

## ORDINANCE 1540

### AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE DEVELOPMENT OF ACCESSORY DWELLING UNITS; CREATING A NEW CHAPTER 17.69 OF THE GIG HARBOR MUNICIPAL CODE, AMENDING CHAPTERS 17.04, 17.14, AND 17.72, AND REPEALING CHAPTER 17.64.045; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

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**WHEREAS**, the City of Gig Harbor is an incorporated city within a fully planning jurisdiction under the Growth Management Act (GMA), per RCW 36.70A.040; and

**WHEREAS**, in 2023, the Washington State Legislature passed Engrossed House Bill (EHB) 1337 requiring certain jurisdictions to permit the development of accessory dwelling units in zones where the jurisdiction permits the construction of single-family homes; and

**WHEREAS**, the City of Gig Harbor is subject to the provisions of EHB 1337 as a fully planning jurisdiction; and

**WHEREAS**, the city must amend its development regulations to permit the development of accessory dwelling units in compliance with ESHB 1042 within six months of adopting periodic amendments to its comprehensive plan; and

**WHEREAS**, the City of Gig Harbor has determined that it must amend Gig Harbor Municipal Code (GHMC) Chapters 17.04, 17.14, 17.72, adopt a new code section in Title 17, and repeal GHMC Section 17.64.045 to permit the development of accessory dwelling units in compliance EHB 1337; and

**WHEREAS**, on March 1, 2024, proposed code amendments were transmitted to the Washington State Department of Commerce for 60-day review as required by RCW 36.70A.106; and

**WHEREAS**, on March 7, 2024, and January 16, 2025, proposed code amendments were discussed at study sessions with the planning commission; and

**WHEREAS**, on November 21, 2024, and March 13, 2025, the proposed code amendments were discussed at the city council study sessions; and

**WHEREAS**, the City of Gig Harbor Planning Commission held an open record public hearing on February 20, 2025. The planning commission made a motion to recommend approval of the proposed code amendments as presented by staff;

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

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

**17.04.015 Accessory apartment.**

~~“Accessory apartment” means a residential unit of up to 600 square feet with a functional kitchen, bath, and outside entrance attached to or on the same parcel as a single family residence in a residential zone. Accessory apartments shall be under the same ownership as the primary residential unit with the owner living on site in either unit. Accessory apartments shall not be condominiumized or otherwise sold separately.~~

**17.04.015 Accessory Dwelling Unit.**

~~“Accessory Dwelling Unit” or ADU means a subordinate dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.~~

~~17.04.288 “Duplex dwelling” means a residential structure with two attached dwelling units and is constructed on a permanent foundation. means a building designed exclusively for occupancy by two families living independently of each other. A duplex can share a wall, ceiling/floor or any other shared roof assembly, including breezeways, but cannot have interior openings between dwellings.~~

~~17.04.289 “Multiple-family dwelling” means a residential building that is designed for or occupied by three or more families living independently of each other in separate but attached dwelling units and is constructed on a permanent foundation. 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.~~

~~17.04.300 Dwelling, single-family “Single-family dwelling” means a residential structure with one dwelling unit that is constructed on a permanent foundation. Single-family dwellings are detached from other single-family dwellings except that accessory apartments may be attached to a single-family dwelling. means a detached residential structure with one dwelling unit containing but one kitchen, designed for and occupied by one family.~~

~~17.04.301 Dwelling, triplex “Triplex dwelling” means a residential structure with three attached dwelling units and is constructed on a permanent foundation. 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.~~

~~17.04.320 Dwelling unit “Dwelling unit” is one or more rooms with at least one kitchen, that is designed as a unit for occupancy by not more than one family for sleeping and living purposes. 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. “Dwelling Unit” means a residential living unit that provides complete, independent living facilities for one or more persons including permanent provisions of living, sleeping, eating, cooking and sanitation.~~

~~17.04.330 Family “Family” means an individual or individuals domiciled together in one dwelling unit as a single household and which the number of individuals occupying the~~

~~dwelling unit shall not exceed the occupant load of the structure as calculated by the city in accordance with the adopted building code.~~ means one or more persons occupying a dwelling unit, including the joint use of and responsibility for common areas, sharing household activities and responsibilities such as chores, household maintenance, and expenses. Such persons need not be related by blood or marriage.

