Chapter 17.99

DESIGN MANUAL

ARTICLE I. INTRODUCTION

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17.99.010 Acknowledgements.

Mayor Gretchen A. Wilbert

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17.99.020 Overview.

The design standards of this chapter shall be reviewed, applied and processed under the provisions of Chapter 17.98 GHMC. The definitions applicable to this chapter are in the glossary at the end of this chapter, GHMC 17.99.590, and additional definitions appear in Chapter 17.04 GHMC.

The design standards of this chapter are intended to:

A. Encourage building design and site planning to:

- Compliment the existing character of specific neighborhoods or geographic areas of the city in which the proposed building or site improvements are located.
- Relate visually and physically to surrounding development.
- Promote pedestrian usage.

B. Provide options that allow for diversity and creativity in project design.

C. Facilitate a dialogue between project proponents and the city's design review board in a public meeting setting.

D. Increase public awareness of design issues and design options.

E. Provide an objective basis for decisions which affect both individual projects and the city of Gig Harbor as a whole.

F. Ensure that the intent of the goals and objectives contained within the city of Gig Harbor's comprehensive plan are met.

The comprehensive plan dictates that design consideration go beyond the appearance of individual buildings and address the civic fabric of the city.

The standards contained in this manual are intended to identify and respect important visual patterns in Gig Harbor's built environment and relate those to the natural backdrop of trees, hills and water.

This design manual chapter will consider design within three broad articles:

Article II. NEIGHBORHOOD CONTEXT.
This article addresses how projects relate to and connect with surrounding development. It requires that development design take consideration of, and be integrated with, both the existing streetscape and nearby parcels. It defines prominent parcels and transitions between zones, and places more rigorous requirements on projects located in these visually sensitive areas. Similarly, it identifies certain streets within the city as being visually distinct and places more rigorous standards on development along those streets.

Article III. SITE DESIGN.
This article addresses how projects relate to their own site. It requires that design consideration be given to topography, building location, walkways, parking, landscaping, open space and common areas. It encourages pedestrian access, outdoor activities, and preservation of significant trees and existing views.

Article IV. ARCHITECTURE.
This article addresses the more traditional aspects of design review such as selection of colors and materials, roofs, windows, lighting, and other architectural details. It also discusses the perceived mass and scale of a building, and footprint modulation. Separate standards are set for residential and nonresidential projects, and for development within the city's historic district.

(Ord. 1347 § 65, 2016).

Design review can:

- *Be a mechanism to facilitate flexibility in the application of design regulations.*
- *Allow for early discussion of a project's design.*
- *Provide examples that demonstrate how projects can better fit the environment of Gig Harbor.*

The result of this increased flexibility and dialogue is the opportunity for projects to enhance the character of Gig Harbor more effectively than would be possible if standard zoning regulations alone were strictly applied.

17.99.030 Design review options.

The design standards of this chapter shall be observed for building and site design within the city of Gig Harbor. Design standards include both GENERAL REQUIREMENTS and SPECIFIC REQUIREMENTS. "General requirements" include all BOLD UNDERLINED text in this chapter. "Specific requirements" include the more detailed text which immediately follows general requirements. This differentiation allows proponents to select from the design review options described in Chapter 17.98 GHMC, including:

A. ADMINISTRATIVE APPROVAL

Design review for projects or portions of projects which conform to the SPECIFIC REQUIREMENTS may be approved administratively by the city of Gig Harbor community development department planning staff as described in GHMC 17.98.050. This method provides for a reasonable degree of flexibility while minimizing review time.

B. DESIGN REVIEW BOARD RECOMMENDATION

The design review board (DRB) option as described in GHMC 17.98.055 encourages a creative approach to design by providing a more flexible review standard than that which is allowed in the administrative approach. The DRB can recommend alternative design solutions to SPECIFIC REQUIREMENTS if it finds that:

1. An alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements, and

2. The alternative design meets the intent of each general requirement.

To determine the general requirement's intent, the DRB shall consider the specific requirements as appropriate examples of compliance. The staff or the DRB may request that the proposed structures be demarcated with rods, netting and/or balloons to better review mass, scale and/or location.

The DRB shall not consider or recommend approval of any deviation from dimensional or numeric standards stated within the text of any general requirements, or from minimum setback standards, maximum height standards or zone transition building size standards stated in specific requirements. Approval to deviate from these standards must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review board process.

The design review board (DRB) may recommend approval of proposed alternatives to SPECIFIC REQUIREMENTS if the DRB finds that alternative design solutions meet the intent of the GENERAL REQUIREMENTS in any section of this chapter.

C. MINOR ADJUSTMENTS TO HEARING EXAMINER DECISIONS

The planning director may review minor adjustments to a final, approved hearing examiner decision prior to building permit issuance as described in GHMC 17.98.056. The minor adjustment process can be used only after the design review board has made a recommendation and the hearing examiner has ruled on the recommendation. The director can approve a minor adjustment if all of the criteria set forth in GHMC 17.98.056(B) are met.

D. ADMINISTRATIVE REVIEW OF ALTERNATIVE DESIGNS

The planning director will review alternative design solutions to SPECIFIC REQUIREMENTS, as described in GHMC 17.98.058, for single-family (detached only) and duplex dwelling building permit applications for remodel and construction as well as tenant-specific alterations. The director can approve alternative designs for such application if all of the criteria set forth in GHMC 17.98.058(B) are met.

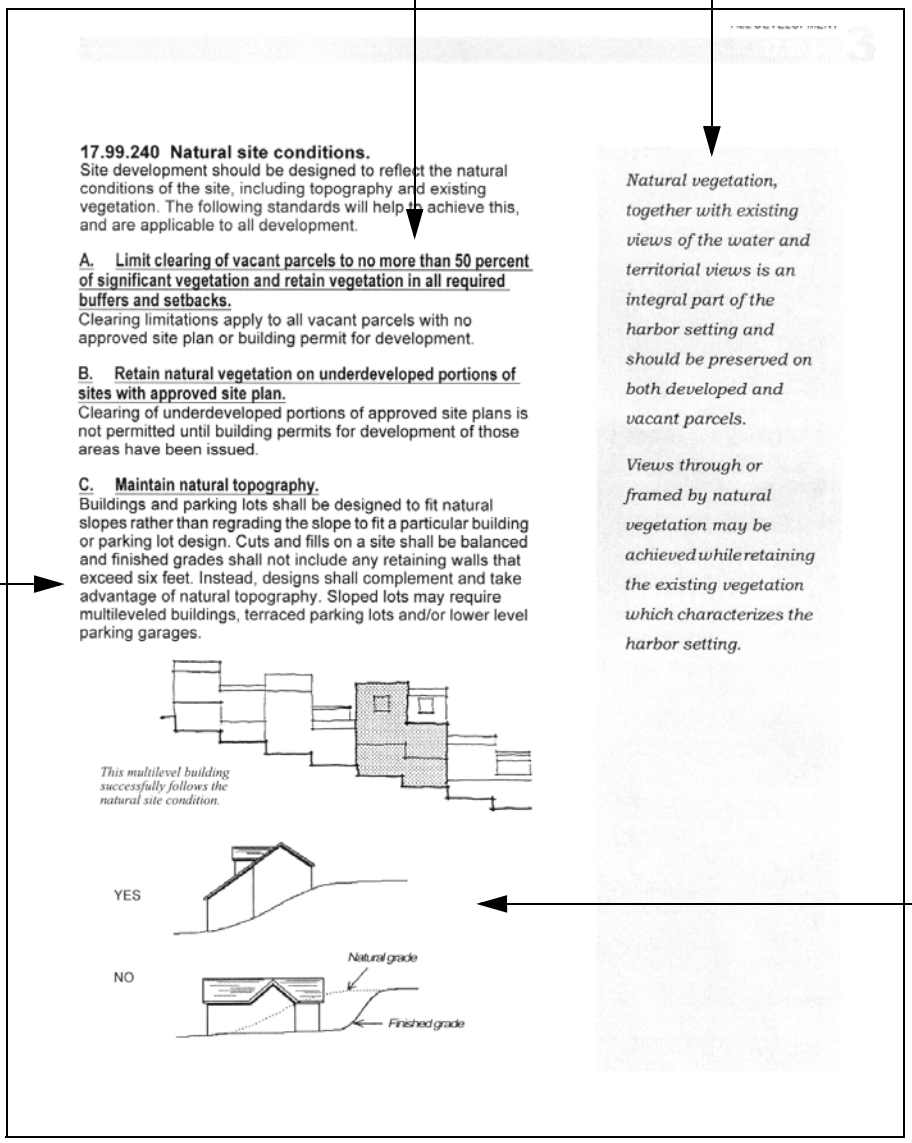
E. EXCEPTIONS

An exception is used in those situations when a project does not meet the SPECIFIC REQUIREMENTS and the applicant does not provide an alternative design solution. A request for an exception is reviewed by the design review board and the board issues a recommendation to the planning director. The DRB can recommend approval of an exception if the board finds that all of the criteria set forth in GHMC 17.98.060(D) are met.

General Requirements
Bold underlined text represents the general requirements of each section and is used by the **design review board** to determine the intent of specific requirements.

Specific Requirements
Strict conformance to this section allows for **administrative approval**.

Descriptions and Graphics
Examples, explanations and/or images that may be presented with this shaded box provide guidance to interpret general or specific requirements.



17.99.240 Natural site conditions.
Site development should be designed to reflect the natural conditions of the site, including topography and existing vegetation. The following standards will help to achieve this, and are applicable to all development.

A. Limit clearing of vacant parcels to no more than 50 percent of significant vegetation and retain vegetation in all required buffers and setbacks.
Clearing limitations apply to all vacant parcels with no approved site plan or building permit for development.

B. Retain natural vegetation on underdeveloped portions of sites with approved site plan.
Clearing of underdeveloped portions of approved site plans is not permitted until building permits for development of those areas have been issued.

C. Maintain natural topography.
Buildings and parking lots shall be designed to fit natural slopes rather than regrading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced and finished grades shall not include any retaining walls that exceed six feet. Instead, designs shall complement and take advantage of natural topography. Sloped lots may require multileveled buildings, terraced parking lots and/or lower level parking garages.

Natural vegetation, together with existing views of the water and territorial views is an integral part of the harbor setting and should be preserved on both developed and vacant parcels.

Views through or framed by natural vegetation may be achieved while retaining the existing vegetation which characterizes the harbor setting.

(Ord. 1307 § 63, 2014; Ord. 1194 § 46, 2010; Ord. 1093 § 12, 2007).

17.99.040 Industrial building exemption (IBE).

A. There are numerous standards throughout this chapter that are not practical for industrial development within defined areas of the city. Accordingly, any building, structure or site that is principally used for the uses set forth in subsection B of this section is eligible for the industrial building exemptions described in subsection C of this section if the following are true:

1. The building, structure or site is not located in the city's historic district; and

2. If the building, structure or site is in the employment district (ED), one of the following must be true:

a. The building, structure or site is more than 800 feet from a parkway or the defined right-of-way within an enhancement corridor as described in GHMC 17.99.110 and 17.99.150, respectively; or

b. The building, structure or site is within 800 feet from a parkway or the defined right-of-way within an enhancement corridor and is not visible from such right-of-way; or

3. If the building, structure or site is not within the employment district (ED), one of the following must be true:

a. The building, structure or site is more than 800 feet from a public right-of-way; or

b. The building, structure or site is within 800 feet from a public right-of-way and is not visible from such right-of-way.

B. The industrial building exemption described in subsection A of this section applies only to buildings principally used for any of the following uses:

Research and development facilities;
Light assembly and warehousing;
Light manufacturing;
Distribution facilities;
Contractor's yards and related on-site offices;
Mini-storage facilities;
Service and retail uses which support on site and are ancillary to any of the above stated uses;
Auto body/detail shops.

C. Industrial building exemptions are identified by the acronym IBE. The IBE acronym will be shown at the end of any general requirement that qualifies for an industrial building exemption.

Industrial buildings and structures are exempt from the following standards of this chapter:

Primary walkway requirements (GHMC 17.99.260);
Secondary walkway requirements (GHMC 17.99.270);
Location of structure near the front setback line (GHMC 17.99.300(B));
Minimize parking in front of buildings (GHMC 17.99.330(H));
Fencing material and height limitations (GHMC 17.99.340(A) and (C));
Wall and roof modulations requirements (GHMC 17.99.380(A) and (B));
Sawtooth roof form restrictions (GHMC 17.99.380(F));
All primary structure requirements (GHMC 17.99.390);
Application of standards to all prominent facades (GHMC 17.99.400(B));
Solid/void ratio requirements (GHMC 17.99.410(B));
Service and delivery orientation restrictions (GHMC 17.99.440(D));
Bright lighting limitations on buildings (GHMC 17.99.460(C));
Light fixture utilitarian design restrictions (GHMC 17.99.460(E));
Siding and trim standards (GHMC 17.99.420). (Ord. 1307 § 64, 2014).

17.99.050 Application requirements.

Application requirements for design review are defined in GHMC 17.98.040. (Ord. 1093 § 13, 2007).

17.99.060 Design review applicability.

See GHMC 17.98.030.

ARTICLE II. NEIGHBORHOOD CONTEXT

17.99.070 Activity centers.

Activity centers are areas of concentrated activity where multiple uses are clustered in such a manner as to facilitate pedestrian movement and be mutually supportive of one another. Activity centers are visually distinct in terms of their individual design characteristics. Some activity centers are included in, but should not be confused with, the visual interchange nodes identified on the city's visually sensitive areas map (see Appendix A of this chapter).

17.99.080 Existing activity centers.

The following districts are defined as activity centers in the city of Gig Harbor and its defined urban growth area (UGA):

GIG HARBOR NORTH – Includes all nonresidential zones abutting Borgen Boulevard.

FINHOLM MARKETPLACE – Includes all B-2 and WC zoning districts on North Harborview Drive between Burnham Drive and Peacock Hill Avenue.

BORGEN'S CORNER – Includes all B-2 and C-1 zoning districts in the vicinity of the Harborview Drive/North Harborview Drive Intersection.

DOWNTOWN – Includes entire DB zoning district and the WC zoning district adjacent to the DB district.

WOLLOCHET/PIONEER INTERCHANGE – Includes all B-2 and C-1 zoning districts between or abutting Hunt Street and Grandview Avenue in the vicinity of the Wollochet/Pioneer Interchange.

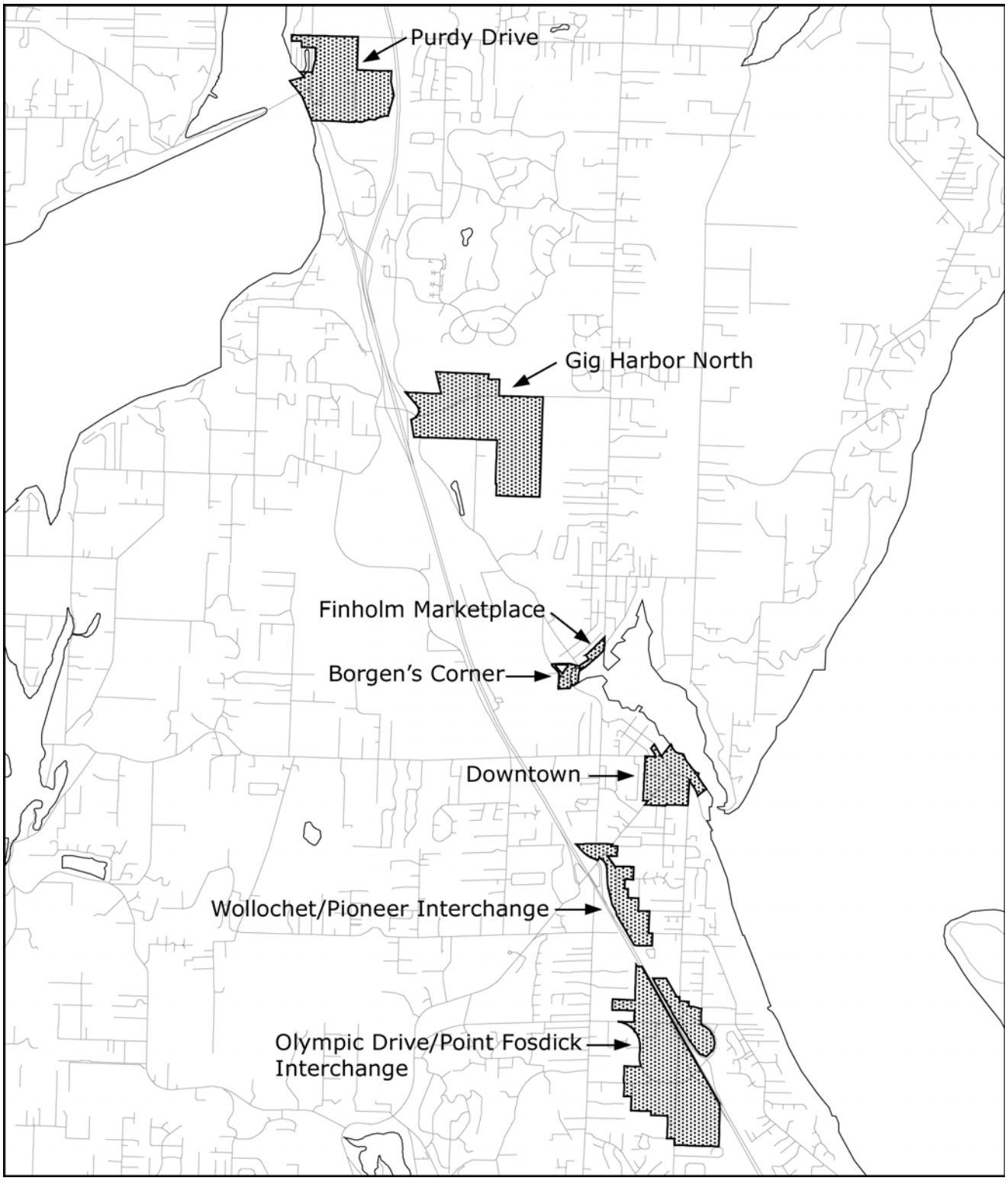
OLYMPIC DRIVE/POINT FOSDICK INTERCHANGE – Includes all the business and commercial zones in the vicinity of the Olympic Village/Point Fosdick interchange.

PURDY DRIVE – All nonresidential zones abutting Purdy Drive between the north intersection of Goodnough Drive and 144th Avenue in the city's urban growth area (UGA).

Activity center standards are intended to:

- *Extend design considerations beyond individual parcels.*
- *Coordinate the design elements of public and private projects.*
- *Emphasize visual links and function among parcels.*
- *Emphasize right-of-way and common area improvements which will create a cohesive community image.*

17.99.090 Existing activity centers map.



17.99.100 Activity center standards.

Development within activity centers shall be as follows:

A. Provide continuous pedestrian links between buildings, sites and common areas within activity center.

Pedestrian path layouts shall be designed to provide the shortest distance between common areas, public greens, public buildings and anchor tenant structures within activity centers. This may require pedestrian paths between or through parcels in addition to typical street-side walkways.

B. Identify locations for common parking lots and/or garages.

To facilitate clustering of nonresidential structures, provide common parking in all new binding site plans.

C. Unify public directional signs.

All off-premises directional signs shall be of a unified carved or sandblasted design and shall be limited to generic names (e.g., “Shops,” “Restaurants,” “Parking,” “Civic Center”) or district names (e.g., “Downtown,” “Waterfront”). Individual business names are not allowed.

D. Coordinate all outdoor lighting fixtures and right-of-way paving materials.

All pole light fixtures and paving materials in activity centers shall be of a common and substantially similar design and shall be consistent with outdoor lighting standards in GHMC 17.99.350 and outdoor furnishing standards in GHMC 17.99.360.

Coordinate outdoor light fixtures and right-of-way paving materials.

E. Where practical, incorporate mixed use buildings, which accommodate residential units.

17.99.110 Parkways.

Parkways provide functional and visual links between districts and can create a cohesive community image through application of consistent design standards.

17.99.120 Defined parkways.

The following roads are defined as parkways within the city of Gig Harbor and its urban growth area (UGA):

OLYMPIC/SOUNDVIEW DRIVE
Includes all of Olympic and Soundview Drives, and also 56th Street NW between Olympic Drive and 38th Ave. NW

POINT FOSDICK DRIVE
From Olympic Drive to Harbor Country Drive

WOLLOCHET DRIVE
From SR 16 to Hunt Street

PIONEER WAY
From SR 16 to Harborview Drive

STINSON AVENUE
From SR 16 to Harborview Drive

ROSEDALE STREET
From Skansie Avenue to Harborview Drive

HARBORVIEW DRIVE
From Soundview Drive to North Harborview Drive

NORTH HARBORVIEW DRIVE
From Harborview Drive to Peacock Hill Avenue

PEACOCK HILL AVENUE
From Borgen Boulevard to North Harborview Drive

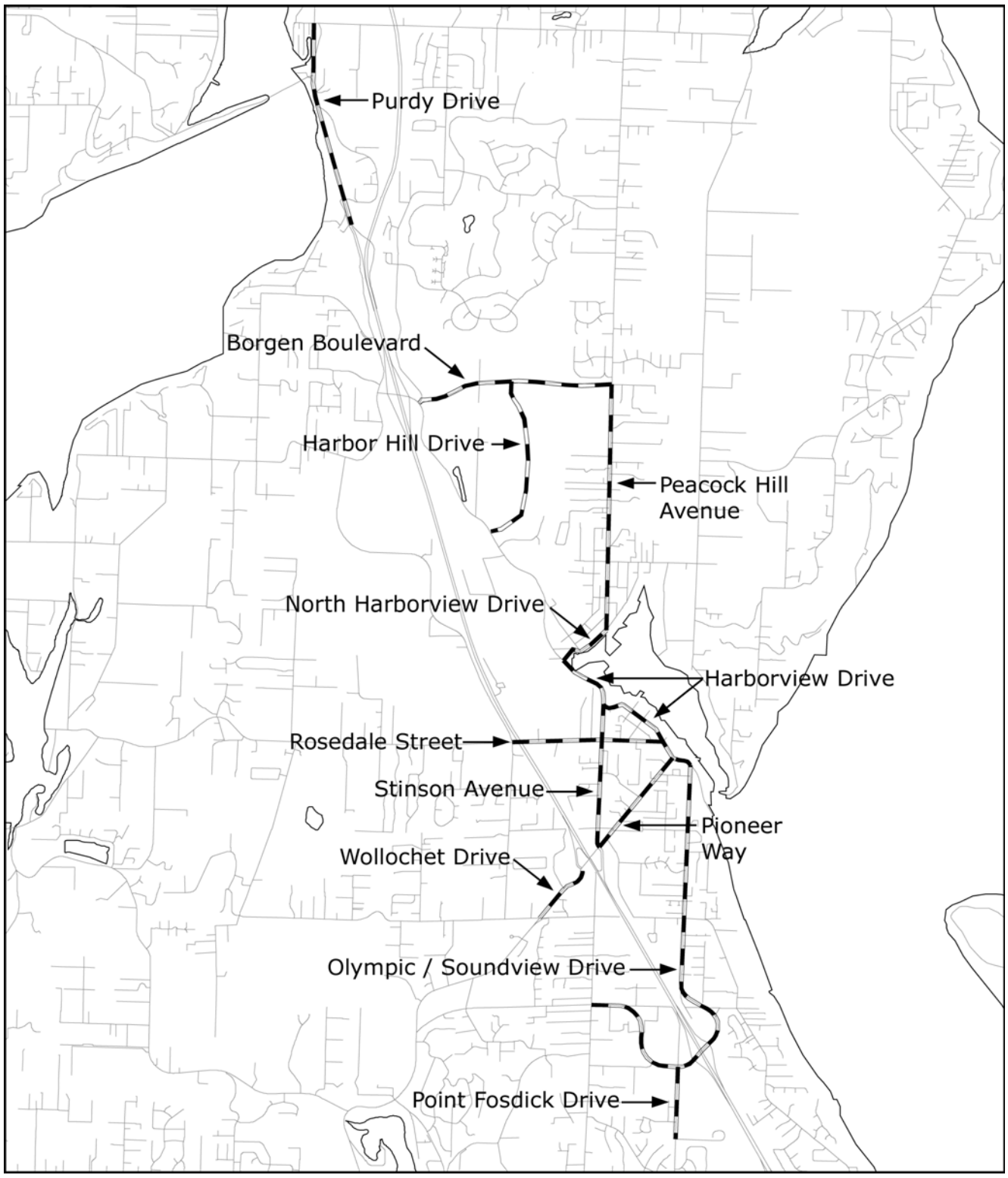
BORGEN BOULEVARD
From Burnham Drive to Peacock Hill Avenue

PURDY DRIVE
From SR 16 north to 144th Street NW

HARBOR HILL DRIVE
Extending from Burnham Drive to Borgen Boulevard

Special care should be given to maintaining and enhancing the alignment, pattern, and material composition of parkway design components.

