



GIG HARBOR PENINSULA URBAN CENTERS ZONE SUMMARY SHEET

Community Center (CC)

- Base Density: 4 dwelling units per acre (4 x net acreage).
- Maximum Density: 12 dwelling units per acre (12 x net acreage).
- Minimum Density: NA
- Minimum Lot Size: NA

Activity Center (AC)

- Base Density: 3.5 dwelling units per acre (3.5 x net acreage).
- Maximum Density: 3.5 dwelling units per acre (3.5 x net acreage).
- Minimum Density: NA
- Minimum Lot Size: 6,000 per dwelling unit residential / 15,000 non residential
- Minimum Lot Width: 50 feet - SFR; 100 feet

Neighborhood Center (NC)

- Base Density: 3 dwelling units per acre (3 x net acreage).
- Maximum Density: 3 dwelling units per acre (3 x net acreage).
- Minimum Density: NA
- Minimum Lot Size: 12,000 per dwelling unit residential / 15,000 non residential
- Minimum Lot Width: 70 feet

Basic Rules for Calculating Density:

- Accessory dwelling units are not considered an extra dwelling unit in density calculations.
- Density shall be calculated using the Net Developable Acreage (the gross site acreage minus any public or private street rights-of-way and environmentally constrained lands).
- If the allowable dwelling units results in a partial dwelling unit, it shall be rounded to the nearest whole number. Less than .5 shall be rounded down, greater than or equal to .5 shall be rounded up.

Examples:

1.59 acres x 20 = 31.8 (32 dwelling units)
1.26 acres x 20 = 25.2 (25 dwelling units)

Maximum Height:

- Community Center Zone: 35 feet
- Activity Center Zone: 16 feet
- Neighborhood Center Zone: 35 feet

Standard Setbacks:	CC	AC	NC
All Roads	20'	20'	20'
Rear Yard	20'	20'	20'
Interior	5'	10'	10'
<ul style="list-style-type: none"> • Actual setbacks may vary. Refer to P.C.C. 18A.35.020. 			

Impervious Surface & Native Vegetation Retention

See CARLS

Temporary Housing Units

Permitted per P.C.C. 18A.33.400.

Single-Family Detached

Permitted outright in AC and NC; Allowed through a Conditional Use Permit in CC.

Two Family (Duplex)

Considered two principal dwelling units. Parcel size must accommodate density for 2 dwelling units. Permitted in AC zone; Allowed through a Conditional Use Permit in CC.

Multi-Family

Structures containing 3 dwelling units or more. Parcel size must accommodate density for multiple dwelling units. CC: Allowed through Conditional Use; AC: Permitted for tri-plex and four-plex only.

Allowed Uses

Urban Centers allow a wide range of commercial, multi-family, and residential uses. Refer to P.C.C. 18A.33.100.

Special Submittal Requirements

In addition to the information required for a complete application described in PCC 18.40.020 B., the following additional information is required for a complete application:

- Proof that an application for development in the City of Gig Harbor's UGA has been submitted to the City for review.
- Proof that a formal request for a utility extension from the City has been submitted to the City for approval.
- Single-family dwelling units on existing lots of record shall be exempt from the additional submittal requirements.

THIS IS A REFERENCE TOOL ONLY, NOT A SUBSTITUTE FOR ZONING REGULATIONS