

BASE PLAN # _____ - Single-Family Residential

The following is a listing of general architecture requirements from the City of Gig Harbor Design Manual (Article 4 – 17.99 GHMC) which are reviewed as part of a base plan application for single-family residential development. The boxes to the left indicate if review of that requirement occurred during base plan review or will need to be reviewed at building permit. Compliance with all requirements of the Design Manual are required prior to building permit issuance.

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| Base Plan | Building Permit | 17.99.370 Site-Sensitive Building Design (ALL DEVELOPMENT) |
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A. Respect natural topography.

B. Incorporate building design elements into landscaping areas.

C. Avoid cantilevered designs.

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

17.99.490 Single-Family and Duplex Housing Standards (SINGLE-FAMILY AND DUPLEX)

A. De-emphasize garages.

B. Emphasize front entry.

C. Determine allowable building height from any point within setback area.

D. Avoid visually looming wall planes.

E. If applicable, conform to all parkways standards.

F. Conform to all building and outdoor lighting standards.

G. Conform to all fencing standards.

The following Design Manual sections can only be reviewed at building permit submittal and are not part of base plan review: GHMC 17.99.100-140 Parkways, GHMC 17.99.150-160 Enhancement Corridors, GHMC 17.99.170-200 Zone Transition, GHMC 17.99.210-220 Prominent Parcels, GHMC 17.99.230 Transit Stops, GHMC 17.99.240 Natural Site Conditions, GHMC 17.99.290 and 320 Residential Setbacks, GHMC 17.99.340 Fences, GHMC 17.99.350 Outdoor Lighting, and GHMC 17.99.500-580 Historic Standards.