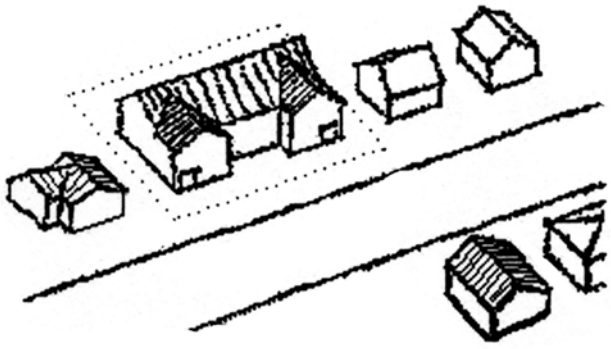
17.99.130 Defined parkways map.



17.99.140 Parkway standards for on-site development.

The following standards apply to all parcels having frontage on defined parkways.

A. Reflect mass, scale and height of adjacent structures.
Larger structures built next to smaller structures shall include projections in the facade which reflect and approximate the smaller structures' massing and height. Heights of existing structures shall be measured from the average finished grade along the streetside facade to the highest point of the roof.



The projections in the facade of this larger building appropriately reflects the scale and spacing of the adjacent structures.

B. Avoid chain link fencing.
Fences along parkway frontages shall be consistent with fencing standards in GHMC 17.99.340 except that chain link fencing of any design shall not be allowed forward of the front setback line.

C. Comply with parkway setbacks in the historic district.
Parkway setbacks are defined in GHMC 17.99.310.

17.99.150 Enhancement corridors.

Enhancement corridors are identified on the city's visually sensitive areas map (see Appendix A of this chapter). They include:

CANTERWOOD BLVD/ BURNHAM DRIVE/HARBORVIEW DRIVE CORRIDOR

This corridor includes all property within or partially within 100 feet of the right-of-way extending from Canterwood Boulevard at 125th Street Court NW to the intersection of Harborview Drive and North Harborview Drive (Borgen's Corner).

SR 16 CORRIDOR

This corridor includes all property within or partially within 300 feet of the right-of-way of SR 16 within the UGA, except those properties within designated visual interchange nodes.

Enhancement corridors are designed to:

- *Maintain the scenic beauty which characterizes travel across the Gig Harbor Peninsula.*
- *Maintain a more distinct city "edge."*
- *Assure a stronger sense of arrival at visual interchange and activity nodes.*
- *Provide visual separation between districts.*

17.99.160 Enhancement corridor standards.

All development within enhancement corridors must conform to the following design criteria:

A. Retain significant trees.

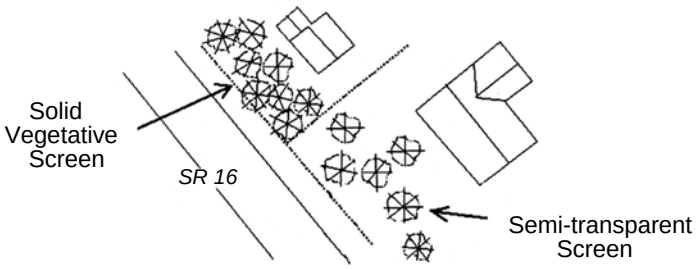
Significant trees within 30 feet of the property line abutting the street rights-of-way or City of Tacoma Cushman transmission line properties within the enhancement corridor shall be retained.

B. Provide full screening or partial screening with glimpse-through areas.

Parking lots and structures in any area of the defined enhancement corridor must be fully screened from SR 16, except they may be viewed through a semi-transparent screen of on-site trees as follows:

1. Neither full or semi-transparent screening is required on parcels designated as prominent parcels on the city's visually sensitive areas map, except that significant trees within 30 feet of the property line abutting the street rights-of-way or City of Tacoma Cushman transmission line properties within the enhancement corridor shall be retained.

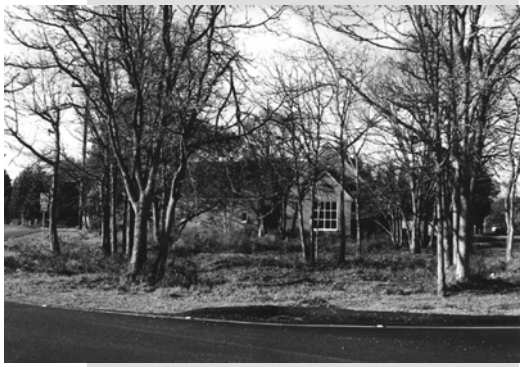
2. Semi-transparent screens must provide at least 70 percent year-round foliage coverage distributed evenly across the view along the SR 16 right-of-way and City of Tacoma Cushman transmission line properties and 50 percent coverage along the Canterwood Blvd/Burnham Drive/Harborview Drive rights-of-way. Semi-transparent screens may consist of new vegetation only if healthy existing vegetation is not adequate to fulfill this requirement.



3. A semi-transparent screen shall not be a rigid line of trees along the property's edge. Rows of trees existing along property edges shall be retained. Additional trees are required so that a staggered, natural growth pattern is retained or achieved.

C. Maintain 30-foot setbacks from the rights-of-way and City of Tacoma Cushman transmission line properties that define enhancement corridors.

Parcels abutting defined enhancement corridor rights-of-way and City of Tacoma Cushman transmission line properties must maintain a 30-foot setback within which no structures or parking lots shall be allowed. Existing significant trees within the setback shall be retained.

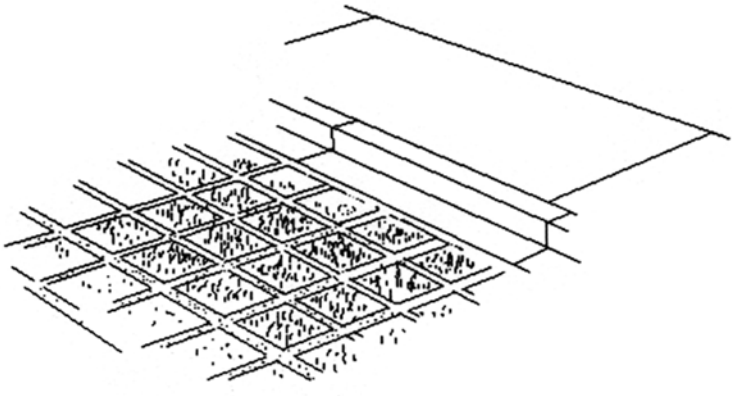


D. Orient service and delivery areas away from enhancement corridors.

Service and delivery bays, warehouses and mini-storage units may not be visible from enhancement corridors.

E. Screen or enhance parking lots visible from the SR 16 enhancement corridor.

Parking lots designed for more than 16 cars shall be either fully or partially screened under the provisions of subsection A of this section, and shall conform to all other applicable landscape requirements for parking lots. On-site parking spaces more that 200 feet from the building to which they apply shall be surfaced with textured and colored paving material if not fully screened.



Grass block pavers (sometimes known as grasscrete) are concrete pavers designed to allow grass to grow up through the center. They are useful for limited-use parking areas where an asphalt or concrete appearance is not appropriate.

F. Screen or enhance building design.

Buildings visible from or partially visible from enhancement corridors shall meet all design criteria for prominent facades. Semi-transparent screens are not sufficient to negate this requirement. (Ord. 1347 § 66, 2016; Ord. 1194 § 46, 2010).

17.99.170 Zone transition standards.

Zone transitions occur wherever opposing zones meet. All parcels in a specific zone that abut, or are across the street from, parcels in a different zone (regardless of uses in that zone or as otherwise stated below) are subject to either ZONE TRANSITION BUFFERING STANDARDS or ZONE TRANSITION DEVELOPMENT STANDARDS. Zone transition standards do not apply between parcels in a different zone separated by State Route 16. Zone transition standards do not apply to development that is permitted under the development standards of the opposing zone or between zones that collectively fall under any one of the following zoning district categories.

The DRB shall not consider or recommend approval of any deviation or proposed modification of any standard in GHMC 17.99.180 or 17.99.190, except as provided in GHMC 17.99.200.

Zoning designations serve to contain similar and compatible uses within specified areas of the city. Incompatible development may occur where two or more zoning designations meet.

ZONE TRANSITION CATEGORIES	ZONING DISTRICTS
LOW DENSITY RESIDENTIAL	R-1, R-2, PCD-RLD, WM, WR
LOW TO MEDIUM DENSITY RESIDENTIAL	R-2, R-3
MODERATE DENSITY RESIDENTIAL AND MIXED USES	R-3, PCD-RMD, RB-1, RB-2, PCD-NB
NONRESIDENTIAL*	B-1, B-2, C-1, PCD-C, ED, PI, DB, WC, RB-1*, RB-2*, PCD-NB*, MUD*, PCD-BP
* PARCELS WITH AN RB-1, RB-2 OR PCD-NB ZONING DESIGNATION ARE NOT INCLUDED IN THE NONRESIDENTIAL CATEGORY IF THERE ARE ANY RESIDENTIAL STRUCTURES ON THE SITE.	

(Ord. 1194 § 46, 2010).

17.99.180 Zone transition buffering standards.

Substantially separate and shield opposing zones located outside the height restriction area with a minimum 40-foot dense vegetative buffer.

Buffering between zones in parcels outside the height restriction area defined in Chapter 17.62 GHMC shall include a dense vegetative buffer of 40 feet or more unless the zone transition development standards of GHMC 17.99.190 are complied with. The dense vegetative buffer shall be entirely located on the parcel being developed.

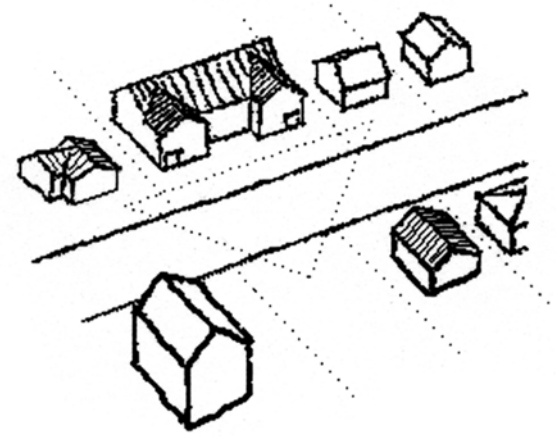
In situations where the subject site is located in the height restriction area, the development standards of GHMC 17.99.190 shall apply. (Ord. 1099 § 1, 2007).

17.99.190 Zone transition development standards.

In situations where zone transition buffering standards cannot be achieved or where zone transitions occur within the height restriction area, the following development standards shall apply:

A. Limit building footprint to the average size of building footprints in the opposing zones.**

Building footprints shall be no larger than the average footprint size of all buildings in opposing zones located within 200 feet of the subject site and that are on parcels contiguous to the transition zone boundary (accessory structures, e.g., sheds and garages, may be excluded from this calculation).



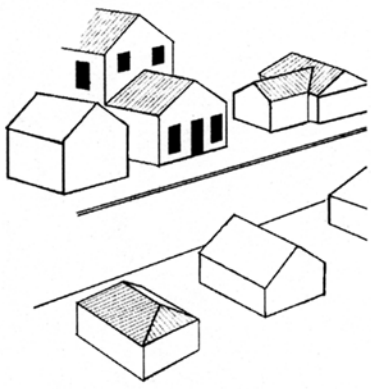
** The design review board may recommend alternative measures of complying with this standard under the provisions of the alternate zone transition standards in GHMC 17.99.200.

Landscape buffers and screens typically separate and shield dissimilar uses. Where landscaping alone cannot provide visual relief between districts, transition may be better achieved by combining screening methods with a "step-down" approach to development.

All buildings in the opposing zone within 200 feet of the subject site should be identified to determine average height and average footprint size.

B. Limit building height to the average height of buildings in opposing zones.**

Building height shall be no taller than the average building height of all buildings in opposing zones (including code-allowed height on vacant parcels) located within 200 feet of subject site and that are on parcels contiguous to the transition zone boundary. Structures may step up to a greater height (not to exceed maximum height limits) if the taller portions are stepped back at least 1.25 feet for every increased foot of height. In this context, structures shall be measured from the average finished grade along the side of the building facing the opposing zone to the highest point on the roof.



Taller portions of buildings must be stepped back at least 1.25 feet for every increased foot of height.

C. Avoid facing dissimilar structures along streets.

Structures facing a street which divides or abuts two or more zones shall be compatible with structures in the less intense zone as follows:

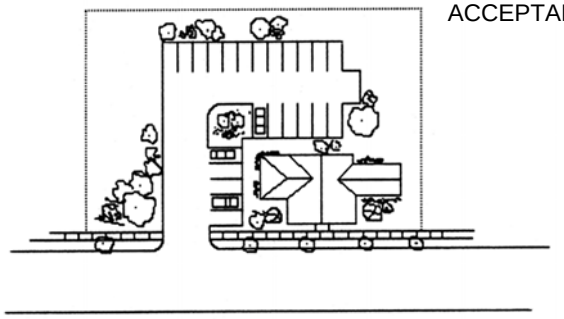
1. INCORPORATE RESIDENTIAL DETAILING.
All buildings abutting a residential zone shall be limited to residential-type doors, windows, trim, and massing. Large storefront windows, kick plates below windows, flat roofs, parapets, sign bands, etc., do not appropriately reflect residential architecture.

** The design review board may recommend alternative measures of complying with this standard under the provisions of the alternate zone transition standards in GHMC 17.99.200.

2. CONFORM TO DESIGN STANDARDS OF MORE RESTRICTIVE ZONES.
Structures abutting a dissimilar zone shall be subject to design standards for both zones. The more restrictive requirements shall apply.

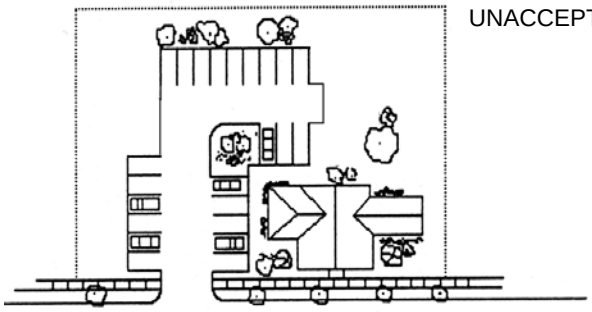
3. IF DESIRED, RELAX DESIGN STANDARDS ON PARCEL INTERIOR.
Buildings may be designed to reflect the more intense uses allowed in a zone if they are located behind structures that conform to the standards of the abutting zone.

D. Avoid the appearance of parking lots along residential streets.
Parking lots are not allowed along streets which divide commercial and residential districts or on parcels that abut residential zones. In these situations, parking lots must be largely contained behind nonresidential buildings. Driveways with parking on one side of the driveway may connect rear parking lots to the street.



ACCEPTABLE

Driveways with parking stalls on one side only may face residential districts.



UNACCEPTABLE

Large parking lots may not be located in front yards where they face residential districts.

(Ord. 1099 § 2, 2007).

17.99.200 Alternative zone transition standards.

As an alternative to the zone transition standards in GHMC 17.99.180 and 17.99.190, the design review board may recommend approval of development in a zone transition area if it finds that the proposed development integrates, and is sensitive to, the pattern of development in the abutting zone. To determine if a proposed development is sensitive to the pattern of development in the abutting zone, the DRB shall consider the following elements of design:[1]

A. Separation of structures.
Is there sufficient separation between structures on the site and structures in the opposing zone to mitigate the impacts of taller or larger structures?

B. Architectural modulation of building.
Is there sufficient modulation in the design of the building to reflect the scale and massing of adjacent buildings in the opposing zone?

C. Rooflines.
Do the rooflines of the proposed building(s) reflect the type, style and form of the rooflines on the adjacent buildings in the opposing zone?

D. Location of service areas.
Is there sufficient separation of service areas (e.g., loading docks, delivery areas, dumpster enclosures) to minimize impacts to development in the opposing zone?

E. Window and balcony orientation.
Are windows and balconies located in a manner that preserves the privacy of residents in the opposing zone?

The bulk of this project's upper story was reduced and significant landscaping was retained to better fit with the neighboring single-family zone.

[1] The alternative zone transition standards allow the DRB to consider these elements but do not authorize the DRB to waive design standards otherwise required by this chapter or to vary from the minimum setback standards, maximum height standards, or maximum building size standards applicable to the underlying zoning district in which the subject site is located.

F. Lighting.
Is the location and intensity of outdoor lighting low enough to avoid negative impacts on abutting residential development?

G. Vegetative buffering.
Does existing on-site vegetation provide screening opportunities or otherwise ensure the privacy of residents in opposing zones?

H. Existing nonconformities.
Are there existing patterns of development in the opposing zone that do not conform with current development standards and should therefore not be perpetuated in new development?

I. Entryway orientation.
Is the building entrance in a location that minimizes impacts to the privacy of abutting residential development?

J. Location of parking and driveway entrances.
Are parking lots and driveways in locations that minimize traffic noise on, or invasion of privacy of, abutting residential development?

K. Open space and common areas.
Does the project utilize common areas to provide separation between site development and development in the opposing zone?

L. Existing natural characteristics of the site.
Does the development utilize existing site conditions such as topography or clusters of trees to provide buffering or to enhance view opportunities?

M. Siding materials and details.
Do the siding materials and other architectural details reflect the type of materials and details that typify development on abutting parcels in the opposing zone?

17.99.210 Prominent parcels.

Prominent parcels are parcels that are prominently visible either because of their corner location or because, when viewed from a distance on the road providing access to the parcel, they serve as a view terminus. Prominent parcels are identified on the visually sensitive areas map (see Appendix A of this chapter).

17.99.220 Prominent parcel standards.

All development of prominent parcels shall conform to all applicable development standards of this title and to the following additional standards:

A. Incorporate significant trees and clusters of trees into the site design.

Every effort should be made to preserve significant attractive trees and clusters of vegetation.

B. Avoid site designs which emphasize pavement, canopies or mechanical equipment.

Prominent parcels are not appropriate for designs which emphasize vehicular pavements, service station canopies, drive-up canopies or mechanical appurtenances such as gas pumps.

C. Provide a stately appearance to structures.

In order to provide visual distinction to the city, structures on prominent parcels shall be of a stately appearance (see the definitions of “stately” and “landmark structures” in GHMC 17.99.590).

Provide emphasis to structures and landscaping on parcels identified as prominent parcels on the city’s visually sensitive areas map.

D. Keep structures in the foreground.
To provide further emphasis to design, buildings shall be located at the front setback line unless significant trees warrant placing the building further back.

E. Minimize visibility of parking lots and service areas.
All parking, loading and service areas must be located or screened in such a manner so as not to be visible from 200 feet or more from the property from any public right-of-way.

F. Use landscaping to "frame" buildings and to screen parking and appurtenances.
Landscaping may be used to screen parking and mechanical appurtenances and frame buildings. Generally, however, the front side of buildings on prominent parcels should not be screened by landscaping exceeding three feet in height. Instead, emphasis should be given to architectural prominence. An occasional tree is allowed.

G. Coordinate development at intersections abutting prominent parcels.
Development within 200 feet of prominent parcel intersections shall be coordinated as follows:

1. Use of similar landscaping materials;

2. Shared tree clusters;

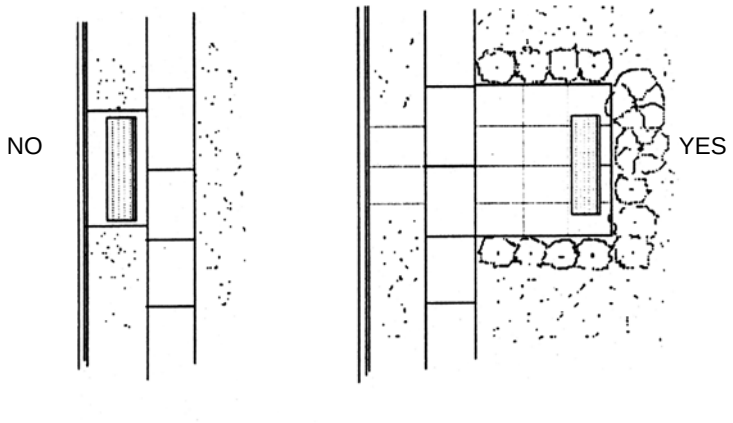
3. Similar massing, scale and setbacks of buildings;

4. Coordinated pedestrian amenities including benches, light standards, trash receptacles, paving materials, etc.

NOTE: New development shall be required to coordinate with existing development only if existing development was previously developed under the terms of this chapter. However, the general massing and scale of development shall be considered in all cases. (Ord. 1347 § 67, 2016; Ord. 1086 § 27, 2007).

17.99.230 Transit stop standards.

A. Locate transit stops behind the sidewalk.
Transit stops shall be incorporated into a small paved area large enough for a shelter, if desired, according to Pierce Transit standards. Alternatively, transit stops may be near a building entrance under a colonnade or canopy. Do not place waiting areas at the street curb.



Placing transit stop bench into a landscaped area away from the curb helps to integrate the bench into the setting while providing a more pleasant waiting area.

Transit stops as required by Pierce Transit shall be designed as an amenity to the site. On-site transit stops may be counted toward meeting common area requirements if they conform to all common area requirements.

B. Landscape transit stops or incorporate them into landscaped areas.
Landscaping around the perimeter of the transit stop is required. Landscaping shall provide a sense of enclosure without obscuring visibility.

C. Illuminate transit stops.
For safety and convenience, transit stop waiting areas may be fully illuminated according to the city of Gig Harbor lighting standards in GHMC 17.99.350.

Mass transit stops may be incorporated into mixed-use buildings or be designed as stand-alone buildings like this one.

ARTICLE III. SITE DESIGN

17.99.240 Natural site conditions.

Site development should be designed to reflect the natural conditions of the site, including topography and existing vegetation. The following standards will help to achieve this, and are applicable to all development.

A. Limit clearing of vacant parcels to no more than 50 percent of significant trees and retain vegetation in all required buffers and setbacks.