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

17.04.558 Mixed use development. "Mixed use development" means a building or group of buildings that includes more than one type of use in the same site plan or binding site plan. Mixed use developments may include a combination of uses such as restaurant, retail (sales level 1), office (government administration office, financial institutions, professional services), commercial entertainment and/or residential. "Mixed Use" The development of a contiguous tract of land, a building or a structure with two or more different uses identified on the Land Use matrix specified in Chapter 17.14 GHMC.

17.04.676 "Principal Dwelling Unit" means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.

**Section 2.** Chapter 17.69 of the Gig Harbor Municipal Code is hereby added to read as follows:

#### **17.69.010 Intent**

The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of neighborhoods

#### **17.69.020 Applicability**

The regulations established in this chapter apply to all accessory dwelling units proposed or located within, or detached from legally established dwelling units.

#### **17.69.030 General Regulations**

Accessory dwelling units are permitted outright in all residential zones that permit single-family homes and may be developed with new or existing principal dwelling unit. The development standards of the underlying zone and the following siting and performance standards shall apply to all accessory dwelling units as defined by GHMC 17.04.015.

Development standards for accessory dwelling units. An ADU shall comply with the following standards:

- A. Configuration. An ADU may be located either within, attached to, or detached from the Principal Dwelling Unit. Primary Dwelling Units includes single-family housing unit, duplex, triplex, townhome, or other housing unit.
- B. Density. Up to two (2) ADUs may be created in conjunction with each Principal Dwelling Unit. ADUs are exempt from the density requirements of the underlying zone.
- C. Minimum lot size. An ADU may be established on any legally established parcel meeting minimum lot size per building site of the zoning district which the Principal Dwelling Unit is located.
- D. Maximum unit size. The gross floor area, calculated from finished wall to finished wall. ADU shall not exceed 1200 square feet, excluding any related garage area
- E. Minimum unit size. The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.
- F. Setbacks and lot coverage. Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for accessory structures.
- G. In addition to any off-street spaces required for the primary residence, and except when the property is located within one-half mile of a Major Transit Stop, off-street parking shall be provided for accessory dwelling units pursuant to Chapter 17.72 GHMC
- H. Design and appearance. ADUs that are attached to or detached from existing structures shall conform to the applicable design standards contained in Chapter 17.99 GHMC.
- I. Construction standards. The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes.

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

**17.14.020 Land use matrix.**

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 <sup>19</sup>	PCD-C	ED <sup>18</sup>	WR	WM	WC	PCD-BP	PCD-NB	MUD <sup>24</sup>
Dwelling, single-family	-	P	P	P	P	C	P	P	P <sup>31</sup>	P <sup>14</sup>	C	C	P <sup>14</sup>	-	P	P	P	-	P <sup>14</sup>	P
Dwelling, duplex	-	-	-	P	P	P	-	P	P <sup>31</sup>	P <sup>14</sup>	C	C	P <sup>14</sup>	-	P	P	P	-	P <sup>14</sup>	P
Dwelling, triplex	-	-	-	C	P	P	-	P	P <sup>31</sup>	P <sup>14</sup>	C	C	P <sup>14</sup>	-	-	C <sup>17</sup>	P	-	P <sup>14</sup>	P
Dwelling, fourplex	-	-	-	C	P	P	-	P	P <sup>31</sup>	P <sup>14</sup>	C	C	P <sup>14</sup>	-	-	C <sup>17</sup>	P	-	P <sup>14</sup>	P
Dwelling, multiple-family	-	-	-	-	P	P <sup>6</sup>	-	P	P <sup>31</sup>	P <sup>14</sup>	C	C	P <sup>14</sup>	-	-	-	-	-	P <sup>14</sup>	P

