



CLIENT ASSISTANCE MEMO

Single Family Design Review

Understanding Single Family Design Review

The City has adopted Design Standards for all development within the City. Design Standards regulate the layout of your site and the design of your building. For properties located outside of the Historic District, the design standards for Single Family Residences are limited to maintaining natural topography, de-emphasizing garages, engaging the street, protecting the night sky and fencing.

Design Review Options

All Single family residences are required to obtain design approval prior to a building permit being approved. The code provides for two review options. The most common option, administrative review, is the default and is included with the standard application fee. Administrative review requires no public notice and allows the City to approve your design review application at the same time as your building permit.

Applicants can also elect the Alternative Design Review option for an additional fee. The alternative design review process provides for greater flexibility in meeting the design standards, and includes public notice of the proposal and an appeal period is required. Alternative Designs can be approved only if they meet the intent of the general regulation (general regulations are shown in bold underlined text in GHMC 17.99, Design Manual) and they represent a superior or equivalent result to compliance with the specific requirements of the code. This option is reviewed by staff and does not include review by the Design Review Board.

Overview of Design Standards Applicable to Single Family Residences: The following standards are applicable to single family residences. The standards listed in **bold** text below apply to all single family sites, the others apply based on location. Please contact staff for assistance with what standards apply to your site.

- GHMC 17.99.070-100 Activity Center Standards
- GHMC 17.99.110-140 Parkways
- GHMC 17.99.150-160 Enhancement Corridors
- GHMC 17.99.170-200 Zone Transition
- GHMC 17.99.210-220 Prominent Parcel
- ◆ **GHMC 17.99.240 Natural Site Conditions**
- ◆ **GHMC 17.99.290 Residential Setbacks**
- ◆ **GHMC 17.99.340 Fences**
- ◆ **GHMC 17.99.350 Outdoor Lighting Standards**
- ◆ **GHMC 17.99.370 Site Sensitive Building Design**
- ◆ **GHMC 17.99.490 Single Family Housing Standards**
- GHMC 17.99.510-580 Historic District Standards

Client Assistance Memos are not intended to replace the Gig Harbor Municipal Code. Should you have any questions regarding this information please call the Planner of the day at (253) 851-6170