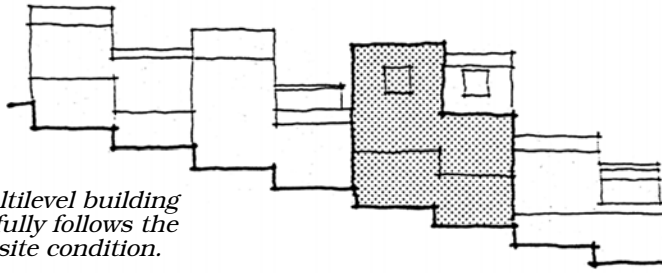
Clearing limitations apply to all vacant parcels with no approved site plan or building permit for development.

B. Retain natural vegetation on underdeveloped portions of sites with approved site plan.

Clearing of underdeveloped portions of approved site plans shall only be permitted once civil plans for development of those areas have been approved and clearing is required for civil infrastructure.

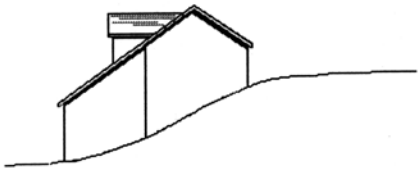
C. Maintain natural topography.

Buildings and parking lots shall be designed to fit natural slopes rather than regrading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced and finished grades shall not include any retaining walls that exceed six feet. Instead, designs shall complement and take advantage of natural topography. Sloped lots may require multileveled buildings, terraced parking lots and/or lower level parking garages.

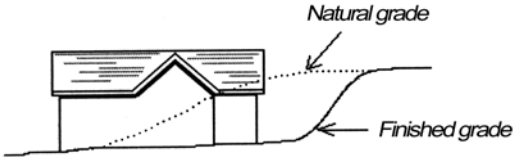


This multilevel building successfully follows the natural site condition.

YES



NO



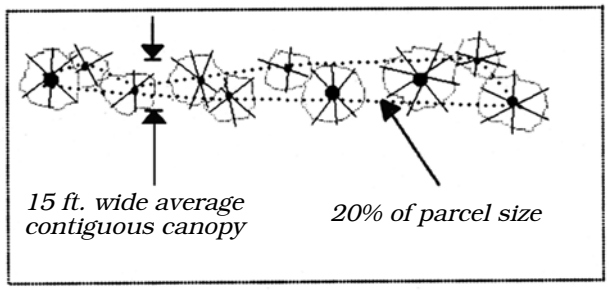
Natural vegetation, together with existing views of the water and territorial views is an integral part of the harbor setting and should be preserved on both developed and vacant parcels.

Views through or framed by natural vegetation may be achieved while retaining the existing vegetation which characterizes the harbor setting.

D. Incorporate approximately 25 percent of significant trees into the project.

On nonresidential, multifamily sites and residential subdivisions, at least 25 percent of significant trees shall be incorporated into required landscaping and retained indefinitely. The 25 percent calculation shall be based upon significant trees currently on the site and which have been cleared from the site within the past five years. All significant trees on site shall be identified and shown on a tree survey. In conjunction with the 25 percent retention requirement, the following options may be applied to other landscaping requirements of this chapter.

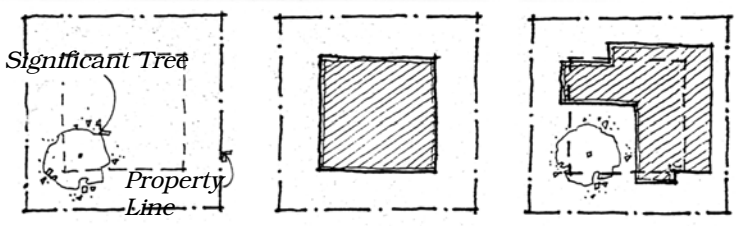
1. REDUCED LANDSCAPING REQUIREMENTS
Clusters of natural vegetation which form a continuous canopy at least 15 feet deep (average) and at least 25 percent of the parcel size (measured from the outer edges of the trunks) will meet the requirements for on-site trees; provided, that screening and buffering requirements otherwise required are met. All other landscaping requirements must be adhered to.



Natural vegetation may meet on-site tree

2. REDUCED PARKING STALL DIMENSIONS
Parking stalls adjacent to protected trees may be reduced to eight feet by 16 feet to avoid encroachment into tree root zones.

3. ENCROACHMENT INTO SETBACKS
Structures and parking areas may encroach into required setbacks if it can be shown that such encroachment allows significant trees or tree clusters to be retained. Encroachment shall be the minimum encroachment necessary to protect specified trees. In no case shall the yard be reduced to less than five feet. (Not applicable to single-family and duplex development or to development subject to zone transition standards.)



Site Conditions *Natural Site Development* *Alternate Site Development to Save Tree*

E. Replace lost trees which were intended to be retained.
If trees required to be retained pursuant to this title or a land use approval are subsequently removed or damaged, they shall be replaced by at least one and one-half times the tree diameter removed (ex. a 10-inch DBH tree removed will equal 15-inch DBH of tree diameter replaced). A single tree may be replaced with multiple trees provided the total tree diameter at DBH equals the required replacement value. Replacement trees shall be a minimum of six-foot trees for evergreens or two-inch caliper for deciduous trees at planting. The trees removed shall be replaced with trees of the same type, evergreen or deciduous. Shrubs and ground cover shall also be replaced when replacing tree(s). The shrubs and ground cover shall be planted within the limits of the previous tree stand canopy.

F. Retain the natural symmetry of trees.
Trimming of trees shall be done in a manner that preserves the tree's natural symmetry. Topping is prohibited unless recommended by a qualified arborist for health or safety reasons. Limbing-up may be appropriate if sufficient crown is retained to preserve the tree's fullness and health.

G. Maintain health and fullness of natural vegetation and buffer areas.

Areas of natural vegetation shall be retained over time. To ensure this, volunteer saplings of coniferous trees should be allowed to grow to replace older, less healthy trees. However, it may be prudent to thin out some saplings to avoid overcrowding if existing trees are healthy and full. A healthy and typical spacing of larger trees in a natural or forested setting is about 12 to 15 feet on center.

Selective thinning and maintenance may be allowed if this spacing is retained, subject to city planning staff approval. The order of preference in trees to be retained under a thinning maintenance program is:

1. Healthy coniferous and madrone trees with a 10-inch or greater trunk diameter;

2. Healthy coniferous and madrone trees with a six-inch or greater trunk diameter;

3. Smaller saplings of coniferous trees; and

4. Deciduous trees.

No trees shall be removed under a thinning and maintenance program if such removal results in tree spacing greater than 15 feet on center, except to remove dying or dangerous trees as determined by a qualified arborist. Full under-story shrubbery shall be retained, except to thin out non-native species (e.g., blackberry, scotch broom). (Ord. 1347 § 68, 2016; Ord. 1194 § 46, 2010; Ord. 1092 § 1, 2007; Ord. 1086 § 1, 2007).

17.99.250 Landscaping and screening.

Repealed by Ord. 1086.

17.99.260 Primary walkway standards (IBE).

A primary walkway is the main pedestrian walkway which connects a building's entrance to the public right-of-way. Primary walkways are required for all nonresidential development.

Primary walkways are not only a building's link to the public right-of-way; they also facilitate and enhance the pedestrian environment.

A. Link nonresidential buildings to their fronting street with primary walkways.

All primary structures must be served by primary walkways which directly link the building's main entrance to the street on which the building is located.

B. Assure that primary walkway width is proportionate to the scale of the project.

On projects with less than a 20,000 square foot footprint, primary walkways must be a minimum of five feet in width. Larger projects require eight feet or wider primary walkways.

C. Differentiate walkway surfaces.

Primary walkways must be visually distinct from parking lot and driveway surfaces and shall be characterized by concrete or masonry materials. Walkways flush with asphalt or vehicular travel-ways shall have a distinct pattern and texture (e.g., brick pavers or stamped concrete). Paint or appliques will not suffice to meet this requirement. Walkways must be functionally separate from parking lots and driveways except where they cross driveways.

D. Accent walkways with significant landscaping.

One side of all primary walkways must be landscaped except where they cross driveways. The width of the landscaping shall be a minimum of five feet.

E. Accent primary walkways with lighting and seating.

Primary walkways must include lighting and seating areas in accordance with the lighting standards and outdoor furniture in GHMC 17.99.350 and 17.99.360. One bench is required for every 200 feet of walkway length.

F. Identify significant historic buildings, landscapes, places or events.

Plaques, signs or art with applicable information about historic events or structures associated with the site are encouraged. These demarcations may be reviewed by staff for historic accuracy. (Ord. 1307 § 65, 2014)

17.99.270 Secondary walkway standards (IBE).

Secondary walkways are those that provide for pedestrian movement between buildings without depending upon parking lots or landscape areas for such movement. Secondary walkways are required for all nonresidential and multifamily development.

A. Link each building with walkways.

All buildings designed for nonresidential use or business access shall be linked to each other by a secondary walkway system. Walkway layouts should promote the shortest distance between building entrances. Long circuitous routes shall be avoided. Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures.

B. Assure adequate walkway width.

Secondary walkways must be at least three feet in width.

C. Differentiate walkway surfaces.

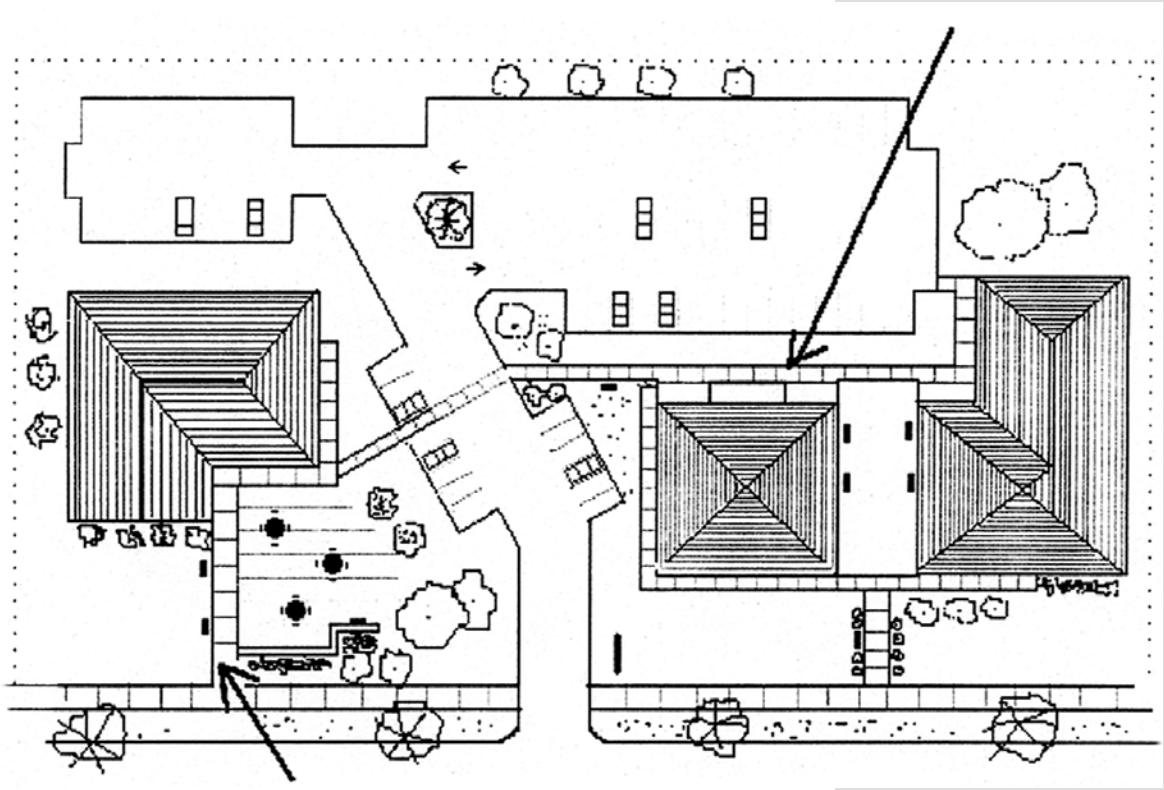
Secondary walkways must be visually distinct from parking lot and driveway surface and shall be characterized by concrete or masonry materials. Walkways flush with asphalt or vehicular travel-ways shall have a distinct pattern and texture (e.g., brick pavers or stamped concrete). Paint or appliques will not suffice to meet this requirement. Walkways must be functionally separate from parking lots and driveways except where they cross driveways.

Secondary walkways serve as a pedestrian system that facilitates safe and efficient movement between buildings, plazas, common areas, green spaces and other site plan amenities. They should be designed to provide the shortest distances between building entrances. Long circuitous routes are not appropriate.

D. Avoid walkways which cross parking stalls.

Secondary walkways may not be used for parking stalls, nor may parking stalls be used for secondary walkways. Ramps or loading areas of handicap stalls may, however, be part of secondary walkways, subject to ADA conformance.

Secondary walkways connect each building and are distinct from parking lot surfaces. Notice the direct route between buildings.



Primary walkway connects building's main entrance with the public sidewalk. Notice how the outdoor plaza provides a visual focus to the site while enhancing the pedestrian environment.

17.99.280 Outdoor common area standards.

A common area is a designed outdoor space which encourages outdoor activities and leisure in outdoor spaces associated with nonresidential development. Required common areas must be provided on site, unless otherwise allowed by subsection (B)(5) of this section, but may be enlarged and extended into city rights-of-way to connect with the sidewalk, subject to city public works department approval.

A. Provide common area of a size proportionate to development.

Nonresidential development greater than 2,000 square feet in floor area shall include common areas equal to 10 percent of the gross floor area of the building to which they apply, excluding garages, warehouses, and similar unheated support structures.

B. Choose type of common area best suited to development.

Common areas must include trash receptacles and casual seating and/or tables. Common areas must be one of (or a combination of) the following:

1. BALCONY, TERRACE OR COVERED COLONNADE – providing a minimum walking width of eight feet and which also incorporates seating areas.

2. PLAZA – with colored or textured pavement surface, e.g., brick, stone, exposed aggregate concrete or colored and textured concrete. To provide pattern and enhance the texture of the pavement, concrete surfaces shall be scored or otherwise divided into smaller sections.

3. POCKET PARK – developed between or in front of buildings which include landscaped areas of grass, trees, shrubbery and flowers, combined with limited paths and pavement areas for casual tables and/or seats.

4. SHORELINE VIEWING PLATFORM – consistent with both the shoreline master program requirements and these design standards. Viewing platforms intended for public access shall be identified with signage located at the edge of the public right-of-way.

5. OFF-SITE COMMON AREAS – For structures with less than 5,000 square feet of floor area, any of the above common areas which are within 250 feet of the subject site and are at least as large as the required common area for the subject site meet common area requirements and do not have to be repeated. This does not imply that the off-site common area must be accessible for the

subject site's use. It merely develops an appropriate density for outdoor common areas in a given district. Off-site common areas do not qualify for on-site parking credits allowed by subsection (F) of this section.

C. Locate common areas in view corridors.
Where view corridors occur on a site, common areas shall be located within the view corridor. Use care in the selection of landscape plantings so as to preserve views.

D. Provide direct access to common areas with pedestrian walkways.
Common areas (or outdoor stairs leading to common areas) shall be easily accessible to customers from the public right-of-way by either primary or secondary walkways.

E. Provide outdoor seating where people want to sit.
Pedestrian seating is encouraged in locations which allow enjoyment of sun and protection from wind and rain. Locate seating so that users can observe the activities of the street or enjoy a scenic view.

F. Take advantage of common area credits.
Common areas invite pedestrian activity. Therefore, it is expected that impacts from automobile traffic will be lessened. Additionally, a well-designed common area provides the same visual amenity as landscaping. Provision of common areas may therefore be counted toward parking and hard surface coverage requirements as follows:

1. REDUCED PARKING. Required on-site parking may be reduced by one parking stall for every 200 square feet of required common area.

2. INCREASED HARD SURFACE COVERAGE. Required common areas shall not be counted towards the total hard surface coverage. (Drainage system design must incorporate all impermeable surfaces.)

G. Consider allowed activities in common areas.
To assure full use and benefit of common areas to the property owner, the following activities are allowed in common areas:

1. FOOD OR FLOWER CARTS – limited to one portable food or flower handcart, provided such cart does not impede pedestrian flow. Common areas larger than 2,000 square feet may have two carts. Carts shall be on private paved common area, subject to owner approval and health department permit requirements. Carts must be portable and be stored away after hours.

2. TEMPORARY ART DISPLAYS – allowed in private common areas, subject to owner approval, and subject to city permit requirements.

3. OUTDOOR SALES – (e.g., farmers' market) allowed one day per week.

4. OUTDOOR DINING – up to one seat per 20 square feet of common area is allowed as a bonus (in addition to seating regulated by parking requirements), provided such seating does not impede pedestrian flow.

5. TRANSIT STOP – Common areas may double as a transit stop if they conform to both transit stop and common area requirements. (Ord. 1347 § 69, 2016; Ord. 1307 § 66, 2014)

17.99.290 Residential setbacks.

The following standards apply to all single-family and duplex residential development outside the historic district and all multifamily development city-wide. In order to deviate from minimum setback standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

A. Conform to single-family and duplex setback requirements.
Single-family and duplex development shall comply with the setbacks defined for each zone in GHMC Title 17. Single-family and duplex setbacks are intended to give greater emphasis to front entrances and porches while keeping the garage a subordinate element in the house design. Garages may be located in the defined side and rear yards, provided they conform to the criteria in GHMC 17.99.490(A)(1).

B. Conform to multifamily setback requirements.
Multifamily development shall comply with the setbacks defined for each zone in GHMC Title 17. (Ord. 1194 § 46, 2010; Ord. 1085 § 1, 2007).

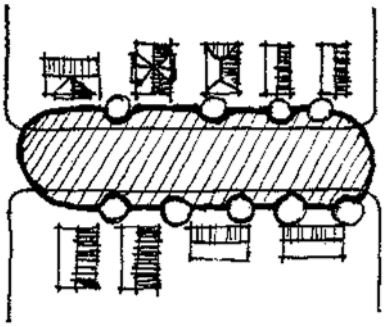
17.99.300 Nonresidential setbacks.

The following standards apply to all nonresidential development. In order to deviate from minimum setback standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

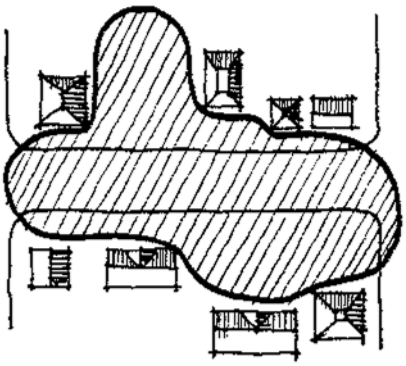
A. Conform to setback requirements.

Development shall comply with setbacks defined for each zone in GHMC Title 17.

Consistent streetfront setback produces organized spatial enclosure.



Inconsistent setback and site design produces irregular and often incoherent enclosure.



B. Locate structures near front setback line (IBE).
At least 50 percent of the primary structure's front facade shall be placed on the front setback line (except in the historic district or unless retention of significant tree(s) warrants an increased setback). Additional structures on the site shall be likewise placed on the front setback line unless they are located behind other structures on the site. The remaining portion of the building may be stepped back to accommodate common areas or parking. However, no more than 50 percent of required parking may be located forward of the front facade of a building (see parking standards in GHMC 17.99.330(E)). (Ord. 1347 § 70, 2016; Ord. 1307 § 67, 2014; Ord. 1194 § 46, 2010).

To enhance the visual quality and the pedestrian environment of nonresidential streets and activity centers, an increased emphasis should be placed on landscaping, pedestrian walkways and architecture.

Parking lots and service areas should be visually diminished by keeping them to the side or rear of the buildings.

17.99.310 Historic district nonresidential setbacks.

The historic district (see historic district map in GHMC 17.99.500) includes the downtown business district, all waterfront districts, the RB-1, B-2 and C-1 districts abutting Harborview and North Harborview Drives (excluding the B-2 district at the intersection of Harborview Drive and Burnham Drive NW), the area bordered by Harborview Drive, Rosedale Street and Stinson Avenue, the parcel on the southwest corner of the Rosedale Street/Stinson Avenue intersection, and all parcels having frontage on the following streets: Harborview Drive lying south of North Harborview Drive, Rosedale Street extending from Harborview Drive to Stinson Avenue, and Stinson Avenue extending from Rosedale Street to Harborview Drive. The following setback standards apply to all nonresidential development within the historic district.

In order to deviate from minimum setback standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

A. Conform to nonresidential setback requirements.

1. FRONT SETBACK:
Twenty feet (see also parkway setback requirements in this subsection), except that in the DB district the front setback is zero.

2. SIDE SETBACK/VIEW CORRIDOR – Downtown Business District (DB):
In the DB zone there are no side yard setbacks except as determined through the site plan review process unless the property abuts a residential district, in which case a 20-foot setback is required along the property line abutting the residential district.

3. SIDE SETBACK/VIEW CORRIDOR – All Other Zoning Districts:

a. For sites with one building – On a 50-foot-wide lot, 20 feet of combined side yard setback/view corridor is required and may be allotted as desired except that a minimum of five feet on any one side is required. For every additional foot of lot width beyond 50 feet, an additional one-quarter foot of side yard setback/view corridor is required. On sites with less than 50 feet of width, one-quarter foot of side yard setback/view corridor shall be eliminated for every foot of lot width less than 50 feet; provided, that a minimum of five feet

To create a visual pattern and to enhance retail activity in the nonresidential area of the historic district, the street front shall be characterized by a continuous row of storefronts with retail uses on the sidewalk level.

Primary structures shall be located near the public sidewalk and be characterized by storefront display windows and entry bays.

of setback/view corridor shall be provided on all side yards.

b. For sites with multiple buildings – Side yard setbacks/view corridors shall be provided in an amount equivalent to 20 feet for the first 50 feet of lot width. For every additional foot of lot width beyond 50 feet, an additional one-quarter foot of side yard setback/view corridor shall be provided. On sites with less than 50 feet of width, one-quarter foot of side yard setback/view corridor shall be eliminated for every foot of lot width less than 50 feet. The side yard setbacks/view corridors may be allotted in one of the following ways:

i. The total of the required side yard setback/view corridor shall be provided adjacent and parallel to the side property lines along the entire length of the property; provided, that a minimum of five feet of setback/view corridor shall be provided on all sides; or

ii. If the lot is 100 feet or more in width, a minimum side yard setback/view corridor of five feet shall be provided adjacent to abutting properties and setback/view corridor(s) a minimum of 20 feet wide shall be provided between buildings on the subject site. Lots narrower than 100 feet wide are not eligible for this provision.

c. View Corridors – In waterfront zoning districts, view corridors shall be provided perpendicular to a designated parkway or parallel to the side property lines along the entire length of the property. In all other zoning districts, view corridors shall be provided parallel to the side property lines along the entire length of the property. All required view corridors shall be open from the ground to the sky except that appurtenances allowed by the definitions of “yard” in GHMC 17.04.880 and “yard, side” in GHMC 17.04.910 may be located within the corridor.

4. REAR SETBACK:
As defined for each underlying zone in the historic districts, or 25 feet, whichever is less, except that in the DB district there is no rear setback except as determined through the site plan review process, unless the property abuts a residential district, in which case a 20-foot setback is required along the property line abutting the residential district.

5. PARKWAY SETBACK:
At least 50 percent of the primary structure's front facade shall be within 10 feet of property frontages abutting defined parkways within the historic district.

6. OVERWATER STRUCTURE SETBACK:
Setbacks for overwater structures shall be governed by the Gig Harbor Shoreline Master Program and shall be exempt from this section.

