DESIGN MANUAL CHECKLIST – Single-Family Lots

	SIGN MANUAL CHECKLIST — Single-Family Lots following is a listing of general requirements stated in the City of Gig Harbor Design Manual (Chapter 17.99 GHMC). Please indicate		FOR STAFF USE ONLY			
the type of	review you	are requesting in the boxes to the left and submit with your application. The boxes on the right will be completed asy wish to make a copy of the checklist and mark all boxes for your own reference.	Not Applicable	Complies	Not Compliant	
Admin. Review	DRB Review	17.99.140 Parkway Standards for On-Site Development (ALL DEVELOPMENT)				
		A. Reflect mass, scale and height of adjacent structures.				
		B. Avoid chain link fencing.				
		C. Comply with parkway setbacks in Historic District.				
		17.99.160 Enhancement Corridors Standards (ALL DEVELOPMENT)				
		A. Retain significant trees.				
		B. Provide full screening or partial screening with glimpse-through areas.				
		17.99.160 Enhancement Corridors Standards Cont. (ALL DEVELOPMENT)				
		C. Maintain 30-foot setbacks from the rights-of-way and City of Tacoma Cushman transmission line				
		properties that define Enhancement Corridors.D. Orient service and delivery areas away from Enhancement Corridors.				
		E. Screen or enhance parking lots visible from the SR 16 Enhancement Corridor.				
		F. Screen or enhance building design.				
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		17.99.180 Zone Transition Buffering Standards (ALL DEVELOPMENT) Substantially separate and shield opposing zones located outside the height restriction area with a minimum 40-foot dense vegetative buffer.		_		
		17.99.190 Zone Transition Development Standards (ALL DEVELOPMENT)				
		A. Limit building footprint to the average size of building footprints in the opposing zones**.				
		B. Limit building height to the average height of building in opposing zones**.				
		C. Avoid facing dissimilar structure along streets.				
		D. Avoid the appearance of parking lots along residential streets.				
		17.99.200 Alternative Zone Transition Standards (ALL DEVELOPMENT)				
		A. Separation of structures.				
		B. Architectural modulation of building.				
		C. Rooflines.				
		D. Location of service areas.				

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Admin. Review	DRB Review	17.99.200 Alternative Zone Transition Standards Cont. (ALL DEVELOPMENT)	Not Applicable	Complies	Not Compliant
		E. Window and balcony orientation.			
		F. Lighting.			
		G. Vegetative buffering.			
		H. Existing nonconformities.			
		I. Entryway orientation.			
		J. Location of parking and driveway entrances.			
		K. Open space and common areas.			
		L. Existing natural characteristics of the site.			
		M. Siding materials and details.			
		17.99.220 Prominent Parcel Standards (ALL DEVELOPMENT)			
		A. Incorporate significant trees and clusters of trees into the site design.			
		B. Avoid site designs which emphasize pavement, canopies or mechanical equipment.			
		C. Provide a stately appearance to structures.			
		D. Keep structures in the foreground.			
		E. Minimize visibility of parking lots and service areas.			
		F. Use landscaping to "frame" buildings and to screen parking and appurtenances.			
		G. Coordinate development at intersections abutting prominent parcels			
		17.99.230 Transit Stops Standards (ALL DEVELOPMENT)			
		A. Locate transit stops behind the sidewalk.			
		B. Landscape transit stops or incorporate them into landscaped areas.			
		C. Illuminate transit stops.			
		17.99.240 Natural Site Conditions (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. B. Retain natural vegetation on under-developed portion of the sites with approved site plan.			
		C. Maintain natural topography.			
		D. Incorporate approximately 25 percent of significant trees into the project.			
		E. Replace lost trees which were intended to be retained.			
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		F. Retain the natural symmetry of trees.G. Maintain health and fullness of natural vegetation and buffer areas.			

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Admin. Review	DRB Review	17.99.290 Residential Setbacks (ALL RESIDENTIAL)	Not Applicable	Complies	Not Compliant
		A. Conform to single-family and duplex setback requirements.	· · ·		Ġ
		B. Conform to multifamily setback requirements.			
		17.99.320 Historic District Residential Setbacks (HISTORIC DISTRICT RESIDENTIAL)			
		A. Conform to residential setback requirements.			
		B. Consider side yard setbacks which best preserve views from adjacent parcels.			
		C. Consider incentives to locate residential garage behind house.			
		17.99.340 Fences (ALL DEVELOPMENT)			
		A. Choose fence materials carefully (IBE).			
		B. Limit chain link to nonvisible areas.			
		C. Limit height of fences (IBE).			
_	_	17.99.350 Outdoor Lighting Standards (ALL DEVELOPMENT)	_	_	_
		A. Keep light sources hidden from public view.			
		B. Use downward directional lighting.			
		C. Avoid lighting large areas with single source.			
		D. Avoid excessive light throw.			
		E. Choose approved outdoor light designs.			
		F. Avoid light fixture designs which have a utilitarian appearance.			
		G. Limit height of pole fixtures.			
		17.99.370 Site-Sensitive Building Design (ALL DEVELOPMENT)			
		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.			

DESIGN MANUAL CHECKLIST – Single-Family Lots DRB Admin. Not Not 17.99.510 Building Massing & Height – Historic District (RESIDENTIAL) Review Applicable Compliant Review Complies A. Incorporate characteristic roof lines and massing into residential structures. 17.99.520 Garage & Front Entry – Historic District (RESIDENTIAL) A. De-emphasize residential garages. 17.99.520 Garage & Front Entry – Historic District Cont. (RESIDENTIAL) B. Emphasize front entry. C. Respect scale of adjacent structure. 17.99.530 Window Design - Historic District (ALL DEVELOPMENT) A. Maintain balance in the placement of windows. B. Conform to solid/void ratio requirements. C. Use window muntins representative of Gig Harbor's historic structures. D. Use double-hung, casement, or fixed windows. E. Develop and maintain vertical window pattern. F. Group vertical windows for wider openings. G. Consider storefront transom windows. H. Orient retail windows to the street. I. Use irregular-shaped windows sparingly. J. Use windows with traditional frame depth and shadow lines. K. Wrap windows in a traditional manner. L. Consider width of window when selecting shutters. M. Reflective glass is prohibited 17.99.540 Siding & Trim - Historic District (ALL DEVELOPMENT) A. Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other specified materials. 17.99.545 Railings— Historic District (ALL DEVELOPMENT) A. Use historically appropriate railing design for all structures either listed or eligible for listing on the City's Register of Historic Places. 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.

		DESIGN MANUAL C	HECKLIST —	Single-Fa	mily Lots
Admin. Review	DRB Review	17.99.560 Roofing Materials – Historic District (RESIDENTIAL)	Not Applicable	Complies	Not Compliant
		A. Use roof materials which provide texture and shadow lines.		Ш	
		B. Avoid bright-colored or reflective roofing materials.			
		17.99.570 Colors – Historic District (ALL DEVELOPMENT)			
		A. Keep field colors subdued.			
		17.99.570 Colors – Historic District Cont. (ALL DEVELOPMENT)			
		B. Avoid bold or bright trim colors.			
		C. Limit bright colors to finer architectural details.			
		D. Avoid painting factory colors of stone and brick.			
		17.99.580 Preservation of Historic Structures (ALL DEVELOPMENT)			
		A. Consider design review board review of historic structure remodels.			
		B. Preserve integrity of original structure's form.			
		C. Maintain original window pattern and design.			
		D. Maintain prominent and characteristic design features of original building.			
		E. Continue original building's siding and trim materials onto remodels and additions.		П	П