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 <sup>19</sup>	PCD-C	ED <sup>18</sup>	WR	WM	WC	PCD-BP	PCD-NB	MUD <sup>24</sup>
Accessory apartment <sup>1</sup>	-	G	P	-	P	-	G	G	P <sup>34</sup>	P <sup>14</sup>	G	G	P <sup>14</sup>	-	-	-	P	-	P <sup>14</sup>	P
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 <sup>2</sup>	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Living facility, independent	-	-	-	C	-	P	C	C	C	P	C	C	P	C <sup>21</sup>	-	-	-	-	-	P
Living facility, assisted	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
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	-	-
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 <sup>19</sup>	PCD-C	ED <sup>18</sup>	WR	WM	WC	PCD-BP	PCD-NB	MUD <sup>24</sup>	
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 <sup>5</sup>	C	P <sup>5</sup>	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C <sup>15</sup>	
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 <sup>20</sup>	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 <sup>25</sup>	P	P <sup>26</sup>	P	P	P	P	P	P	P <sup>26</sup>	P <sup>26</sup>	P	P	P	P							
Rapid charging station <sup>27</sup>	P	-	-	-	-	P <sup>28</sup>	P <sup>28</sup>	-	P <sup>28</sup>	P	P	P	P	P	P	-	-	P	P	P <sup>28</sup>	
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	-	-	
Lodging, level 3	-	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	P	-	

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 <sup>19</sup>	PCD-C	ED <sup>18</sup>	WR	WM	WC	PCD-BP	PCD-NB	MUD <sup>24</sup>
Short-term rental <sup>32</sup>	-	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 <sup>16</sup>
Sales, level 1	-	-	-	-	-	-	C <sup>7,8</sup>	-	P	P	P	P	P	C <sup>22</sup>	-	-	P	C <sup>23</sup>	P <sup>13</sup>	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C <sup>22</sup>	-	-	-	-	-	-
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	-	-	-	-	-	-	C	C	C	-	P <sup>10</sup>	P	P	C	-	-	-	C	-	P

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 <sup>19</sup>	PCD-C	ED <sup>18</sup>	WR	WM	WC	PCD-BP	PCD-NB	MUD <sup>24</sup>
commercial																				
Entertainment, commercial	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	C	-	P
Automotive fuel-dispensing facility	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Vehicle wash	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-
Parking lot, commercial	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal clinic	-	-	-	-	-	-	-	-	P <sup>9</sup>	-	P	P	-	P	-	-	-	P	-	P
Kennel	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Adult entertainment facility <sup>3</sup>	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Restaurant 1	-	-	-	-	-	-	C <sup>8</sup>	P	P	P	P	P	P	P	-	C <sup>12</sup>	P	P	P	
Restaurant 2	-	-	-	-	-	-	-	-	P	-	P	P	P	C <sup>22</sup>	-	C <sup>29</sup>	P	C <sup>23</sup>	P	P
Restaurant 3	-	-	-	-	-	-	-	-	P	-	P	P	P	C <sup>22</sup>	-	C <sup>29</sup>	P	C <sup>23</sup>	P	P
Food truck <sup>30</sup>	-	-	-	-	-	-	-	-	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	-	-	-

Uses	PI	R-1	RLD	R-2	RMD	R-3	RB-1	RB-2	DB	B-1	B-2	C-1 <sup>19</sup>	PCD-C	ED <sup>18</sup>	WR	WM	WC	PCD-BP	PCD-NB	MUD <sup>24</sup>
Marine boat sales, level 1	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P	P	-	-	-	
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C <sup>22</sup>	-	P	P	-	-	
Ministorage	-	-	-	-	-	-	-	C	-	-	C	C	P	C	-	-	-	-	P	
Industrial, level 1	-	-	-	-	-	-	C	C	-	C	P	-	P	-	-	-	C	-	P	
Industrial, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	
Marine industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	P <sup>11</sup>	C	-	-	
Wireless communication facility <sup>4</sup>	C	C	C	C	C	C	P	P	C	P	C	P	P	P	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	
<u>Unclassified use</u>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