B. Consider side yard setbacks which best preserve views from adjacent parcels.
In determining side yard setbacks, consideration should be given to how the location of the structure(s) will affect views from adjacent parcels and how vehicular access to rear garages can best be achieved. Total combined side yard setbacks may be allotted as desired except that a minimum of five feet on any one side is required. (Ord. 1238 § 1, 2012).

17.99.320 Historic district residential setbacks.

The following standards apply to all residential uses and development within the historic district, except that in the DB district all residential structures shall conform to the nonresidential setback standards for the DB district in GHMC 17.99.310.

In order to deviate from minimum setback standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

A. Conform to residential setback requirements.

1. FRONT SETBACK MINIMUM	House/Accessory Structures – 20 feet; in Waterfront Millville – 12 feet Garage – 26 feet; in Waterfront Millville – 18 feet Porches – 12 feet; in Waterfront Millville – 6 feet

2. SIDE SETBACK/VIEW CORRIDOR MINIMUM**

a. For site with one building – On a 50-foot-wide lot, 20 feet of combined side yard setback/view corridor are required and may be allotted as desired except that a minimum of five feet on any one side is required. For every additional foot of lot width beyond 50 feet, an additional one-quarter foot of side yard setback/view corridor is required. On sites with less than 50 feet of width, one-quarter foot of side yard setback/view corridor shall be eliminated for every foot of lot width less than 50 feet; provided, that a minimum of five feet of setback/view corridor shall be provided on all side yards.

b. For sites with multiple buildings – Side yard setbacks/view corridors shall be provided in an amount equivalent to 20 feet for the first 50 feet of lot width. For every additional foot of lot width beyond 50 feet, an additional one-quarter foot of side yard setback/view corridor shall be provided. On sites with less than 50 feet of width, one-quarter foot of side yard setback/view corridor shall be eliminated for every foot of lot width less than 50 feet. The side yard setbacks/view corridors may be allotted in one of the following ways:

i. The total of the required side yard setback/view corridor shall be provided adjacent and parallel to the side property lines along the entire length of the property; provided, that a minimum of five feet of setback/view corridor shall be provided on all sides; or

ii. If the lot is 100 feet or more in width, a minimum side yard setback/view corridor of five feet shall be provided adjacent to abutting properties and setback/view corridor(s) a minimum of 20 feet wide shall be provided between buildings on the subject site. Lots narrower than 100 feet wide are not eligible for this provision.

c. View Corridors – In waterfront zoning districts, view corridors shall be provided perpendicular to a designated parkway or parallel to the side property lines along the entire length of the property. In all other zoning districts, view corridors shall be provided parallel to the side property lines along the entire length of the property. All required view corridors shall be open from the ground to the sky except that appurtenances allowed by the definitions of "yard" in GHMC 17.04.880 and "yard, side" in GHMC 17.04.910 may be located within the corridor.

3. REAR SETBACK MINIMUM** – As defined for each underlying zone in the Gig Harbor Municipal Code, or 25 feet, whichever is less.

4. OVERWATER STRUCTURE SETBACK: Setbacks for overwater structures shall be governed by the Gig Harbor Shoreline Master Program and shall be exempt from this section.

** See additional setback provisions in subsection C of this section.

B. Consider side yard setbacks which best preserve views from adjacent parcels.

In determining side yard setbacks, consideration should be given to how the location of the structure(s) will affect views from adjacent parcels and how vehicular access to rear garages can best be achieved. Total combined side yard setbacks may be allotted as desired except that a minimum of five feet on any one side is required.

C. Consider incentives to locate residential garage behind house.

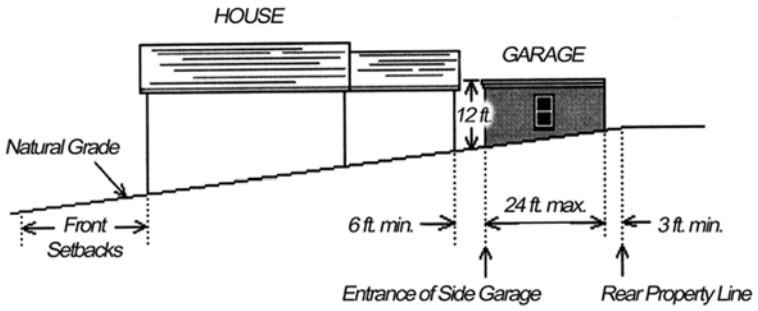
To encourage garages in back yards, garages may be located in the defined side and rear yards provided they meet the following criteria for special exceptions:

1. The garage is placed at least six feet behind the house. (A breezeway no wider than six feet measured side to side may connect the garage to the house.)

2. The garage is at least three feet from the rear property line. The garage may be placed three feet from the side property line; provided, that the main structure directly in front of the garage is no more than five feet from the same side property line. (This ensures that the balance of the required side yard setback is retained for the full depth of the parcel.)

3. The size of the garage does not exceed 24 by 24 feet.

4. The height of the garage is limited to 12 feet above the highest point of natural grade along the front (vehicular entrance) wall of the garage.



Rear-yard garages are encouraged with special setback allowances.

(Ord. 1307 § 68, 2014; Ord. 1284 § 1, 2014; Ord. 1238 § 2, 2012).

17.99.330 Parking lot standards.

The following standards apply to all nonresidential uses and development.

A. Limit the number of curb cuts.
To maximize landscaping at the street face, curb cuts for driveways shall be limited to one cut per parcel frontage or one cut per 200 feet of parcel frontage, subject to public works standards driveway separation requirements. An additional cut is allowed if the driveway is one-way. Where available, side streets or alleys should be used for additional access needs.

B. Limit driveway widths to maximize landscaping at the streetface.
To further maximize landscaping at the street face, one-lane driveways may be no wider than 15 feet, two-lane driveways may be no wider than 24 feet and three-lane driveways may be no wider than 34 feet except that necessary flaring of the driveway may occur between the inner edge of the sidewalk and the gutter.

C. Conform to lighting standards in GHMC 17.99.350.

D. Incorporate pedestrian ways into parking lot.
Pedestrian ways, including walkways and crosswalks, shall conform to the on-site walkway requirements in GHMC 17.99.260 and 17.99.270.

E. Minimize parking in front of buildings (IBE).
No more than 50 percent of required parking may be located forward of the front facade of a building. In this context, the front facade of the building shall be any side facing or abutting the street providing primary access to the site. If a site has frontage on more than one street providing primary access, it shall be the longest of its street frontages.

Parking lots and parking structures should not visually dominate Gig Harbor's urban setting. Parking facilities should be designed with increased emphasis on landscaping, pedestrian ways and human enclosure.

The requirements of this section are intended to mitigate the visual impacts of parking by screening parking lots from public rights-of-way and by making parking garages a secondary element in building designs.

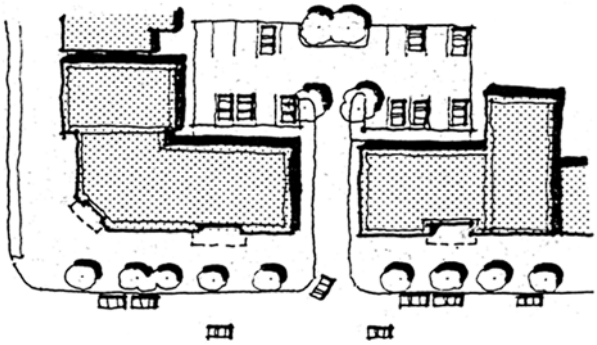
F. Avoid parking in front of building's entrance.
Parking spaces in front of the main building entrance interfere with entrance visibility and access and are prohibited.

G. Minimize driveway encroachments into setback areas.
Driveways running perpendicular to property lines may cut through perimeter area landscaping in setback areas, but they may not run parallel to property lines through perimeter landscaping in setback areas.

H. Avoid parking near street corners.
Parking lots shall be no closer than 40 feet to any parcel corner where two streets converge.

ACCEPTABLE

Parking behind shops



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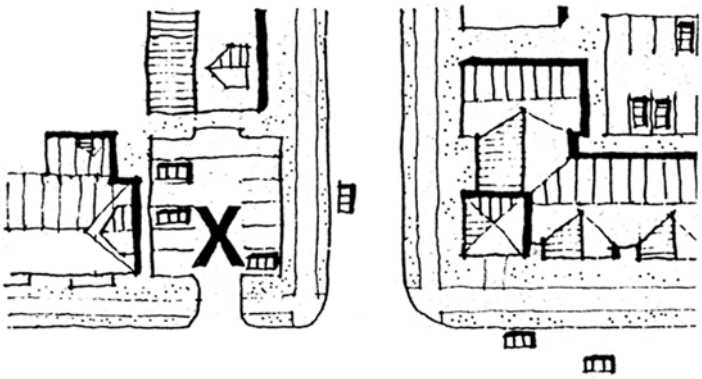

Street corners are not appropriate locations for parking lots.

(Ord. 1086 § 3, 2007).

17.99.340 Fences.

The following standards are applicable to all uses and development:

A. Choose fence materials carefully (IBE).
Fences shall be constructed of wood, wrought iron, brick, stone or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side visible to the public's view. In commercial areas or recreation centers in residential areas, black, dark brown or other dark-toned, vinyl-coated chain link attached to wood posts and rails is permitted. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the director. However, the use of plywood or composition sheeting as a fence material is not permitted.

B. Limit chain link to nonvisible areas.
In areas outside of designated activity centers and not visible from any city right-of-way, waterway, or designated public spaces, standard chain link fencing including steel posts and rails is permitted. Black-coated, dark brown or dark-toned, coated chain link fencing with matching posts and rails are nonetheless encouraged.

C. Limit height of fences (IBE).
Fences are limited to a height of three feet along front yards (four feet for open rail fences) and six feet in rear and side yards; provided, that clear vision is retained for adjacent driveways and intersections (see clear vision provisions in the city's public works standards). (Ord. 1245 § 29, 2012; Ord. 1197 § 82, 2010).

Fences are useful for defining space, providing security and visually enhancing outdoor settings. The degree that these qualities are considered depends on the intended purpose of the fence and where it will be located.

The design of the fence may not be important if the fence is strictly for security reasons (e.g., a mini-storage yard), but if the fence is visible to the public right-of-way, design takes on added significance.

17.99.350 Outdoor lighting standards.

The following standards apply to all uses and development:

A. Keep light sources hidden from public view.
All light sources shall be hidden or conform to light standards specified herein. Light sources (e.g., light bulbs or lenses) shall not be visible except on approved decorator lights. Sources of high-intensity light, whether behind a lens or not, shall not be visible to the public.

B. Use downward directional lighting.
Except for intermittent security lighting on motion detectors, all lights more than seven feet above the ground shall be downward directional lighting. The fixture's housing must be totally opaque. Clear or refractive lenses shall not extend below the housing.

C. Avoid lighting large areas with a single source.
Large areas may be lit with a number of low-intensity sources close to the area requiring illumination. Illumination of a large area with a remote single source of light shall be avoided.

D. Avoid excessive light throw.
Lighting shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Illumination of landscaped areas shall be avoided unless lighting is part of the landscape area immediately around the building or the area is intended for recreational use.

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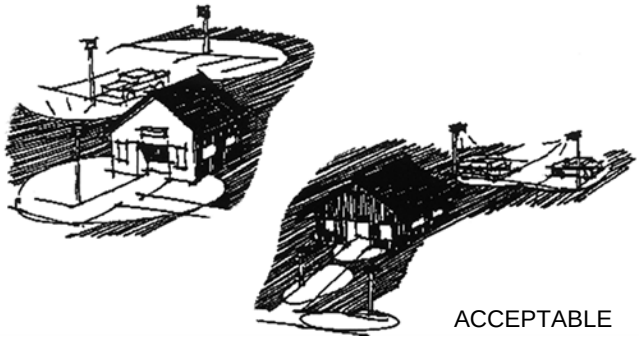


ACCEPTABLE

The primary purpose of outdoor lighting is to improve visibility and safety within outdoor spaces. However, light can also enhance a setting if the intensity and source of the light corresponds to the visual character of the surroundings.

The protection of neighborhoods and the quality of the night sky are important goals of lighting design standards in the city.

E. Choose approved outdoor light designs.
The following lighting types are approved:

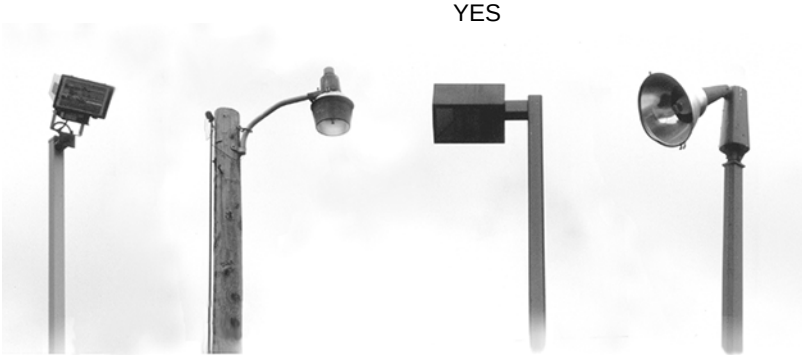
1. "SHOE BOX" STYLE POLE LAMPS – as per approved color for district (downward directional).

2. ORNAMENTAL POLE LAMPS – as per approved color and style for district (highly ornate Victorian, colonial or other styles which do not approximate Gig Harbor's historical development shall be avoided).

3. BOLLARD LIGHTS – as per approved color and style for district.

F. Avoid light fixture designs which have a utilitarian appearance.
Designs that are strictly utilitarian in appearance shall be avoided on all fixtures visible to the public, e.g., mercury vapor lights, cobra lights, etc.

YES



NO NO NO

Except for the "shoe-box" style light (third from left) which is downward directional, these other lights are too industrial in their appearance.

G. Limit height of pole fixtures.
Pole lights shall be no taller than 20 feet above a 36-inch base in parking lots and traffic areas, and no taller than 12 feet in pedestrian areas.

17.99.360 Outdoor furnishings.

The following requirements will assure consistency in outdoor furnishing design in public rights-of-way. They are applicable to all nonresidential uses.

A. The use of a commercial grade outdoor furniture designed for heavy public use is encouraged.

Outdoor furnishing should be a commercial grade designed for heavy public use. Lightweight resin, wire or iron furniture as typically sold in discount stores for residential use is discouraged.

B. Choose canvas or mesh fabric umbrellas.

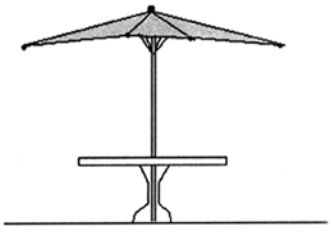
All umbrellas on public rights-of-way shall be made of fade-resistant canvas or mesh fabrics or materials which filter sunlight. Colors shall be coordinated with approved color scheme for development. Umbrellas with product advertising are prohibited.

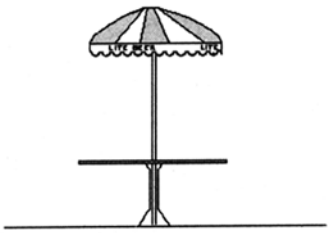
C. Choose market-type umbrellas in public rights-of-way.

All umbrellas on public rights-of-way shall be market-type umbrellas. These are wider than most domestic or household styles, have richer colors, are better constructed, and provide a festive atmosphere to common areas. The planning staff may approve an equivalent design which displays similar scale, materials and quality of construction.

ENCOURAGED

Commercial grade market umbrella.





DISCOURAGED

Lightweight household umbrella.

Outdoor furnishings are as important to the visual quality of the city as indoor furnishings are to a room.

Outdoor furnishings in public and quasi-public spaces contribute to a community image.

The choice of furnishings determine how casual or formal a setting may be and reveal a great deal about the preferences of the people the setting is designed to serve.

A sense of place cannot be achieved with a single building. It is the cumulative effect of each building and its relationship to surrounding buildings that creates rhythm, pattern and defines scale in the city's streetscapes.

ARTICLE IV. ARCHITECTURE

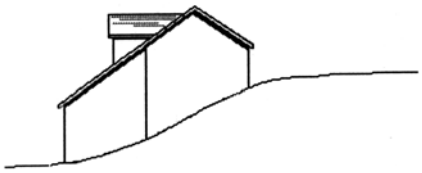
17.99.370 Site-sensitive building design.

The following standards are applicable to all development. Their purpose is to ensure that buildings are designed to reflect the natural conditions of the site and that they include design elements that visually "anchor" the building to the site.

In order to deviate from maximum height standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

A. Respect natural topography.

Buildings shall be designed to fit natural slopes rather than regrading the slope to fit a particular building design. Minimize cuts and fills by developing designs which complement and take advantage of natural topography. Sloped lots may require terraced parking lots and multilevel buildings designed to follow the slope.



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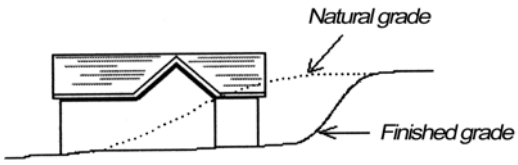
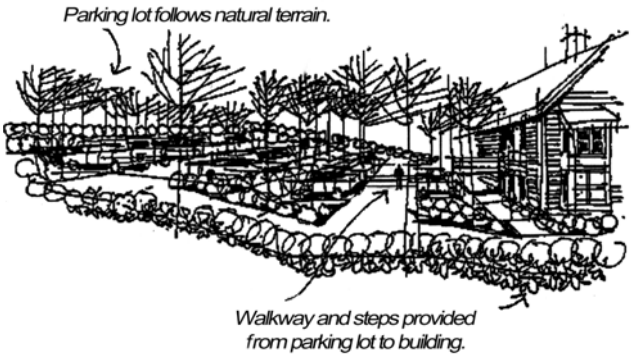


UNACCEPTABLE

Structures should be designed to fit natural slopes. Avoid significant regrades by selecting designs which fit natural topography.



Parking lot designs should maintain natural topography as closely as possible.

B. Incorporate building design elements into landscaping areas.

Secondary design elements such as low walls, planter boxes, stairs or plaza surfaces that incorporate materials used on the building's exterior shall be incorporated into the landscape design around the building's perimeter to visually anchor and transition the building to the site.

Building designed to solidly meet the ground. Minor cantilevers are acceptable.

C. Avoid cantilevered designs.

Buildings must be designed to solidly meet the ground. Large cantilevers of building mass are prohibited. Minor cantilevers such as bay windows, and balconies are acceptable. Upper floors may not cantilever more than three feet beyond lower floor walls.

D. Determine allowable building height from any point within buildable area.

Allowable building height may be measured from any point within defined buildable areas; provided, that the point of measurement is within 50 feet of the building footprint, as follows:

1. In the height restriction area, each lot is allowed a building height of up to 16 feet; provided, that no portion of the structure exceeds 27 feet above natural and finished grade.

2. In the historic district, height limits vary. Refer to historic district standards in GHMC 17.99.510(A)(2) for residential and GHMC 17.99.510(B) for nonresidential.

3. All other areas, no portion of the structure shall exceed the maximum height of the underlying zone.

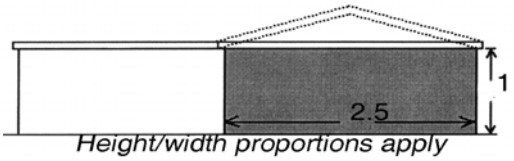
17.99.380 Mass and scale.

The following standards are applicable to all nonresidential and multifamily residential development. Their purpose is to break large structures down into smaller building modules and ensure that each module's proportions are consistent with the existing pattern of development in Gig Harbor.

A. Avoid long, low wall planes (IBE).

Prominent facades shall have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet.*

ACCEPTABLE



Height/width proportions apply with or without gable.

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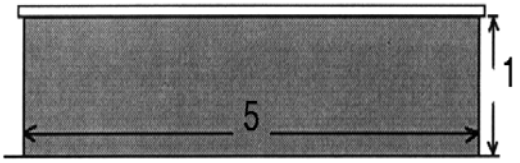

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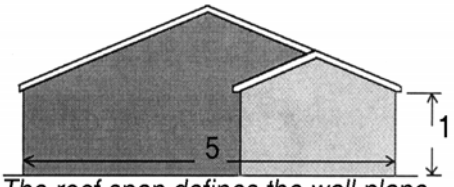

The roof span defines the wall plane behind the small facade projection.

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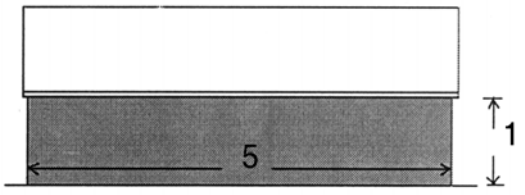


***Note: Porches, porticos and similar unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.**

One of the most prominent characteristics of a building's design is its scale and massing. The scale of a building determines its size in relation to its surrounding buildings, while the massing of a building gives it interest and character.

Modern building trends may emphasize large-scale designs with no thought toward massing. This imbalance between size and visual character has resulted in visually obtrusive development which is out of character with surrounding structures of a smaller scale. Large retail boxes epitomize this trend and are considered incompatible with Gig Harbor's small town characteristics.

B. Provide substantial shifts in walls and roof surfaces (IBE).
Wall and roof surfaces shall be broken down into smaller planes using substantial shifts in building footprints which result in substantial shifts in roof lines, as follows:

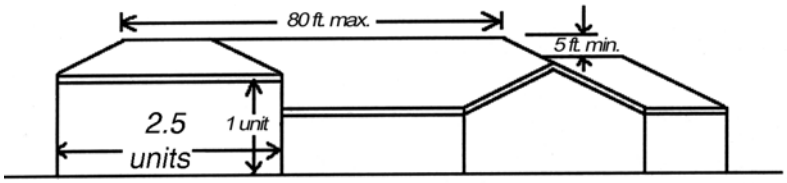
1. Horizontal shift
No portion of a prominent facade may exceed 80 feet in length without a shift in the building footprint measuring one-tenth of the facade length and meeting the following:

a. This shift may be broken down into smaller shifts of at least six feet each.

b. Horizontal shifts, when required, shall be reflected by a shift alteration in the roof design.

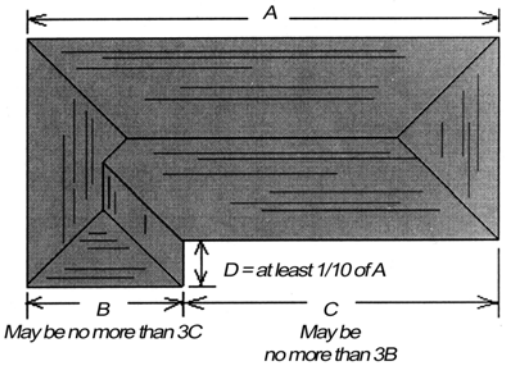
c. To assure that footprint shifts are distributed across the building facade, shifted wall planes shall have a width proportion of between one-to-one and three-to-one the width of adjacent wall planes on the same facade.

2. Vertical shift
No single run of ridge, cornice or fascia (excluding eave overhang) shall exceed 80 feet without a five-foot transition in height. Cupolas and similar minor projections above roof lines do not meet the vertical shift requirement.



C. Avoid a false-front look on building exterior.
Exterior walls and roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that (1) extend back at least one and one-half times the width of the parapet or gable, or (2) extend back to a point that is not visible from any public vantage point.

Horizontal shifts required if "A" exceeds 80 feet in length.



D. Provide visual terminus to tops of buildings.

To avoid a truncated appearance, all structures shall have a visual "cap." This may be achieved with either a pitched or flat roof if designed according to one of the following options:

1. LOWER PITCHED ROOFS WITH EXTENDED EAVES

Except in the historic district, a lower pitched roof with a minimum 4/12 pitch is allowed provided eaves extend at least two feet beyond exterior building walls.

