



## CLIENT ASSISTANCE MEMO

### Allowed Height in Historic District (SFR)

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#### Understanding Height Allowances in the City's Historic District

To protect views and maintain the existing residential character the City limits heights of structures within the Historic District as it occurs within the City's view basin. The Historic District area is granted two additional feet of height to accommodate the minimum roof pitch requirements of GHMC 17.99.510. This memo addresses the standard for residential uses located within the City's Historic District which are not located in the Downtown Business (DB) District south of Rosedale or the Waterfront Commercial District that abuts the DB. **Please contact staff for assistance in determining if this is the correct memo for your location.**

To assure that height limitations are complied with in the historic district, the applicant is required to provide a site topographic survey with your building permit application so we can determine that your proposal complies with the height limitations in the code. Additionally you will be required to submit a survey of the ridgeline of the house after it is constructed to document that the construction of complied with the permitted height.

#### Height limitations applicable to Residential Uses in the Historic District:

There are two height measurements that apply to Single Family Homes. The height limitations are often referred to as the Uphill and Downhill height limitations. Your home must comply with both. The text below is taken from GHMC 17.99.510(A) and the definitions of terms contained in GHMC 17.04. On the back of this sheet is a sketch showing the application of these standards.

##### **Uphill Height Limitation:**

- **Measurement Location:** Building height may be measured from any point of the natural grade that is within defined buildable areas; provided, that the point of measurement is within 50 feet of the building footprint. Natural grade is the grade existing on the lot for the last 60 months unless you are located in a recent plat. Properties located in the Waterfront Millville district may measure their height from the highest point of the lot along the street right of way.
- **Maximum allowed uphill height:** 18 feet

**Downhill Height Limitation:** No portion of the structure may exceed 27 feet above natural and finished grade. This is measured at the building footprint. While we refer to this as the downhill height limitation the requirement applies to all portions of the building.

#### Design Standards related to Height

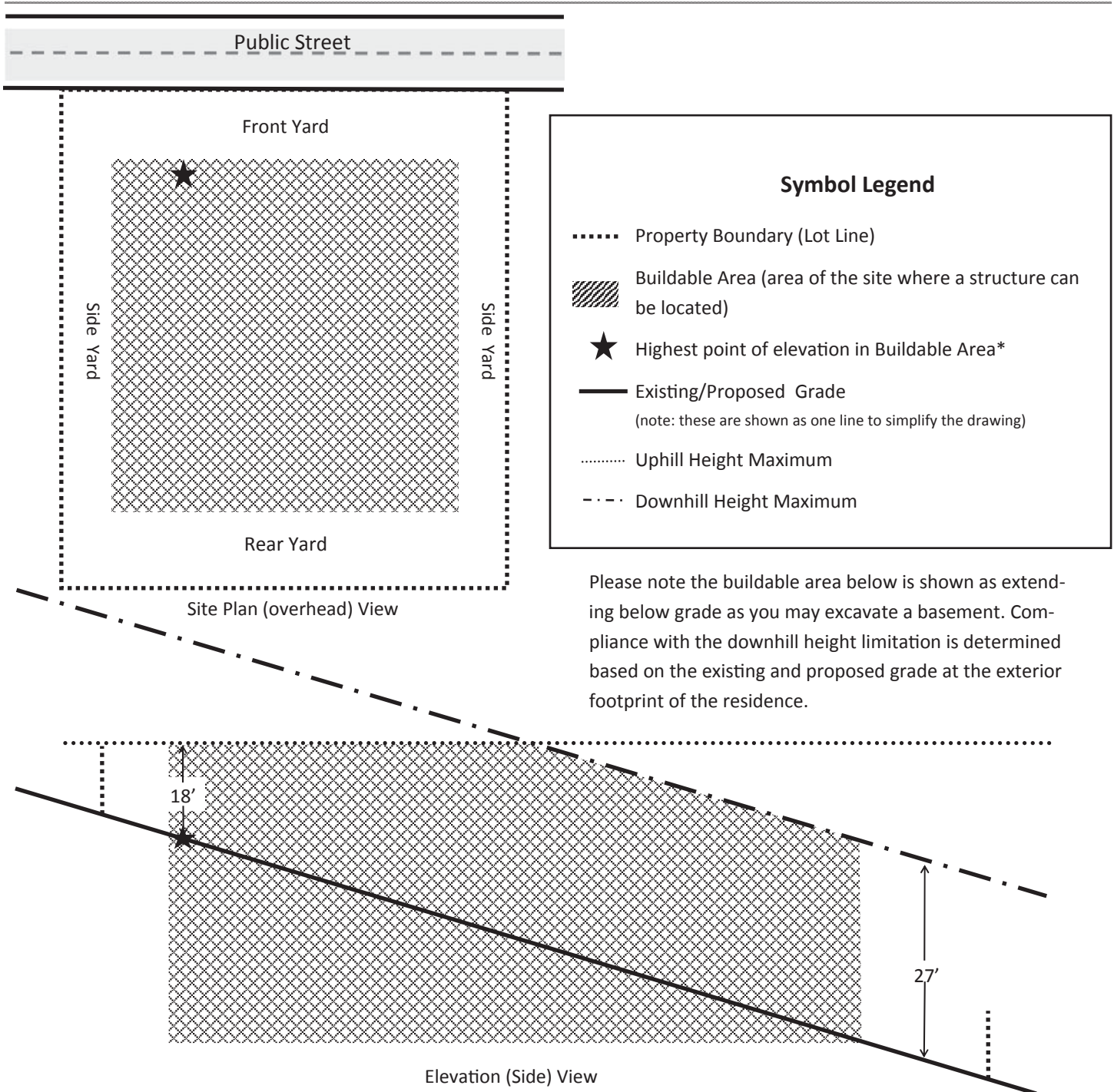
The City's Design Standards for the Historic District include a number of standards that also affect the height of the building. These standards include limitations on visually looming wall planes (GHMC 17.99.490(D)), minimum roof pitch requirements (GHMC 17.99.510) and an allowance for a Basic Structure of 25' x 40' x 27' in GHMC 17.99.510 (A)(3). Please note that the Basic Structure can exceed the uphill height allowances noted above, when all provisions for a basic structure are met including measuring the 27 foot height from the *lowest* point at the setback line.

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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

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**Symbol Legend**

- ..... Property Boundary (Lot Line)
- Buildable Area (area of the site where a structure can be located)
- ★ Highest point of elevation in Buildable Area\*
- Existing/Proposed Grade  
(note: these are shown as one line to simplify the drawing)
- ..... Uphill Height Maximum
- · - · Downhill Height Maximum

Please note the buildable area below is shown as extending below grade as you may excavate a basement. Compliance with the downhill height limitation is determined based on the existing and proposed grade at the exterior footprint of the residence.

\*The images on this sheet do not reflect the location of the uphill measurement applicable to the Waterfront Millville District. In that district the allowed height may be measured at the edge of the right of way.

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