**1** Accessory apartments requiring conditional use permits are subject to the criteria in GHMC 17.64.045.

**2** Home occupations are subject to Chapter 17.84 GHMC.

**3** Adult entertainment facilities are subject to Chapter 17.58 GHMC.

**4** Wireless communication facilities are subject to Chapter 17.61 GHMC.

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

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

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

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

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

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

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

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

**13** Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.

**14** Residential uses shall be located above a permitted business or commercial use.

**15** Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.

**16** Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.

**17** Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.

**18** Planned unit developments (PUDs) are conditionally permitted in the ED district.

**19** Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.

**20** Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.

**21** Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.

**22** See GHMC 17.45.040 for specific performance standards of sales and restaurant uses in the ED zone.

**23** See GHMC 17.54.030 for specific performance standards of sales and restaurant uses in the PCD-BP zone.

**24** Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC 17.91.040(A).

**25** Level 1 and Level 2 charging only.

**26** Electric vehicle charging stations, Level 1 and Level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.

**27** The term “rapid” is used interchangeably with Level 3 and “fast charging.”

**28** Only “electric vehicle charging stations – restricted” as defined in Chapter 17.73 GHMC.

**29** Only those properties lying adjacent to or southeast of Dorotich Street are allowed to request a conditional use permit for a restaurant 2 or restaurant 3 use. In other areas of WM zone, restaurant 2 and restaurant 3 uses are prohibited. See Chapter 17.48 GHMC for specific performance standards for restaurant uses in the WM zone.

**30** Food truck permits shall be processed with a special use permit, per Chapter 17.65 GHMC.

**31** Permitted above and below street-level nonresidential uses.

**32** Short-term rentals are subject to Chapter 17.85 GHMC.

**Section 4.** 17.64.045 of the Gig Harbor Municipal Code is hereby repealed.

**Section 5.** Chapter 17.72 of the Gig Harbor Municipal Code is amended as follows:

**17.72.030 Number of off-street parking spaces.**

The following is the number of off-street parking spaces required for each of the uses identified below:

<b>Use</b>	<b>Required Parking</b>
Dwelling, single-family	Two off-street parking spaces per dwelling unit. <sup>3</sup>
Dwelling, duplex	Two off-street parking spaces per dwelling unit. <sup>3</sup>
Dwelling, triplex	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. <sup>3</sup>
Dwelling, fourplex	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. <sup>3</sup>
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. <sup>3</sup>
Accessory <u>apartment</u> <u>dwelling</u> <u>unit</u>	One off-street parking space per accessory <u>apartment</u> <u>dwelling</u> <u>unit</u> 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 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.

<b>Use</b>	<b>Required Parking</b>
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. <sup>1</sup>
Assisted living facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. <sup>1</sup>
Skilled nursing facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. <sup>1</sup>
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,	One off-street parking space for every possible four seats in the

<b>Use</b>	<b>Required Parking</b>
vocational/trade	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 1,000 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.

<b>Use</b>	<b>Required Parking</b>
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.
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 spaces 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 spaces for each room to rent.
Lodging, level 3	One and one-quarter off-street parking spaces for each room to rent.

<b>Use</b>	<b>Required Parking</b>
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.

<b>Use</b>	<b>Required Parking</b>
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 five 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.
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.

<b>Use</b>	<b>Required Parking</b>
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	<p>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.</p> <p>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.</p>
Restaurant 2	<p>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.</p> <p>Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate any new p.m. peak-hour</p>

<b>Use</b>	<b>Required Parking</b>
	trips, require additional sewer capacity, or increase water consumption.
Restaurant 3	<p>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.</p> <p>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.</p>
Tavern	<p>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.</p> <p>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.</p>
Drive-through facility	<p>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</p>

Use	Required Parking
	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. <sup>2</sup>
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

<b>Use</b>	<b>Required Parking</b>
	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.

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**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.

**Section 6. 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.

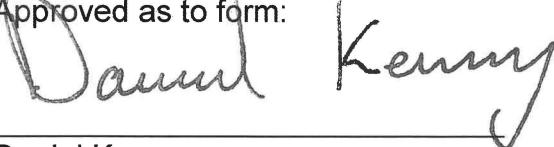
**Section 7. Correction of Errors.** The city clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**Section 8. 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.

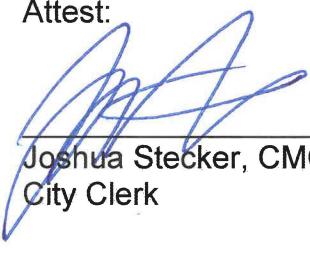
**ADOPTED** by the Council of the City of Gig Harbor at a regular meeting thereof, held this 12<sup>th</sup> day of May, 2025.

  
\_\_\_\_\_  
Mary K. Barber  
Mayor

Approved as to form:

  
\_\_\_\_\_  
Daniel Kenny  
City Attorney

Attest:

  
\_\_\_\_\_  
Joshua Stecker, CMC  
City Clerk