2. STEEP PITCH HIP, GABLE OR SALTBOX ROOF FORM

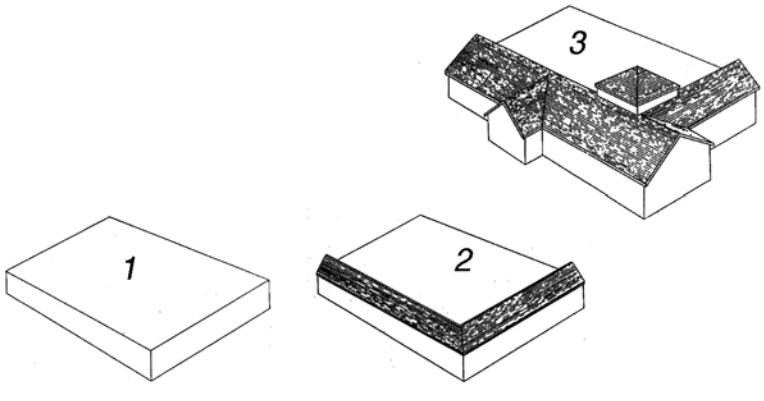
Conform to the following roof pitch requirements:

Minimum pitch:	6/12 in the historic district.
	6/12 in all other areas of town.
Maximum pitch:	12/12 in all areas.
Exceptions:	Steeples, bell towers and other ancillary structures.

3. FALSE PITCH ROOF WITH APPEARANCE OF TRUE HIP GABLE OR SALTBOX

Single story and multiple story buildings may have a flat roof with a false pitch if (a) the roof appears to be true hip or gable from all public vantage points, and (b) there are extending wings on each corner of the building which allow for a true hip or gable to extend out from the false hip or gable (this will avoid a mansard roof appearance). Roofs shall conform to the minimum roof pitch standards specified in subsection (D)(1) of this section.

ACCEPTABLE



UNACCEPTABLE UNACCEPTABLE

1. A simple box-like structure.

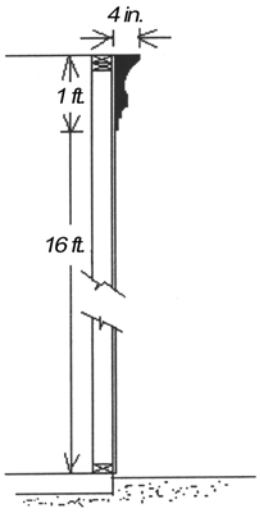
2. The box structure with simulated mansard.

3. Notice how the gable extending beyond the corner of this box structure provides the appearance of a true gable from the public's vantage point.

4. FLAT ROOF WITH PROJECTING CORNICE. (Outside the historic district, these are allowed on multistory structures only.) Cornice dimensions must be one foot high for every 16 feet of building height and must protrude forward at least one-third the cornice height dimension. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet. Pediments may extend above the cornice.

The projecting cornice provides a visual terminus to the top of this commercial building.

ACCEPTABLE



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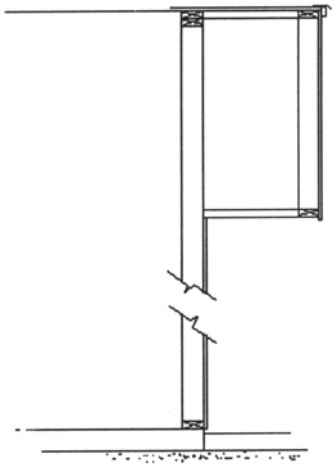
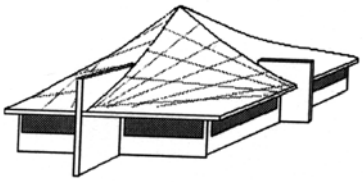


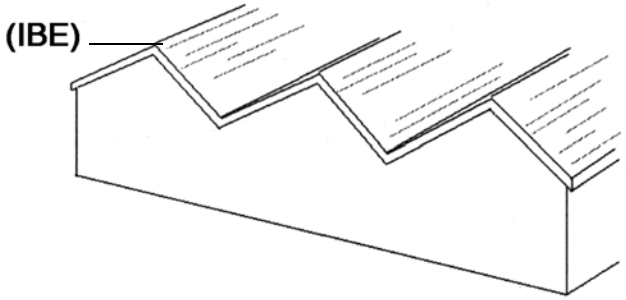
Cornices must be part of the building's trim detail. Framed projections such as overhangs or standard fascia projections do not meet the cornice requirements.

E. Avoid unusual or atypical roof forms on all structures.
A-frame, modified A-frame, curvilinear, domed, mansard-style roofs and unusual or atypical roof forms are prohibited. Multiple gables over a single-mass structure forming a "sawtooth" design **(IBE)** are also prohibited.

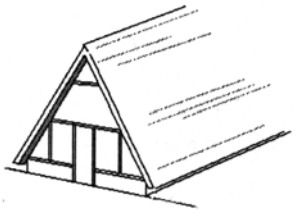


Curvilinear

Geodesic Dome



Sawtooth



A-frame

Modified A-frame

Examples of prohibited roof forms. Mansard roof forms are also discouraged.

(Ord. 1194 § 46, 2010; Ord. 1100 § 1, 2007).

17.99.390 Hierarchy in building design.

The following standards apply to all nonresidential sites with more than one building or with one or more multitenant buildings, and on all prominent parcels identified on the city's visually sensitive areas map (see Appendix A of this chapter).

A. Design primary structures as a focal point (IBE).
Primary structures shall be designed to serve as a visual draw to a site. Primary structures shall be designed as follows:

1. Must be prominently visible to the public.
Primary structures shall be the focal point of development and must be prominently visible to the public right-of-way giving access to the project, unless significant tree(s) warrant a less visible structure, or unless visibility is otherwise prohibited (e.g., enhancement corridors).

2. Must have the appearance of at least two levels.
To provide a more stately appearance, primary structures shall have at least two floors (minimum eight feet apart). The second floor level shall be at least one-third the area of the lower floor area. Alternatively, primary structures may be single-floor buildings with roofs having a minimum pitch of 8/12, and which contain dormer windows on every roof plane having a ridge length of 40 feet or more. One dormer window with a glazing area of at least 15 square feet shall be required for every 40 feet of ridge length (or portion thereof). Dormer windows shall be functional, providing natural light into the finished and heated area of the building.

Visual interest in the urbanscape can be achieved through a hierarchical approach to design. For example, strategically located structures, architectural elements or site amenities designed as focal points create a visual "draw" and suggest a point of activity. These also serve as a reference point for all subordinate structures. This concept is particularly applicable to large parcels with multiple structures.

Even as a stand-alone building, hierarchy is evident in this design, making it appropriate as either a multiple-tenant building or as a primary structure on a multiple-building site.

3. May have limited increased height.
Primary structures may include an area not to exceed 10 percent of the building's footprint that rises above the underlying height limit; provided, that the parcel is not located in the height restriction area defined in Chapter 17.62 GHMC. The height increase must be in building volume rather than as an extension of a parapet. This height increase shall not exceed eight feet, and shall not be applied to building heights otherwise restricted under zone transition standards in GHMC 17.99.170.

Multiple "carbon-copy" buildings provide no visual hub and shall be avoided.

4. Must provide a prominent entrance.
Primary structures shall include a prominent entrance which faces or is clearly visible from the street. The entrance shall be defined by a projecting or recessed portico or a clearly defined doorway designed as a focal point in the facade design.

B. Integrate outdoor leisure space into primary structure design (IBE).
Primary structures shall include, either as a prominent portico or courtyard, all or portions of a common area as required in GHMC 17.99.280, which shall be visible to the public and usable to customers or clients. It shall be integrated into the building design by means of either a roof-like structure (e.g., sheathed roof or open pergola style) or perimeter wall extending from the building. Walls and roof structures shall include materials and design details that typify the primary structure.

Note how these common areas have been integrated into the design of these primary structures.

C. Integrate primary structure design elements into secondary structures (IBE).

Secondary structures (all structures other than primary structures) may be much simpler in design than primary structures, but they must include design elements that visually link them to the primary structure site. Secondary structures must include siding, trim, roofing materials and colors common to the primary structure of a site. Specific combinations of materials and colors may be varied from building to building; provided, that any material or color used on secondary structures has, in some application, been used on the primary structure. For example, if the primary structure is a red brick building with gray clapboard in the gables, then the secondary structure may be a gray clapboard building with red brick accents. (Ord. 1347 § 71, 2016).

This more simple structure design would be appropriate as a secondary building in conjunction with the primary building design shown under subsection (A)(2) of this section.

17.99.400 Prominent facades.

The following standards are applicable to all nonresidential and multifamily development:

A. Provide consistent architectural interest to all prominent facades.

All building facades prominently visible from public waterways, rights-of-way or streets providing primary access to the site or from any customer or client parking or pedestrian area within a defined activity center shall meet the following facade requirement:

1. Prominent facades shall not be blank walls.

2. Prominent facades shall reflect the same design and detailing which typify the building's front including roof design, window proportion, facade variation and building materials.

B. Apply all design criteria to prominent facades (IBE).

Prominent facades, whether the front, side or rear of the building, are subject to full design review and shall comply with all design criteria stated herein.

Prominent facades include all building facades visible from waterways, public rights-of-way, or from any customer or client parking or pedestrian area within a defined activity center. Prominent facades also include facades which face the road(s) providing primary access to the building's site.

Prominent facades may not be sterile wall planes void of architectural interest. They shall be detailed with added relief, shadow lines, and visual depth.

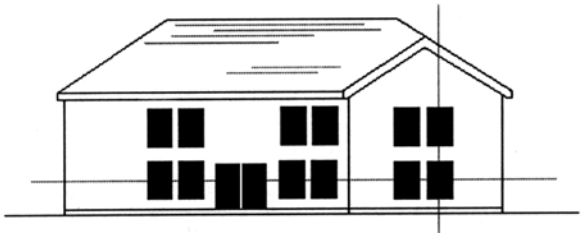
17.99.410 Windows and doors.

The following standards apply to all nonresidential and multifamily residential development:

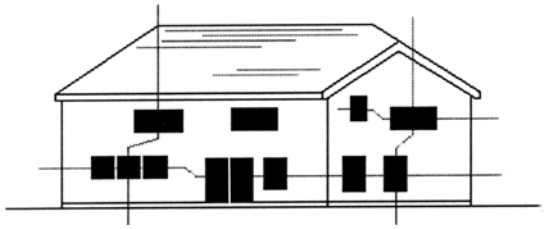
A. Maintain balance in the placement of windows.

To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.

ACCEPTABLE



The careful alignment of windows provides visual balance to this facade. Notice that it is not always necessary to center windows on a wall plane. Usually, however, noncentered windows look better below a hip than below a gable.



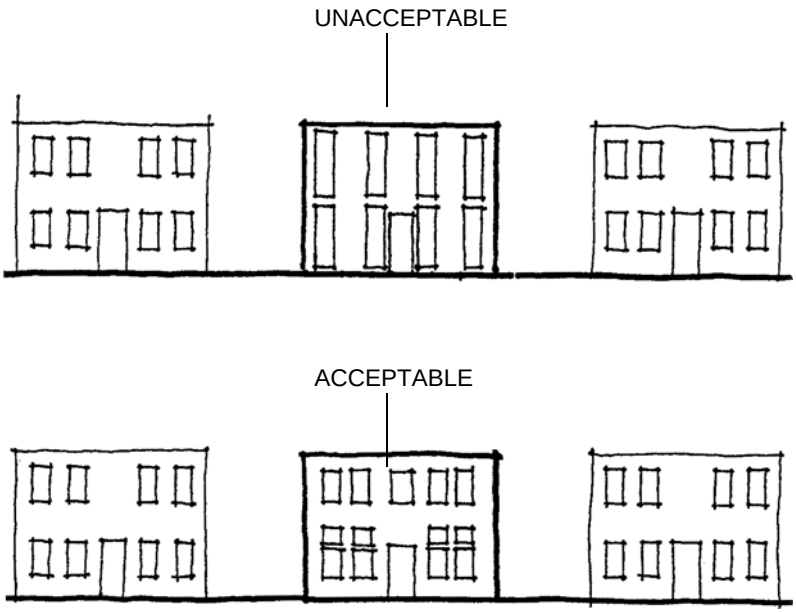
UNACCEPTABLE

The scattered and haphazard arrangement of windows on this facade result in poor balance in the overall building design.

UNACCEPTABLE

The primary purpose of windows to the interior portion of the building is to let in light and air. To the outside of a building, windows can make an architectural statement. The challenge to the architect is to make sure that both objectives are met.

Windows placed primarily to serve interior functions may appear to have been haphazardly placed on the outside of the building or may be completely lacking due to a reliance on mechanical systems for light and air. This shall be avoided.



Referring to the pattern and organization of windows on existing structures can achieve a higher level of compatibility.

B. Conform to solid/void ratio requirements (IBE).
Generally, windows and doors shall constitute at least 25 to 30 percent of prominent facade wall planes. In situations where this is not practical, the masonry facade option described in GHMC 17.99.420(B) may be considered.

C. Mirrored glass is prohibited.

Windows can and should serve as a pleasing focal point in a building's design or emphasize a shift in a wall or roof plane. Windows should relate to, align with, or complement exterior design features of the building.

17.99.420 Siding and trim.

The following standards apply to all nonresidential and multifamily residential development:

A. Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials (IBE).

Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or cement-like materials; board and batten (or panels with similarly spaced battens); brick, stone (real or cultured), nonscored, split-faced or ground-faced block (CMU). Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given facade.

B. Consider masonry facade option.

Brick, split-faced block (nonscored) or ground-faced block, if used in a manner that provides added relief, shadow lines, and dimensional interest to a facade, may serve as an alternate method of compliance to other specified design requirements, as follows:

1. ALTERNATIVE TO SOLID/VOID RATIO REQUIREMENTS

(NOTE: This option may not be used on facades facing and within 50 feet of the street or street right-of-way providing primary access to a site.) All prominent facades shall be 80 percent sided with the masonry materials stated above, which shall also include:

a. Masonry pilasters regularly spaced every 15 to 25 feet on center (depending on the scale of the building); and

b. Recessed “panels” in the masonry work that provide a “frame and panel” design in the masonry work between all pilasters and that comprise approximately 70 percent of the width and height of the space between pilasters. Recessed “panels” shall be recessed a minimum of four inches.

Traditional building materials such as brick, stone or wood reflect human handicraft and provide texture to building exteriors. Materials for new construction and remodeling should convey similar visual qualities.

2. ALTERNATIVE TO WALL AND ROOF SUBSTANTIAL SHIFT REQUIREMENTS
All prominent facades shall be 80 percent sided with the previously stated masonry materials, which shall also include:

a. Masonry pilasters regularly spaced every 15 to 20 feet on center (depending on the scale of the building);

b. Windows comprising of 25 to 30 percent of the wall plane or recessed "panels"** in the masonry work that provide a "frame and panel" design in the masonry work between all pilasters, with the recessed panel comprising approximately 70 percent of the width and height of the space between pilasters. Recessed "panels" shall be recessed a minimum of four inches;

c. Projecting lintels and windowsills made of brick, cut stone or similar masonry material and placed above and below each main-floor window;

d. A projecting wainscot at the base of the building made of brick, cut stone or similar masonry material per the previously stated masonry materials;

e. A projecting string course of brick above the windows or recessed panels; and

f. A corbelled projection in the masonry work at or near the top of the building spanning the full width of the facade, completed by a cornice made of masonry or some other material that meets standard cornice requirements.

**(NOTE: The option to use recessed panels in lieu of windows may not be used on facades facing and within 50 feet of the street or street right-of-way providing primary access to a site.)

(Ord. 1194 § 46, 2010).

17.99.430 Roofing materials.

The following standards are applicable to all nonresidential and multifamily residential development:

A. Use roofing materials which provide texture and shadow lines.

Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.

B. Avoid bright-colored or reflective roofing materials.

Limit roofing colors to darker earth tone and forest colors. Forest greens, charcoal or medium grays and dark clay colors are allowed. Do not use clay colors that look red or purplish in sunlight.

Views of roofs from the ground and territorial roofscape views play an important role in the architecture of the city.

17.99.440 Design details.

The following standards apply to all nonresidential and multifamily residential development:

A. Avoid architectural gimmicks.

Types of gimmickry to be avoided include the following:

1. TENANT-SPECIFIC MOTIFS – Fanciful or unusual detailing used to promote a particular theme or to identify a specific tenant shall be avoided. Signage shall be used for this purpose.

2. NEON OUTLINING – Architectural features shall not be outlined in neon or tube-type lights. This includes exposed and concealed lights.

3. BACK-LIT AWNINGS – Awnings may not be back-lit or otherwise illuminated from behind unless the awning fabric is completely opaque so that it blacks out all light.

4. NONFUNCTIONAL AWNINGS – Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed. Awnings must be applied to walls or posts and may not be applied to existing projections over walkways or windows.

5. FAUX WINDOWS – All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room.

6. FALSE FRONTS – Building facades must be designed to reflect the mass and bulk of the structure behind the facade. Design details that create a false appearance of building mass, or that otherwise make a building appear to be something that it is not, are not permitted. This restriction is not intended to prohibit the use of decorative pediments that project above the roof line in the historic district.

7. ARCHITECTURAL ANOMALIES – Application of materials or details that are not integrated into the overall building design, or that do not reflect the materials or details characteristic of the overall building design, are prohibited.

Building design should be executed in a straightforward manner. Tack-on devices may not be used to mitigate poor design or to promote a particular theme. If a particular style or theme is desired, it should be reflected in the building's form and general detailing.

B. Maintain consistency in awning design.
Multiple awning designs are not permitted on a single building.

C. Avoid awnings which obscure or dominate the building design.
Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complimentary element of the building design. Awnings may not extend more than 12 inches beyond the outer edges of windows or groups of windows, and they may not come any closer than 12 inches to building corners or 36 inches to eaves or cornices.

This continuous awning overpowers the building design and hides the original parapet or cornice detail. Limiting the location of awnings to individual doors and windows assures that they do not overpower the building facade.

D. Orient service and delivery areas away from the streets (IBE).
Service and delivery bays and loading docks shall not be visible from public streets. Where possible, access service and delivery areas from a side street or alley. Warehouse and mini-storage doors may not directly and visibly face public streets.

E. Link dissimilar buildings with common site amenities.
Visual continuity can be achieved between dissimilar buildings by emphasizing common elements of site design (e.g., landscaping, screening, furnishings, light standards, decorative paving materials). Similar colors of structures can also provide visual continuity to the streetscapes.

Avoid layering awnings over existing projections.

17.99.450 Color.

The following color regulations apply to nonresidential and multifamily residential development outside the historic district. The planning staff and/or the design review board can provide guidance on selecting colors that will conform to the following criteria:

A. Keep field colors subdued.
Field or base colors (the main color of exterior walls) are limited to the more subtle earthtone colors. White, soft sands, grays, sage greens, pale yellows and deep, rich clay colors are appropriate field colors.

B. Avoid bold or bright trim colors.
Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color but shall not be bright or bold. A lighter or darker shade of the field color is always an appropriate trim color, as is white. Bright or primary colors are not permitted.

C. Limit bright colors to finer architectural details.
Accent colors can generally be brighter than field or trim colors. Accent colors shall be used with restraint. Appropriate areas for accent colors are those details that might otherwise go unnoticed such as moldings or molding indentations, medallions, and shadow lines of windows and door frames. Doors are also an appropriate location for accent colors.

D. Avoid painting factory colors of stone and brick.
Stone and brick have naturally durable colors and finishes that would be lost or damaged if painted. Painting or staining of stone and brick is prohibited.

Color is an important and dominant aspect of building design.

When selecting colors, consider carefully the different materials and levels of detail that color can emphasize. The field or base color is one of the most dominating features of the building; trim colors are used on the building's secondary features, while accent colors can emphasize the finer, more characteristic elements of the building's design.

Typically, no more than three colors should be used in one building, but additional colors may be considered if they are close shades of one of the other three colors.

17.99.460 Lighting.

The following standards apply to all nonresidential and multifamily residential development:

A. Avoid back-lit panels and awnings.
Translucent panels and awnings illuminated from behind are prohibited. This shall not exclude soft light commonly and incidentally emitted from windows.

B. Keep light source hidden from public view.
Except for decorator lights which use clear 60-watt maximum incandescent bulbs (e.g., candelabra bulbs), light sources shall be concealed behind soffits, within recessed containers, behind shrubbery, etc. Sources of high-intensity light, whether behind a translucent lens or not, shall not be visible to the public.

C. Avoid bright lighting on outdoor surface of buildings (IBE).
Outdoor building lighting is limited to one 60-watt bulb (or equivalent foot-candles) on any 10 feet of facade length, except that more intense lighting is allowed at building entrances.

D. Avoid colored lighting on buildings.
Colored lighting is limited to temporary holiday lighting only.

E. Avoid light fixture designs which have a utilitarian appearance (IBE).
Designs that are strictly utilitarian in appearance are prohibited on all fixtures visible to the public, e.g., mercury vapor lights, cobra lights, etc.

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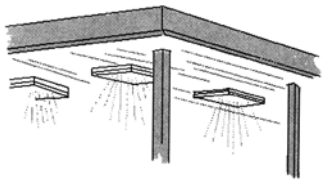
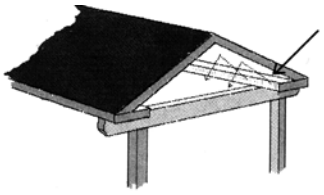


Indirect lighting



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F. Use downward-directional lighting.
All lights more than seven feet above the ground shall be downward-directional lighting.

Lighting may be used to accent a building but shall not be used to denote a corporate or commercial image except on allowed signage.

Lighting may be directed to a building but should generally not emanate from a building.

The protection of neighborhoods and quality of the night sky are important goals of lighting design in the city.

High intensity light sources may not be visible to the public. Fixture designs of a utilitarian appearance shall be avoided.

Indirect lighting keeps light source hidden from the public's view. Recessed spot lighting may supplement indirect lighting where more direct lighting is desired.

17.99.470 Parking garages.

The following standards pertain to garages for four or more vehicles. They apply to all nonresidential and multifamily development.

A. Recess vehicle entries in main facade.

Garage doors and open vehicle entries must be recessed at least six feet from the front facade plane. Where possible, garage entrances should not directly face the street.

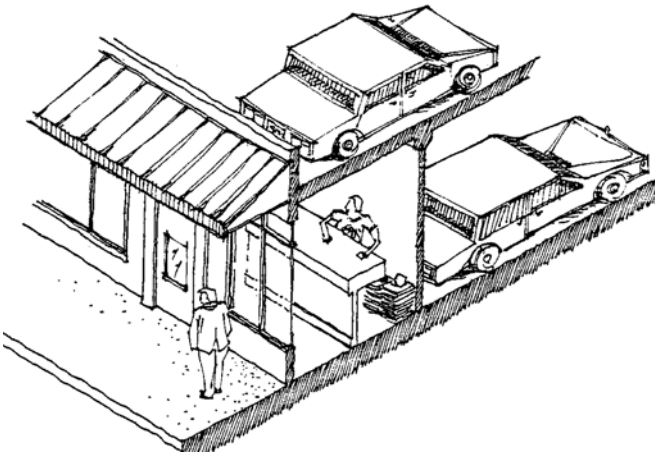
B. Screen parking garage facades.

