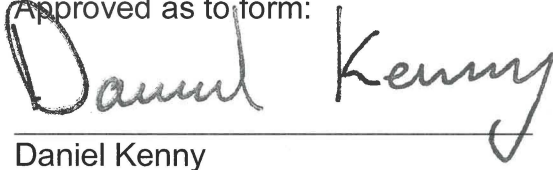
Section 27. Correction of Errors. The city clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 28. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof,
held this 27th day of October, 2025.



Mary K. Barber
Mayor

Approved as to form:


Daniel Kenny
City Attorney

Attest:


Joshua Stecker, CMC
City Clerk