Parking garage facades which are visible from the street shall conform to one or a combination of the following options:

1. A LANDSCAPED SCREEN – Screening may be trees and shrubs or climbing plantings on a trellis.

2. STOREFRONTS – The parking garage may be faced with storefronts or display windows.

3. SIMULATED STOREFRONT – The openings of the garage may be designed to reflect or simulate the window pattern and material choice of the primary structure on the site. The door and window fenestration requirements in GHMC 17.99.410 should be used as a guide.



C. Acquire DRB recommendation/hearing examiner approval for all parking garages over one story or which enclose 20 cars or more.

In making its determination of compliance, the DRB and hearing examiner shall consider the design criteria under subsections (B)(1) and (B)(2) of this section, and may also determine how much screening or architectural embellishment is required based upon projected lines of sight from the pedestrian's perspective.

These requirements are intended to soften the visual impacts of parking garages as seen from the street face.

This parking garage is located behind an actual storefront.

17.99.480 Multifamily housing standards.

The following standards apply to residential structures with three or more units, and to three or more single-family units that share common walls:

A. Design units to fit slope conditions.

Housing units shall be designed to fit natural slopes rather than forcing the slope to fit a particular building design. Units shall be designed with both uphill and downhill floor plans if the site involves significant slopes.

B. Avoid parking lots oriented to the street.

Parking lots and carports shall not be located in front of street-oriented units. Driveways are allowed, as are garages, but garages shall not be the dominant architectural feature.

C. Avoid dominant garages on multifamily or high-density housing.

Keep units from looking like garages or storage units. Give visual emphasis to human enclosure as opposed to vehicular enclosure. Create focal points in the design such as front porches, larger accent windows or windows in prominent gables which project forward of the garage door and draw attention above the garage door.

There is little in this design to draw the eye away from the garage door. The design lacks a residential emphasis.

Multifamily housing is typically designed with an internal orientation leaving fences or blank walls facing the public road. To better integrate multifamily housing into the community, it should be designed to relate to the street, thereby creating a more functional interface between public and private spaces. Its design should enable as many residents as possible to relate to the street without being funneled through a common driveway or access point. Finally, its design should reflect the site's natural topography.

D. Vary design on units or groups of units.
Emphasize individuality of units with variation of massing and/or details, e.g., a combination of trim, roof-lines, porch designs, reverse designs and color variation, particularly on street-oriented units.

E. Provide consistent architectural interest to all prominent facades.
All building facades prominently visible to public rights-of-way shall meet the following facade requirements:

1. Prominent facades shall not be blank walls.

2. Prominent facades shall reflect the same design and detailing which typify the building's front including roof design, window proportion, facade variation, and building materials.

3. Prominent facades on required street-facing units may not be concealed behind high walls or privacy fences. Lower fences and walls not exceeding three feet in height are acceptable.

4. Prominent facades shall conform to all general prominent facade requirements stated in GHMC 17.99.400.

17.99.490 Single-family and duplex housing standards.

The following standards apply to all single-family and duplex residential development outside the historic district. In order to deviate from minimum setback standards or maximum height standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

A. De-emphasize garages.

De-emphasize garages by giving visual emphasis to design elements which reflect human activity and enclosure. Choose one of the following options:

1. LOCATE GARAGE BEHIND HOUSE

A garage may be located in the defined side and rear yards provided it conforms to the following criteria:

a. The garage is placed at least six feet behind the dwelling (a six-foot-wide breezeway (measured side-to- side) may connect the garage to the dwelling).

b. The garage is at least three feet from the side and rear property lines or three feet from an alley access easement.

c. The size of the garage does not exceed 24 by 24 feet.

d. The garage is no higher than 12 feet above the highest point of natural grade along the vehicular entrance side of the garage.

2. RECESS VEHICULAR ENTRANCES

At least 70 percent of the front walls of the dwelling that enclose the living area shall project at least six feet forward of the garage doors.

3. EMPHASIZE WINDOWS AND PORCHES

Provide windows above garage doors in gables, dormers, or other wall planes that are within two feet of the garage door wall planes, along with front porches which emphasize front entries. At least one window is required for every two garage bays. Each window shall have at least 10 square feet of glazing area.

The standards of subsection A of this section represent alternative ways to de-emphasize garages located in the front of houses and include incentive to locate garages behind houses.

4. INCREASE WINDOW AREA
Garage doors may be flush with the front walls of the dwelling if the front walls include window glazing area that is at least 50 percent of the total garage door area. Garages may project forward of the front walls of the dwelling if the front walls include window glazing area that is at least 70 percent of the total garage door area. (Garage door windows may not be included in the glazing area calculations.)

5. PLACE GARAGE ENTRY ON SIDE OF HOUSE.
In this context, garage doors may not face the street unless it is a side street on a corner lot. If the garage projects forward of the dwelling, the garage doors must be located on the side of the garage most distant from the entry to the dwelling.

6. GARAGE DOOR PLACEMENT
Place garage doors in locations that are not visible from the street providing access to the site.

B. Emphasize front entry.
Front porches can be used to emphasize the front entry. When there is no front porch or when a front porch is not an obvious or prominent feature of the dwelling design, the front door must be oriented so that it directly faces the street.

C. Determine allowable building height from any point within setback area.
Allowable building height may be measured from any point within defined setbacks; provided, that the point of measurement is within 50 feet of the building footprint (refer to zoning code for allowed height in specific zones).

D. Avoid visually looming wall planes.
No wall plane, excluding gable areas, may exceed a height of 22 feet above any point of finished grade. Additional wall plane area may be allowed (subject to maximum building height limits) only if it is stepped back at least eight feet from the lower wall plane, or if it is in a dormer that is stepped back from the lower wall plane. Step-backs from decks, balconies or other spaces not fully enclosed do not meet this step-back requirement. This requirement applies only to prominent facades.

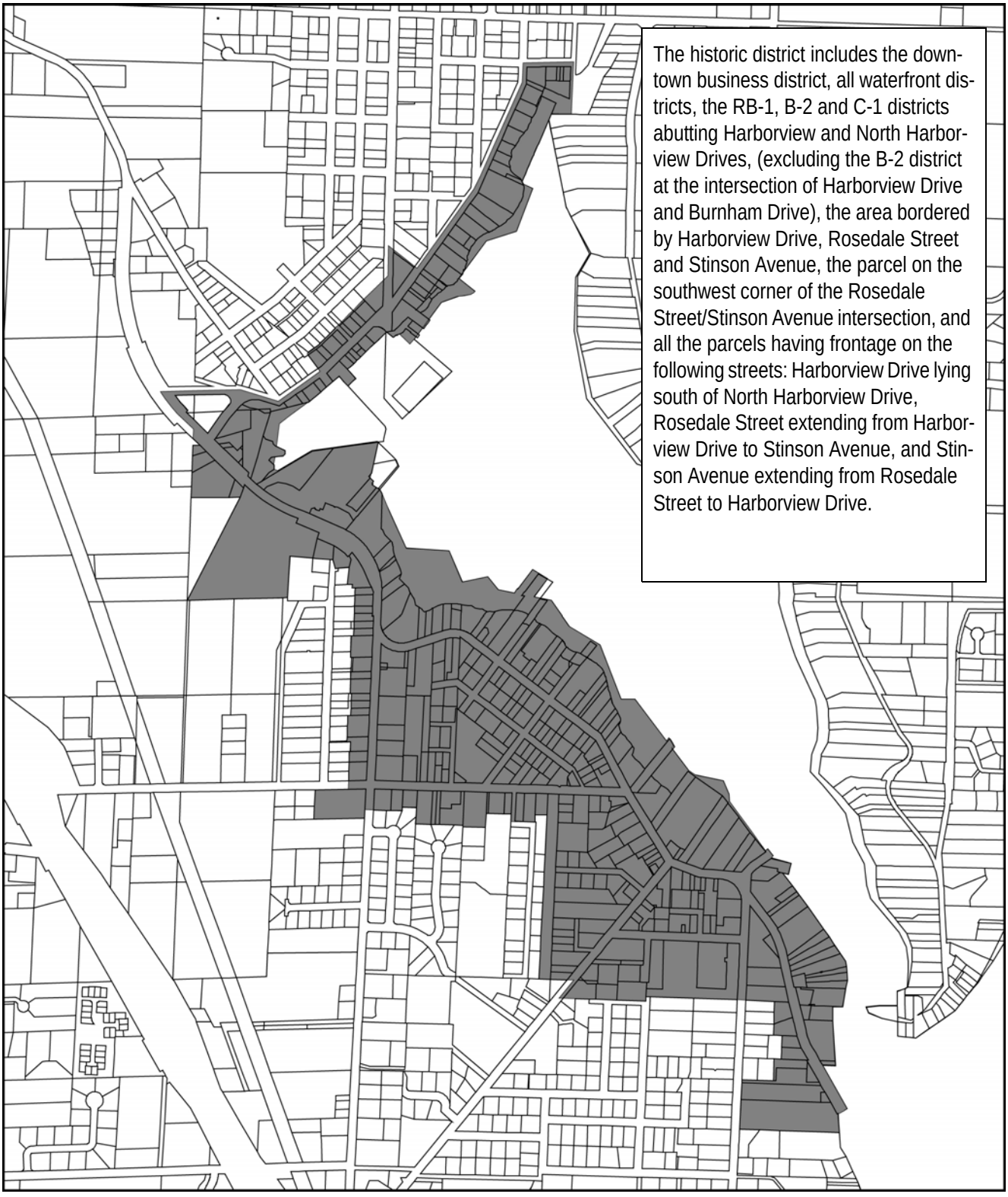
E. If applicable, conform to all parkway standards.
Single-family houses and duplexes on parcels having frontage on a designated parkway shall conform to all parkway standards in GHMC 17.99.110 through 17.99.140.

F. Conform to all building and outdoor lighting standards.
Single-family homes and duplexes shall comply with all outdoor lighting standards in GHMC 17.99.350.

G. Conform to all fencing standards.
Single-family and duplex development shall conform to all fencing standards defined in GHMC 17.99.340.

(Ord. 1194 § 46, 2010).

17.99.500 Historic district map.



17.99.510 Building massing and height – Historic district.

One of the most characteristic design features of Gig Harbor's historic area is the small scale and simple mass of the older homes. These structures are of modest widths, being deeper than they are wide, and include steep pitched roofs with the narrow ends of the roofs facing the street.

Historic homes are also characterized by front porches placed near the street. Garages are set back from the main structure so that the emphasis from the street is on human habitation rather than vehicular enclosure.

These elements of design have been reversed on many newer homes. Most homes built since the 1950s are characterized by horizontal dimensions with low-slung roof planes oriented to the road. The front porch has largely been replaced by front garages, with the garage often appearing larger than the house. These trends have significantly altered the visual character of the view basin and have decreased the width of view corridors between homes.

To preserve views and also to allow structures with basic historic proportions, the standards of this section shall be observed on all residential development within the historic district.

In order to deviate from minimum setback standards or maximum height standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review board process.

A. Incorporate characteristic roof lines and massing into residential structures.

Historic structures in Gig Harbor are characterized by similar roof lines and massing. All residential structures within the historic district must meet the following criteria:

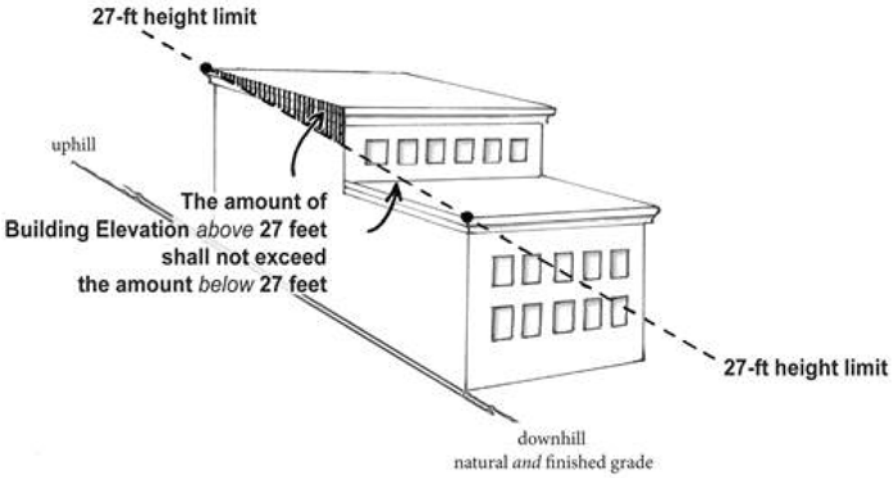
1. MINIMUM ROOF PITCH.
Roof pitches shall be minimum 6/12 and maximum 12/12 on all portions of the roof except for (a) shed dormers, (b) porches, (c) the lower pitched roof portion on a saltbox-style structure, and (d) steeples, bell towers, and similar accentuated structures.

2. MAXIMUM HEIGHT – DB ZONE SOUTH OF ROSEDALE STREET and THE PORTION OF THE WC ZONE ABUTTING THE DB ZONE.
A building shall not exceed 27 feet above natural and finished grade as measured from the building footprint except as allowed for stepped-down buildings as follows:

On sloped sites, the elevations of buildings may be stepped down and those stepped-down sections may exceed the 27-foot maximum; provided, that the uphill and downhill facades do not exceed 27 feet above natural and finished grade as measured from the building footprint and that the amount of elevation above 27 feet does not exceed the amount of elevation below 27 feet as shown in Figure A below. Safety rails surrounding rooftop patios or gardens that are stepped back from the most forward front face of perimeter cornice are not included in the elevation provided the safety rail meets the design requirements of balustrades in GHMC 17.99.545(B) and provides a minimum of 60 percent transparency.

The dominating end-gable and intersecting dormer on the side typify many historic homes in the Gig Harbor basin.

FIGURE A



3. MAXIMUM HEIGHT – ALL OTHER ZONES. Each residential lot is allowed a building height of up to 18 feet from any point within the buildable area and within 50 feet of the building's footprint; provided, that no portion of the structure exceeds 27 feet above natural and finished grade. In the Waterfront Millville (WM) zone, the point at which the 18-foot maximum is measured may be at the highest point within the lot along the street right-of-way. Additionally, one BASIC STRUCTURE measuring 25 feet wide by 40 feet deep by 27 feet high may be incorporated into the building design based upon the following criteria:

a. The height of the basic structure shall be measured from the lowest elevation point at the setback lines. Height shall be measured from natural grade.

b. The ridge of the basic structure shall be perpendicular to the shoreline or "point" to a significant view.

c. No structures other than chimneys shall extend beyond the area defined by the gable or hip, i.e., no structure shall extend above the common rafter extending from the top wall plate to the ridge unless it is within the underlying 18-foot height envelope.

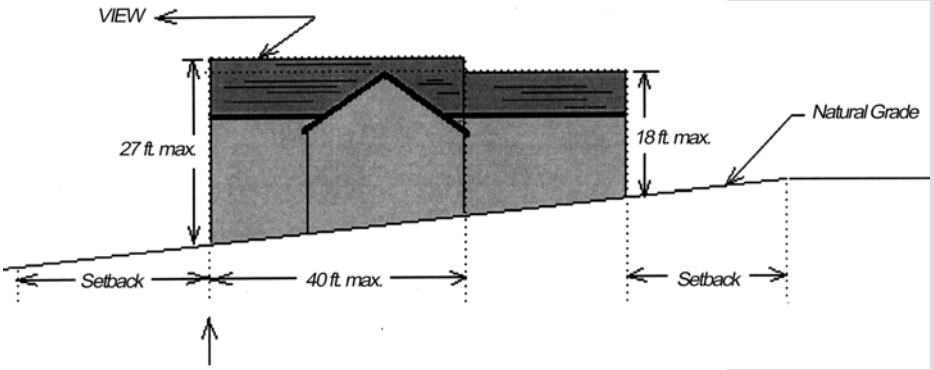
d. The minimum roof pitch is 8/12. Equal pitches are used on the remaining portion of the house.

e. A full-width front porch shall be included on the front side of the basic structure unit and windows on

the entire structure shall be true-divided light windows if a grid pattern is desired.

f. All other setback and height requirements are complied with.

The ridge line must point toward the direction of the view.



27-foot portion measured from lowest point of natural grade within setback area.

4. INTERSECTING GABLES OR DORMERS.

a. To avoid expansive roof planes, fascia boards may not exceed 35 feet in length without an intersecting gable, dormer or similar architectural element incorporated into the roof plane above the fascia board on pitched roofs.

b. The total width of all dormers, gables, and similar architectural elements shall not exceed 50 percent of the width of the roof plane on which those elements are located.

c. This requirement does not apply to BASIC STRUCTURES defined under subsection (A)(3) of this section.

The intersecting dormers and porch gable provide visual interest to this otherwise unbroken roof plane.

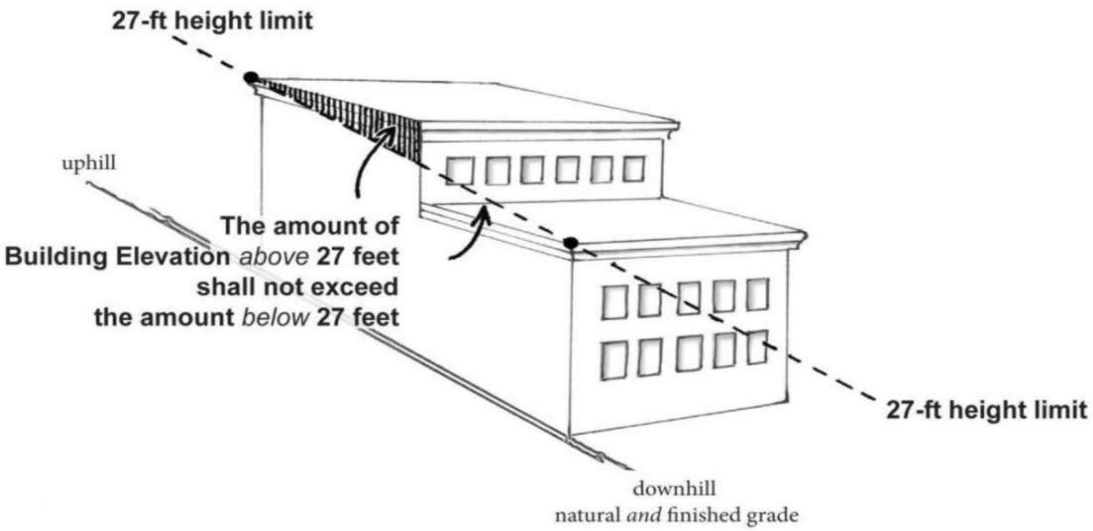
B. Conform to height standards for nonresidential structures.
Historic commercial structures were typically flat-roofed buildings with projecting cornices, sometimes with an extended parapet on the front. Pitched roof commercial buildings were also common. To allow similarly designed buildings, all nonresidential structures within the historic district shall conform to the following height and roof pitch standards:

1. DOWNTOWN BUILDING HEIGHTS
In the portion of the downtown business (DB) district south of Rosedale Street and the abutting portion of the waterfront commercial (WC) district, the building height limitations of this subsection (B)(1) apply as do the requirements of subsection (B)(5) of this section. In all other zones, the requirements of subsections (B)(2) through (5) of this section apply.

A building shall not exceed 27 feet above natural and finished grade as measured from the building footprint except as allowed for stepped-down buildings as follows:

On sloped sites, the elevations of buildings may be stepped down and those stepped-down sections may exceed the 27-foot maximum; provided, that the uphill and downhill facades do not exceed 27 feet above natural and finished grade as measured from the building footprint and that the amount of elevation above 27 feet does not exceed the amount of elevation below 27 feet as shown in Figure B below. Safety rails surrounding rooftop patios or gardens that are stepped back from the most forward front face of perimeter cornice are not included in the elevation, provided the safety rail meets the design requirements of balustrades in GHMC 17.99.545(B) and provides a minimum of 60 percent transparency.

FIGURE B



2. MAXIMUM UPHILL HEIGHT
No portion of a building shall exceed 16 feet for a flat-roofed building, or 18 feet for a pitched roof building, as measured from the highest point within the buildable area and within 50 feet of the building footprint.

3. MAXIMUM DOWNHILL HEIGHT
No building shall exceed a height of 24 feet as measured from finished grade at the lowest point of the building footprint, except that additional height is allowed for roof planes, gables and dormer windows, not to exceed the uphill height limits.

4. MAXIMUM HEIGHT ABOVE GRADE
Buildings may not exceed a height of 27 feet above natural and finished grade at any given point within the building footprint.

5. PITCHED ROOFS
Pitched roofs shall have a minimum roof pitch of 6/12 and a maximum pitch of 12/12 on all portions of the roof except for (a) shed dormers, (b) porches, (c) the lower pitched roof portions on a saltbox-style structure, which may all have lesser pitched roofs, and steeples and bell towers, which may have greater pitched roofs. The ridge of a pitched roof shall run perpendicular to (pointing

toward) the view of the bay as seen from the street nearest the front setback line of the subject site, unless the ridge is within the flat roof height limits.

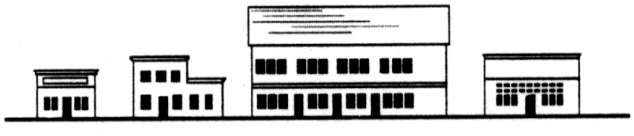
C. Avoid unusual or atypical roof forms on all structures.
A-frame, gambrel, curvilinear, domed and mansard-style roofs are not characteristic of Gig Harbor's historic architecture and are prohibited. Multiple gables or sheds over a single-mass structure forming a "sawtooth" design are also prohibited (see GHMC 17.99.380(E)).

D. Respect scale of adjacent structures.
To emphasize the visual pattern of the streetscape, structures shall be designed to reflect the width and height proportions of adjacent structures.

ACCEPTABLE

Although this building is large, it includes projections which are similar in height and scale to adjacent structures.

This large single-mass building is out of scale with adjacent structures.



UNACCEPTABLE

(Ord. 1307 § 69, 2014; Ord. 1284 § 2, 2014; Ord. 1275 § 3, 2013; Ord. 1268 § 3, 2013; Ord. 1194 § 46, 2010; Ord. 1173 § 1, 2009).

17.99.520 Garage and front entry – Historic district.

The following standards are applicable to all residential structures within the historic district:

A. De-emphasize residential garages.

De-emphasize the garage by giving visual emphasis to design elements which reflect human activity and enclosure. Choose one of the following options:

1. LOCATE GARAGE BEHIND THE HOUSE
The reduced setback provisions for garages in GHMC 17.99.320(C) may be applied.

2. RECESS VEHICULAR ENTRANCES
At least 70 percent of the front walls of the house that enclose living area shall project at least six feet forward of the garage door.

3. EMPHASIZE WINDOWS AND PORCHES
Provide windows above garage doors in gables, dormers, or other wall planes that are within two feet of the garage door wall plane, along with front porches which emphasize front entries. At least one window is required for every one or two garage bays. Each window shall have at least 10 square feet of glazing area.

4. INCREASE WINDOW AREA
Garage doors may be flush with the front walls of the house if the front walls include glazing area that is at least 50 percent of the total garage door area. Garages may project forward of the front walls of the house if the front walls include window glazing area that is at least 70 percent of the total garage door area. (Garage door windows may not be included in the glazing area calculations.)

5. PLACE GARAGE ENTRY ON SIDE OF HOUSE
In this context, garage doors may not face the street unless it is a side street on a corner lot. If the garage projects forward of the house, the garage doors must be located on the side of the garage most distant from the front entry to the house.

6. GARAGE DOOR PLACEMENT
Place garage doors in locations not visible from the street providing access to the site.

Emphasize the concept of human enclosure rather than vehicular enclosure in building designs by giving visual emphasis to windows and front entries.

B. Emphasize front entry.

Front porches can be used to emphasize the front entry. When there is no front porch or when a front porch is not an obvious or prominent feature of the house design, the front door must be oriented so that it directly faces the street.

The front porch provides an inviting appearance to this house design by giving emphasis to its entrance.

C. Respect scale of adjacent structures.

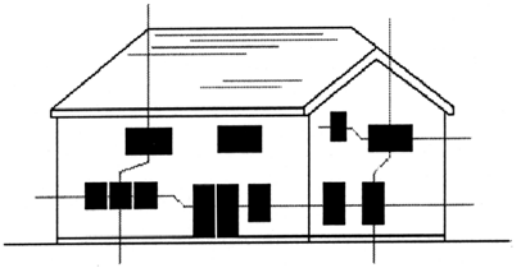
To emphasize the visual pattern of the streetscape, structures shall be designed to reflect the width and height proportions of adjacent structures.

17.99.530 Window design – Historic district.

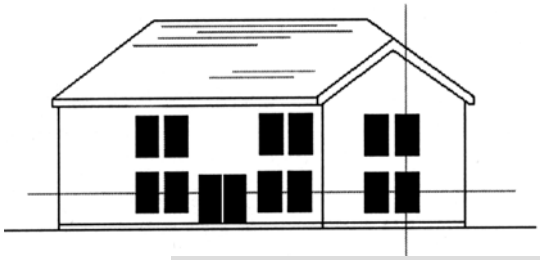
The following standards are applicable to all development within the historic district:

A. Maintain balance in the placement of windows.

To the extent possible, multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.



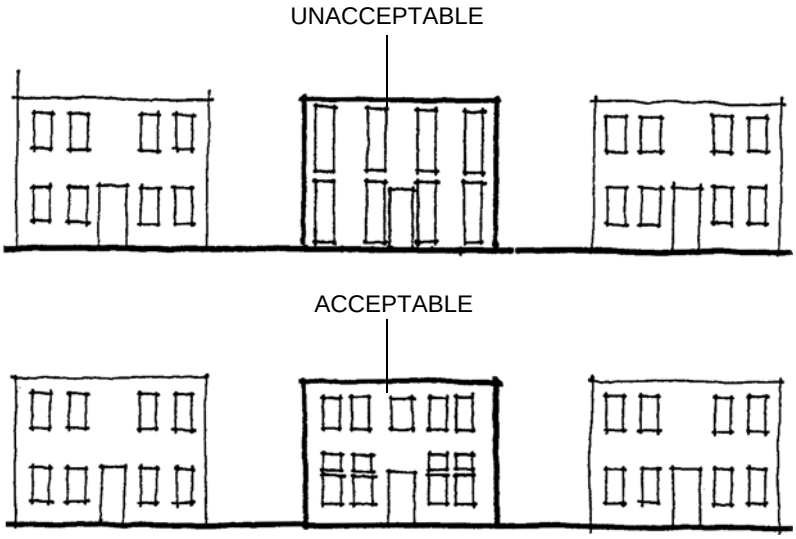
The scattered and haphazard arrangement of windows on this facade results in poor balance in the overall building design.



The careful alignment of windows provides visual balance to this facade. Notice that it is not always necessary to center windows on a wall plane. Usually, however, noncentered windows look better below a hip than below a gable.

B. Conform to solid/void ratio requirements.

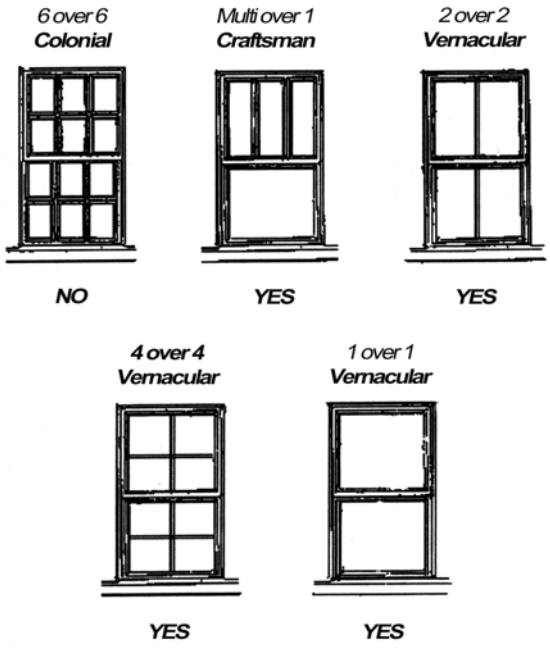
Generally, windows and doors shall constitute 25 to 30 percent of prominent facade wall planes. In situations where this is not practical, the masonry facade option described in GHMC 17.99.420(B) may be considered.



Referring to the pattern and organization of windows on existing structures can achieve a higher level of compatibility.

C. Use window muntins representative of Gig Harbor's historic structures.

Small-paned colonial windows are not indigenous to Northwest architecture and are prohibited in the historic district. Acceptable window patterns for single- or double-hung windows include one-over-one, two-over-two, or four-over-four. Multiple-paned sashes over single-paned sashes are also appropriate. Similar grid patterns may be used on casement, slider or fixed-sash windows. On structures built prior to 1950, windows must be true divided light windows. On all other structures, artificial muntins may be used, provided they are the wider contoured grids as opposed to the narrow flat grids. Single-paned sashes without muntins (e.g., one-over-one) are always appropriate and are preferred over the use of artificial grids – particularly if window sections are divided by mullions of two inches or more.



The grid patterns shown are typical of double-hung windows. Similar grid sizes and patterns are appropriate on larger fixed or casement windows.

D. Use double-hung, casement, or fixed windows.
Most structures representative of Gig Harbor's historic commercial development used fixed windows on the first level of commercial buildings and double-hung windows on second floors. Similar window placements are encouraged on new construction. If a double-hung window is not practical and an operable window is required, casement windows are acceptable, as are hopper windows combined with fixed sashes of vertical proportions. Sliding windows may only be used if egress requirements cannot be met with other acceptable window types. If slider windows are used, they must include horizontal mullions in their center to give the look of paired double-hung windows.

E. Develop and maintain vertical window pattern.
Window patterns shall be characterized by vertical proportions. Individual windows shall be no more squat than square and no more tall than three square. This requirement may be waived on portions of a building where function or building mass does not accommodate vertical windows.

F. Group vertical windows for wider openings.
On wide window areas, single windows with vertical proportions may be grouped to cover a wide space, not to exceed three windows in a single group. Multiple groupings shall be divided by a minimum 12-inch pillar.

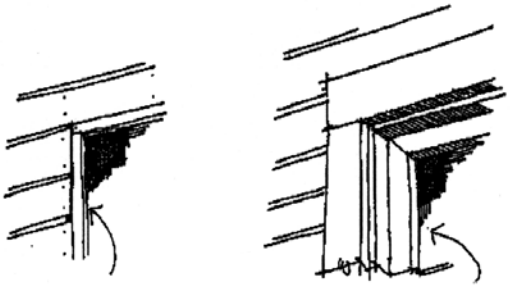
G. Consider storefront transom windows.
Square or near square window sections may be used for ground floor storefronts if they are combined with transom windows across the top or are divided across the top to provide a transom window appearance.

H. Orient retail windows to the street.
Maintain interest at the street level in nonresidential buildings that abut the street by including retail or restaurant storefront windows on facades facing the street. All nonresidential structures and sites in the historic district must be designed to accommodate retail uses at the street level regardless of their initially intended use.

Transom-style windows above larger storefront windows are appropriate.

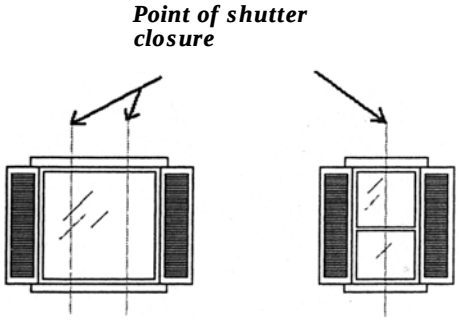
I. Use irregular-shaped windows sparingly.
Windows must be generally rectangular in their configuration. Circular, elliptical, octagonal, triangular, or trapezoid windows should be limited to accent windows and shall not be the prominent window form. Arched windows with vertical proportions are acceptable, but shall be limited to second level windows only. Palladian-style windows must also be used sparingly, i.e., as a single focal point in the building design.

J. Use windows with traditional frame depth and shadow lines.
Window sashes and frames shall have cross-dimensions similar to traditional wood window sashes and frames.



UNACCEPTABLE ACCEPTABLE

K. Wrap windows in a traditional manner.
To provide additional detail and dimension to the window design, all windows on prominent facades shall be wrapped with minimum five-fourths-by-four-inch trim. Projecting windowsills and aprons are encouraged. This requirement does not apply to windows surrounded by masonry siding.



NO YES

L. Consider width of window when selecting shutters.
Shutters must closely approximate the width of the windows to which they are attached, either in pairs or singly.

M. Reflective glass is prohibited.

Use Palladian-style window sparingly.

The window frame illustrated to the far left is too thin and provides no definition. The substantial cross section of the frame and sash shown next to it creates interesting shadow lines that will add interest to the building facade. Notice the window wrapping also.

17.99.540 Siding and trim – Historic district.
The following standards apply to all development within the historic district:

Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials.
Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or of cement-like materials; board and batten (or panels with similarly spaced battens); brick; stone (real or cultured); nonscored, split-faced or ground-faced block (CMU); stucco on single-family homes. Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given facade.

(Ord. 1302 § 1, 2014; Ord. 1194 § 46, 2010).

Siding materials such as brick, stone or wood reflect human handicraft and provide texture to building exteriors. Materials for new construction and remodeling must convey similar visual qualities.

17.99.545 Railings – Historic district.

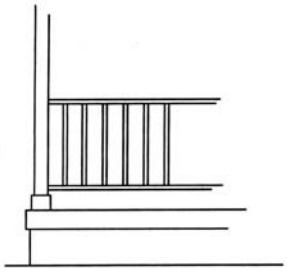
The following standards shall apply to all development within the historic district. All overwater piers, docks and gangways are exempt from the requirements of this section.

A. Use historically appropriate railing design for all structures either listed or eligible for listing on the city's Register of Historic Places.

1. The railing design for all structures on the city's Register of Historic Places or eligible for listing on the register based on its architecture (refer to GHMC 17.97.040(A) and (A)(2), (3), (4), (7), (10) and (11)) shall be one of the following options:

a. Railing design shall include both an upper and lower rail with turnings or nominal two-inch balusters, vertically installed. The balusters shall be connected to a top and bottom rail in a traditional manner, i.e., the balusters shall join at their top and bottom as opposed to contemporary-style connections. Face connections may occur on the back side of the rail if, from the front side, a traditional appearance is maintained.

ACCEPTABLE



Traditional balustrade with top and bottom rail.

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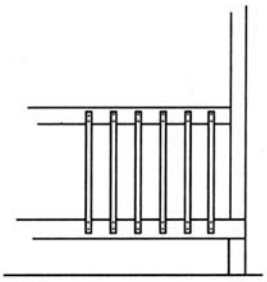


Contemporary balustrade face nailed with no bottom rail.

b. Solid panel-style railing systems provided they are capped with a traditional, reduced scale railing consisting of a top rail. Clear glass and wire mesh-style panels are prohibited.

c. In waterfront zones, horizontal cable may be used in lieu of vertical balusters; provided, that the railing design include top and bottom rails supported by spaced vertical posts with caps.

d. Rails, posts, and caps shall have the appearance and dimensions of standard lumber products.

2. In all cases, compatibility of design shall be utilized on any one level of a residential or nonresidential structure. Hand railings utilized on stairways providing ingress and egress from decks and porches shall be designed to be compatible with the railing design of the decks and porches.

The following standards shall apply to all other development within the historic district:

B. Use architecturally appropriate quality design for those structures that are either not listed or not eligible for listing on the city's Register of Historic Places.

1. The railing design for all structures not on the city's Register of Historic Places or not eligible for listing on the register shall be one of the following options:

a. Any railing design permitted by subsections subsections (A)(1)(a) through (c) of this section, except that rails, posts, and caps do not need to have the appearance and dimensions of standard lumber products.

b. Clear glass panels are permitted with or without a top and bottom rail.

c. Horizontal cable may be used in lieu of vertical balusters with or without a top and bottom rail.

2. In all cases, compatibility of design shall be utilized on any one level of a residential or nonresidential structure. Hand railings utilized on stairways providing ingress and egress from decks and porches shall be designed to be compatible with the railing design of the decks and porches. Wire mesh-style panels are prohibited.

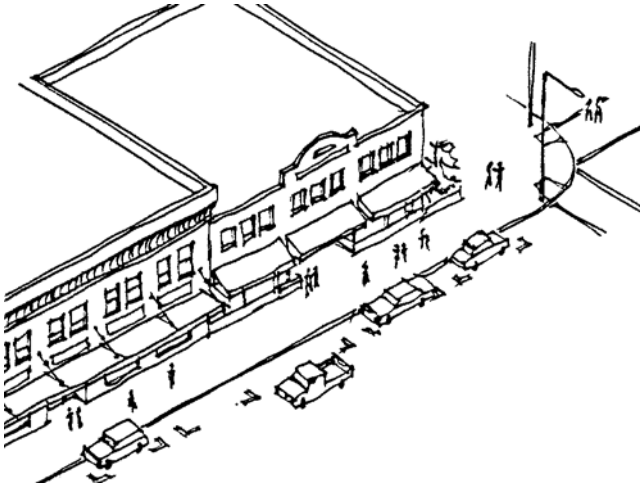
(Ord. 1302 §§ 2, 3, 2014).

17.99.550 Awning design – Historic district.

The following standards apply to all nonresidential and multifamily development within the historic district:

A. Align bottom edge of awnings.

Maintain horizontal alignment of historic district storefronts by aligning the bottom edge of awnings, canopies or marquees with those on adjacent structures. Along sloping streets, maintain the average height of adjacent awnings.

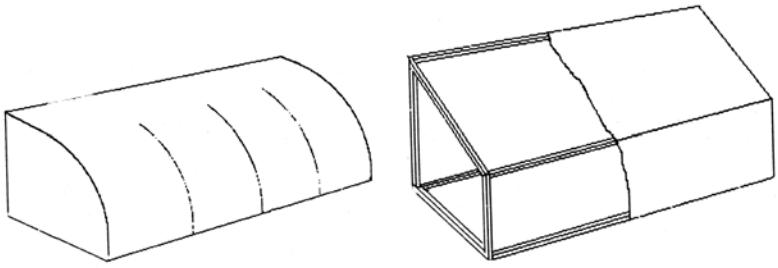


Traditional shed awnings are an appropriate "fit" for the window openings on this building. The awnings complement the facade without overpowering it.

B. Choose awning design appropriate to building style.

Awnings, canopies and marquees may not obscure architectural details of the facade. Awnings shall be either a traditional "shed" design or rounded design for arched windows. Bowed awnings, wedge-shaped awnings with wide, solid-framed valances and back-lit awnings with translucent materials do not reflect the character of the historic district and are not permitted.

UNACCEPTABLE



These awnings do not maintain the proportions of the more traditional shed awnings and are considered inappropriate in the historic district.

17.99.560 Roofing materials – Historic district.

The following roofing standards are applicable to all development within the historic district:

A. Use roof materials which provide texture and shadow lines. Cedar shingles, architectural-grade asphalt shingles, tile, slate, and standing seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.

B. Avoid bright-colored or reflective roofing materials. Limit roofing colors to darker earth tone and forest colors. Forest greens, charcoal or medium grays and dark clay colors are allowed. Do not use clay colors that look red or purplish in sunlight.

Views of roofs from the ground and territorial roofscape views are an important element in the visual quality of the historic district.

17.99.570 Colors – Historic district.

The following color regulations apply to all structures in the historic districts. The planning staff and/or the design review board can provide guidance on selecting colors that will conform to the following criteria:

A. Keep field colors subdued.
Field or base colors (the main color of exterior walls) are limited to the more subtle earthtone colors. White, soft sands, grays, light pastels and deep, rich clay colors are appropriate field colors.

B. Avoid bold or bright trim colors.
Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color but shall not be bright or bold. A lighter or darker shade of the field color is always an appropriate trim color, as is white. When using a contrasting trim color, bright or primary colors are prohibited.

C. Limit bright colors to finer architectural details.
Accent colors can generally be brighter than field or trim colors. Accent colors should be used with restraint. Appropriate areas for accent colors are those details that might otherwise go unnoticed such as moldings or molding indentations, medallions, and shadow lines of windows and door frames. Doors are also an appropriate location for accent colors.

D. Avoid painting factory colors of stone and brick.
Stone and brick provide naturally durable colors and finishes that would be lost or damaged if painted. Painting or staining of stone and brick is prohibited.

The historic district is the only area of the city where color is regulated on single-family housing.

17.99.580 Preservation of historic structures.

The following standards apply to all structures built prior to 1950:

A. Consider design review board review of historic structure remodels.

It is strongly recommended that major remodeling proposals of historic structures be reviewed by the DRB. The DRB may be able to provide design solutions which preserve the historic integrity of a building while meeting the contemporary needs of its owner.

B. Preserve integrity of original structure's form.

Historic structures may not be "buried" behind additions and alterations. Additions to historic buildings must be stepped back from the original structure facade so that the original design remains prominent and discernible.

C. Maintain original window pattern and design.

The spacing, proportion and design of the building's original windows must be maintained and be incorporated into remodels and additions. Smaller windows may, on a limited basis, be replaced by larger windows if the muntins and mullions of the larger windows reflect the vertical proportions of historic windows. Windows divided with muntins must be true divided light windows.

D. Maintain prominent and characteristic design features of original building.

Architectural features such as front porches or bay windows which are strong or prominent features of a building's original design must be maintained. Design features which characterize a particular building period or design, such as knee braces and other craftsman design trademarks, must be maintained on the original structure.

E. Continue original building's siding and trim materials onto remodels and additions.

Building additions and remodels shall use the same or very similar types of siding and trim materials as originally found on the existing structure, except that brick or stone may be combined with wood siding.

Historic structures in the historic district of Gig Harbor make a significant and important contribution to the visual character of the harbor basin.

The standards of this section promote the preservation, renovation, restoration and adaptive reuse of Gig Harbor's historic structures and waterfront neighborhoods.

Glossary

17.99.590 Definitions.

Access Road The road providing direct access to a parcel or project.

Activity Center An area of concentrated activity where multiple uses are clustered in such a manner as to be mutually supportive of one another and to promote pedestrian movement.

Arch A structural device, especially of masonry, forming the curved, pointed, or flat upper edge of an opening or a support, as in a bridge or doorway.

Balcony A platform projecting from the wall of a building and surrounded by a railing, balustrade, or parapet.

Baluster An upright support of a handrail or a guardrail.

Balustrade A row of balusters topped by a handrail.

Basic Structure A residential building mass measuring 25 by 40 by 27 with a pitched roof of at least 8/12, located in the historic district.

Building Footprint The outer perimeter of a building excluding eave overhangs and other cantilevered portions of the building projecting no more than 18 inches and no wider that 10 feet.

Building Front Usually the building facade where architectural detailing is emphasized most, and is typically the facade where the primary entrance is located and typically faces the street.

Bay Window A compartment projecting outward from the wall of a building and containing a window or windows.

Bracket A supporting member for a projecting architectural element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece of triangular truss.

Colonnade A series of columns set the same distance apart to support a roof.

Column A vertical shaft or pillar that supports, or appears to support, a load.

Common Area An on-site outdoor space designed for outdoor activities and leisure for customers of nonresidential development.

Connectivity Cumulatively, the primarily physical but also visual elements of environmental design that serve to connect buildings to the site, parts of the site to each other and, significantly, a project site to the greater community. Such connections recognize the local pedestrian and trail systems, as well as emergency service routes.

Corbel A projection of a building, sometimes to support a load and sometimes for decorative effect. Corbels are often found in masonry detailing where rows of bricks project progressively forward, with the forwardmost projection occurring at the top of the corbel.

Cornice A horizontal molded projection that crowns or completes the top of a wall or building. A fascia is not part of a cornice.

Dense Vegetative Buffer A vegetated area at least 40 feet deep providing screening and physical separation between areas or uses, consisting of the following:

1. A minimum of one row of evergreen plantings for every 10 feet of buffer depth, with each row including:

a. One five-gallon evergreen shrub for every five feet of lot line, of a type that will grow up to six feet at maturity; and

b. One evergreen tree for every 10 feet of lot line, with at least 50 percent of said trees being 12 feet or taller, and the remaining trees being at least six feet.

2. One two-inch minimum caliper deciduous tree per 20 feet of lot line and for every 40 feet of buffer width.

3. Evergreen groundcover that will cover 75 percent of the ground area within three growing seasons.

4. Planting rows that are offset from each other or staggered in a random fashion in a manner that provides full, consistent coverage throughout the entire buffer area.

5. LID BMPs may be utilized within dense vegetative buffers. Where LID BMPs are proposed to meet dense vegetative buffer requirements, these plantings may deviate from the requirements in this subsection; provided, that the overall buffer area meets the intent of providing screening and physical separation.

Design Review Board (DRB) The official body responsible for design review recommendations for the city of Gig Harbor as defined in Chapter 2.21 GHMC.

Dormer A window set vertically in a small gable projecting from a sloping roof, or the gable holding the dormer.

Drip Line The most extreme reach of a tree's branches beyond its trunk, or one and one-half feet of space from the trunk for every inch of trunk diameter as measured four and one-half feet above grade, whichever is greater.

Eaves The projecting overhang at the lower borders of a roof.

Elevation A view or scaled drawing of the side, front or rear of a particular structure without any allowance for the laws of perspective.

Facade Any elevation of a building.

Fascia A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the eaves of a pitched roof. The rain gutter is often mounted to it.

Fenestration The arrangement and design of windows and doors in a building.

Gable The portion, above eaves level, of an end wall or truss of a building enclosed by the sloping ends of a pitched or gambrel roof. In the case of a pitched roof this takes the form of an isosceles triangle that forms the entire end, or the upper half of the end, of a gambrel roof.

Gambrel Roof A gable roof design, but with two pitches on each side of the ridge, the lower slope having the steeper pitch.

Harbor Basin The area defined on the city's height restriction map (see GHMC 17.62.020).

Hierarchy Architecturally, hierarchy refers to the visual order of building design. Hierarchy is achieved when one building is visually more prominent or stately than surrounding buildings, or in the case of a single building, hierarchy is achieved when a building includes both prominent and subordinate design elements (e.g., small roof forms cascading down onto progressively larger roof forms).

Hip One of the sloped faces of a hipped roof, usually referring to the narrow end.

Hipped Roof A roof with pitched or sloped roof planes on all sides, usually of the same pitch.

Historic District The historic district includes the downtown business district, all waterfront districts, the RB-1, B-2 and C-1 districts abutting Harborview and North Harborview Drives, (excluding the B-2 district at the intersection of Harborview Drive and Burnham Drive), the area bordered by Harborview Drive, Rosedale Street and Stinson Avenue, the parcel on the southwest corner of the Rosedale Street/Stinson Avenue intersection, and all the parcels having frontage on the following streets: Harborview Drive lying south of North Harborview Drive, Rosedale Street extending from Harborview Drive to Stinson Avenue, and Stinson Avenue extending from Rosedale Street to Harborview Drive.

Industrial Building, Structure or Site Any building, structure or site located outside the city's historic district which is not visible beyond 800 feet of any public right-of-way outside the city's employment district (ED), which is not visible beyond 800 feet of any defined parkway or enhancement corridor, and which is principally used for any of the following uses: research and development facilities, light assembly and warehousing, light manufacturing, distribution facilities, contractor's yards and related on-site offices, mini-storage facilities, auto body/detail shops, service and retail uses which support on-site and are ancillary to any of the above stated uses.

Knee Brace Similar to a bracket and often found below eave overhangs either as a support brace below the eaves or for decorative purposes.

Landmark Structure A structure which is conspicuous or visually distinct from surrounding structures, usually because of superior quality of materials, design and/or increased height (as allowed by code), combined with a more stately form of architecture.

Lofty In architectural terms, a design that provides visual emphasis to height and verticality, achieved with wall planes that are taller than they are wide; tall, narrow windows; steep-pitched roofs or prominent crowning details.

Mansard A roof having on each side a steeper lower part and a shallower upper part. Also called a mansard roof. A simulated mansard roof includes a short, steep-pitched roof form located at the upper edge of one or more exterior walls, in a parapet-like fashion.

Marquee A roof-like structure, made of solid materials, projecting over an entrance to a building and connected to the wall with no columnar support. The front of the marquee is often hung from chains or rods extending out from the face of the building.

Mass/Massing The physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. "Massing" refers to variation in the mass and may involve multiple masses joined together.

Muntins The glazing bars which hold smaller panes of glass within the sash of a window. These are commonly referred to as window grids.

Neck-Down A section of street where the street pavement width is reduced to accommodate a sidewalk which flares out beyond the parking lane of the street. The purpose of a neck-down is to reduce the street pavement width where pedestrians cross.

Palladian Window A tripartite window opening with a large arched central light and flanking rectangular side lights.

Parapet A low protective wall (usually solid) along the edge of a roof or balcony.

Parkway A visually distinct roadway which connects activity centers and serves as a gateway into a defined area of the city.

Pediment A wide, low-pitched gable surmounting the facade of a building in a classical style; also any similar triangular crowning elements used over doors, windows, and niches.

Perspective Drawing A three-dimensional representation of a building or site providing the appearance of depth as seen by normal binocular vision.

Pitch The angle of a roof pitch, usually expressed as a ratio of units of vertical distance to 12 units of horizontal distance. For example, 8/12 means eight units of vertical rise to every 12 units of horizontal run.

Plan Drawing A drawing representing a downward view of an object or building, or a horizontal section thereof. A floor plan drawing of a building will show the arrangement of walls, partitions, rooms, doors and windows.

Porch A covered entrance to a building, fully open on at least one side facing the street except for columns, balustrades or safety rails, and directly accessible to pedestrians from the street or driveway.

Portico A walkway or porch with a roof supported by columns, often at the entrance of a building.

Primary Structure A nonindustrial and nonresidential structure designed to serve as a focal point to the site and to suggest a point of activity. On parcels with more than one structure, it is the primary or anchor tenant building. Structures joined to a primary structure with minor connections such as breezeways or low walls shall be considered separate structures.

Primary Walkway The main pedestrian walkway which connects a building's entrance to the public right-of-way (see "Secondary Walkway" definition).

Prominent Facade Prominent facades include all building facades visible from waterways, public rights-of-way, or from any customer or client parking or pedestrian area within a defined activity center. Prominent facades also include facades which face the road(s) providing primary access to the building's site.

Prominent Parcel Parcels which are prominently visible either because of their corner location or because, when viewed from a distance on the road providing access to the parcel, they serve as a view terminus (see city of Gig Harbor visually sensitive areas map, Appendix A of this chapter).

Quoin (Koin) Dressed stones or brick at the corners of a building, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, later used decoratively.

Rehabilitation The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

Renovation The act of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration The act of or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Sash A frame in which the panes of a window are set (see "Window Parts" definition).

Secondary Walkway A pedestrian walkway which provides for pedestrian movement between buildings without depending on parking lots or landscaping areas for this purpose.

Shed Roof A roof having a single slope.

Siding Material used for the finished surface of a building.

Significant Trees A tree having a trunk diameter of at least six inches as measured 54 inches above grade. A tree growing with multiple stems shall be considered significant if at least one of the stems, measured at a point six inches from the point where the stems digress from the main trunk, is at least four inches in diameter. Alders (Alnus rubra), Cottonwood (Populus aigeiros), and trees in the Poplar species shall not be considered a significant tree. A dead tree or a tree that has been identified by a qualified arborist

as substantially diseased or damaged shall not be considered a significant tree.

Significant View Territorial view sheds as seen (in most cases) from strategic locations in the city's right-of-way (see city of Gig Harbor visually sensitive areas map, Appendix A of this chapter).

Sill The horizontal supporting member at the base of a window.

Spandrel The triangular space between the left or right exterior curve of an arch and the rectangular framework surrounding it. Also the space between two arches and horizontal molding or cornice above them.

Spandrel Glass Glass, often reflective, designed to be used as building siding.

Stately In terms of structures, a design having lofty dignity due to increased emphasis on height, vertical proportions, hierarchy in roof design and added emphasis on trim details in prominent locations (e.g., the front entry). (See also "Lofty".)

Saltbox A gable (not gambrel) roofed structure, except that the rear slope is typically about twice the length of the front slope, often with a reduced pitch on the lower portion of the rear slope.

Story The horizontal division between a floor and an adjacent ceiling or floor.

Transit Stop An area designated as a waiting area for riders of mass transit.

Visual Terminus The point at which a view terminates, e.g., a distant object to which the eye is drawn in a view. Visual termination may also occur in building design when architectural details provide a statement of completion, as in the peak of a pitched roof or a projecting cornice which provides a visual cap to a building.

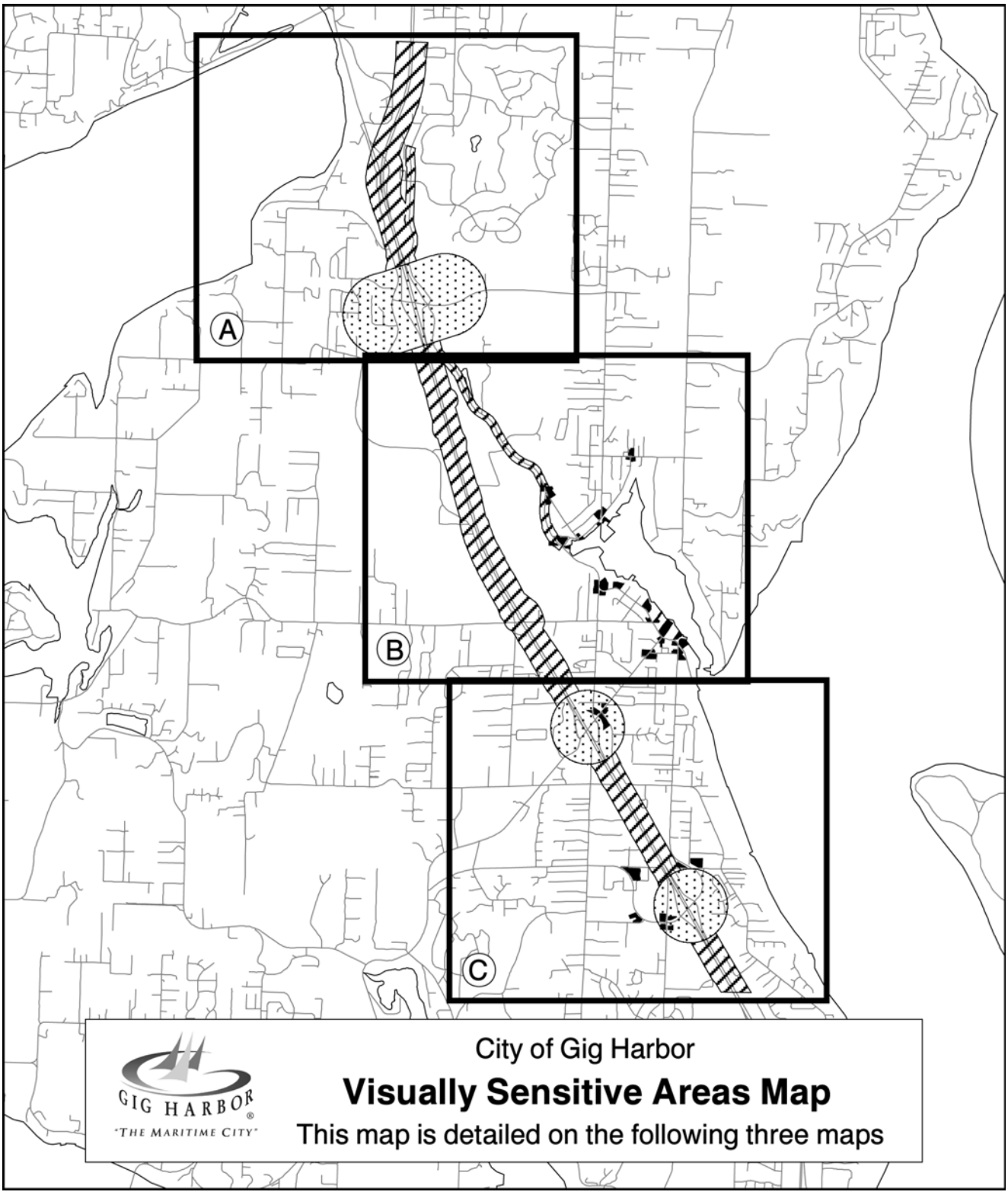
Wall Plane The surface generated by a straight line moving at a constant velocity with respect to a fixed point, such that a straight line joining any two of its points lies wholly on the surface of any of various upright constructions presenting a continuous surface and serving to enclose, divide, or protect an area.

Window Parts The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in 19th-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.

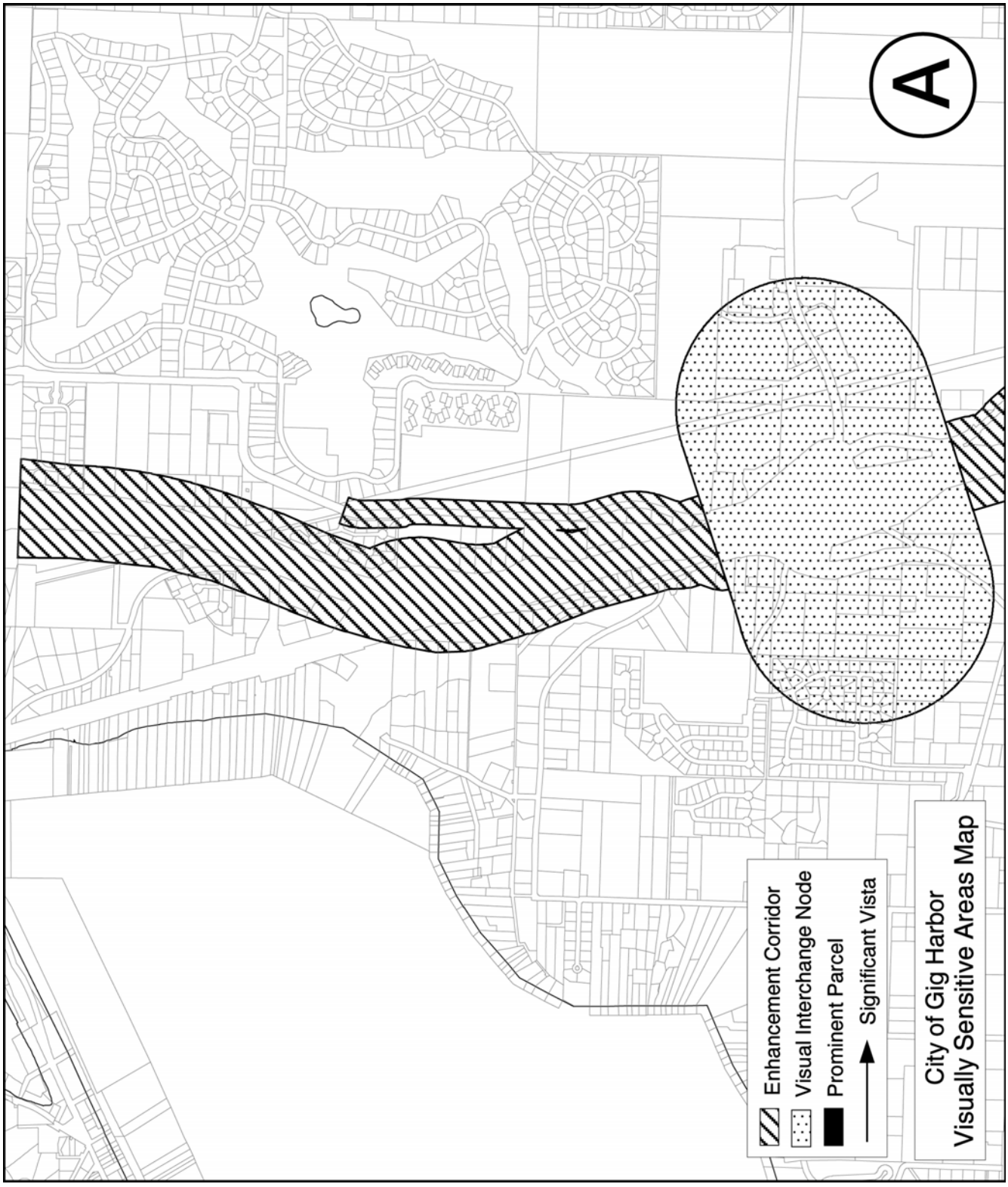
Xeriscape The concept of landscaping with plants that use little or no supplemental irrigation.

(Ord. 1347 §§ 72 – 75, 2016; Ord. 1307 § 70, 2014).

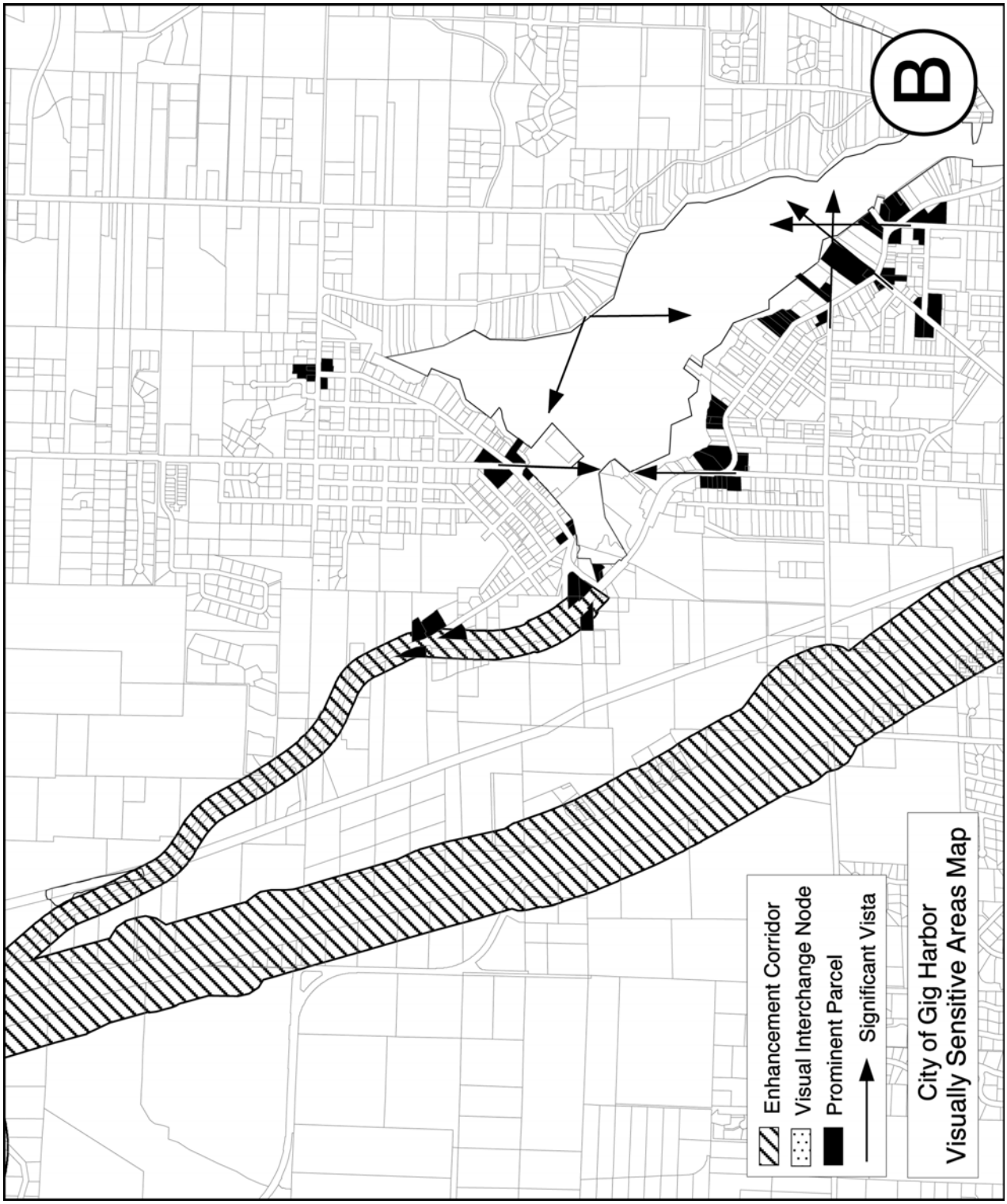
Visually Sensitive Areas Map



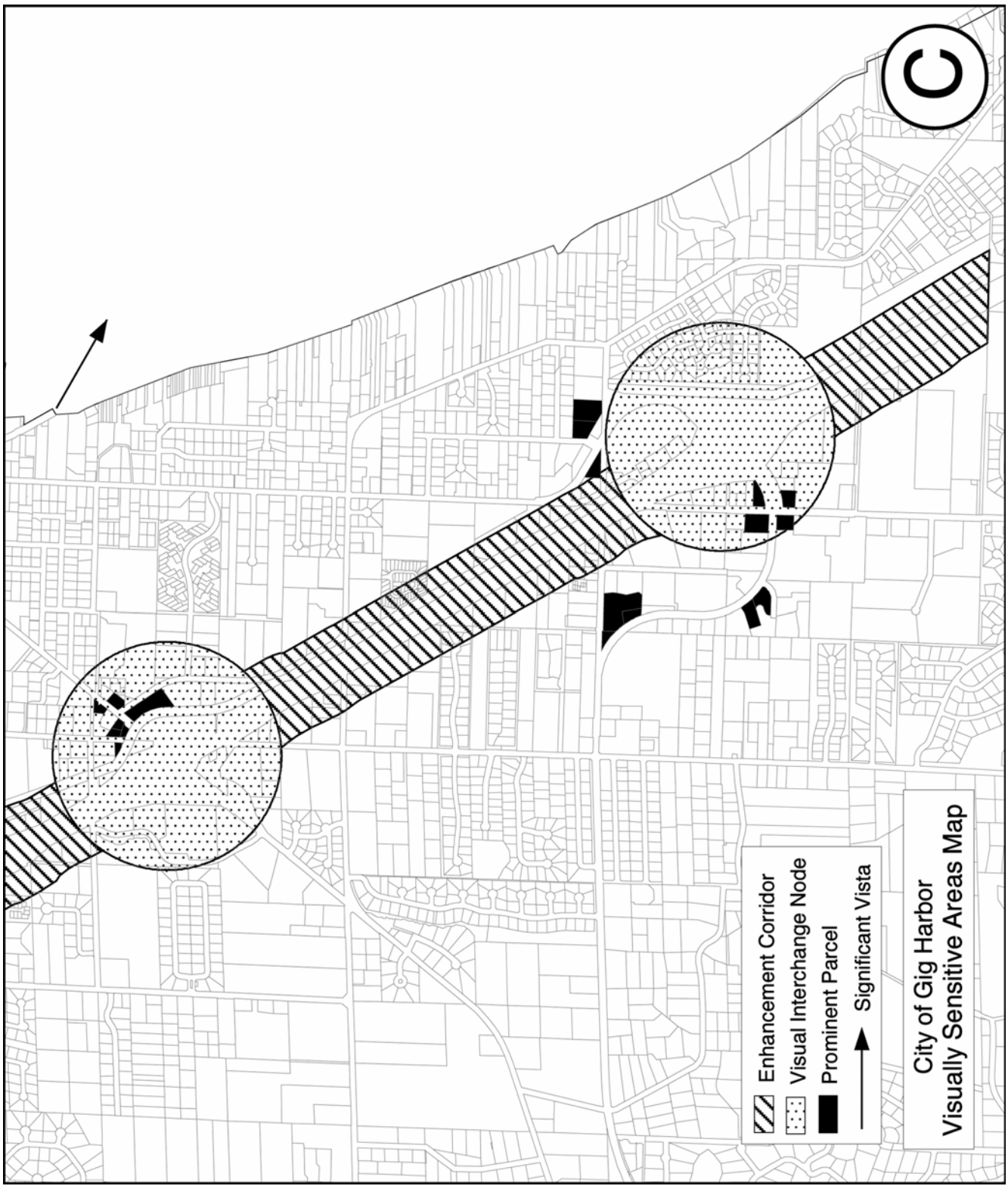
Visually Sensitive Areas Map (A)



Visually Sensitive Areas Map (B)



Visually Sensitive Areas Map (C)



The City of Gig Harbor Design Manual, adopted by Ordinance 974 on November 8, 2004, and effective November 22, 2004, has been codified in Chapter 17.99 GHMC, Design Manual. The following cross-reference table indicates where the sections of the City of Gig Harbor Design Manual appear in Chapter 17.99 GHMC.

Design Manual	Chapter 17.99 GHMC
Acknowledgements	17.99.010
Overview	17.99.020
Design review options	17.99.030
Industrial building exemption (IBE)	17.99.040
Application requirements	17.99.050
Design review applicability	19.99.060
1.1.01	17.99.070
1.1.02	17.99.080
1.1.03	17.99.090
1.1.04	17.99.100
1.2.01	17.99.110
1.2.02	17.99.120
1.2.03	17.99.130
1.2.04	17.99.140
1.3.01	17.99.150
1.3.02	17.99.160
1.4.01	17.99.170
1.4.02	17.99.180
1.4.03	17.99.190
1.4.04	17.99.200
1.5.01	17.99.210
1.5.02	17.99.220
1.6.01	17.99.230
2.1.01	17.99.240
2.2.01	Repealed by Ord. 1086
2.3.01	17.99.260
2.4.01	17.99.270
2.5.01 (pp. 31-34 of Gig Harbor's 1996 design manual, on file with the city clerk)	17.99.280
2.6.01	17.99.290
2.7.01	17.99.300
2.8.01	17.99.310
2.9.01	17.99.320
2.10.01	17.99.330
2.11.01	17.99.340
2.12.01	17.99.350
2.13.01	17.99.360
3.1.01	17.99.370
3.2.01	17.99.380
3.3.01	17.99.390
3.4.01	17.99.400
3.5.01	17.99.410
3.6.01	17.99.420
3.7.01	17.99.430
3.8.01	17.99.440
3.9.01	17.99.450
3.10.01	17.99.460
3.11.01	17.99.470
3.12.01	17.99.480
3.13.01	17.99.490
3.14.01	17.99.500
3.14.02	17.99.510
3.14.03	17.99.520
3.14.04	17.99.530
3.14.05	17.99.540
3.14.06	17.99.550
3.14.07	17.99.560
3.14.08	17.99.570
3.14.09	17.99.580
Glossary	17.99.590
Appendix A	Appendix A