(DRAFT) AGENDA
Regular Meeting – Bremerton Planning Commission
(Subject to PC approval)
March 15, 2016
5:30 P.M.
345 – 6th Street
Meeting Chamber – First Floor

I. CALL TO ORDER
II. ROLL CALL (quorum present)
III. APPROVAL OF THE AGENDA
IV. APPROVAL OF MINUTES:
- February 16, 2016 meeting.

V. PUBLIC MEETING

A. Call to the Public: Public comments on any item not on tonight's agenda

B. Workshop:
1. Zoning Code amendments related to the 2016 Comprehensive Plan Periodic Update Bremerton Municipal Code (BMC) Chapters and Zoning Maps:
   - 20.42 Definitions
   - 20.44 General Development Standards
   - 20.48 Off-street Parking
   - 20.50 Landscaping
   - 20.52 Signs
   - 20.60-20.98 All Zoning Designations

VI. BUSINESS MEETING

A. Chair Report: Nick Wofford

B. Director Report: Andrea Spencer

C. Old Business:

D. New Business:

VII. ADJOURNMENT:

The next regular meeting of the Planning Commission is April 19, 2016

Planning Commission meeting packets are available on-line at
http://www.BremertonWA.gov/AgendaCenter/Planning-Commission-4

DRAFT
Subject to March 15, 2016 Approval

CITY OF BREMERTON

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
February 16, 2016

CALL TO ORDER:

Chair Wofford called the regular meeting of the Bremerton Planning Commission to order at 5:30 p.m.

ROLL CALL

Commissioners Present
Chair Wofford
Vice Chair Nethery
Commissioner Goodnow
Commissioner Nerf
Commissioner Tift

Commissioners Absent
Commissioner Strube (excused)

Quorum Certified

Staff Present
Andrea Spencer, Director, Department of Community Development
Allison Satter, Senior Planner, Department of Community Development
Kristin Moerler, Senior Planner, Department of Community Development

Others Present
Lisa Greuter, Berk Consulting

APPROVAL OF AGENDA

COMMISSIONER TIFT MOVED TO APPROVE THE AGENDA AS PRESENTED. VICE CHAIR NETHERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

VICE CHAIR NETHERY MOVED TO APPROVE THE MINUTES OF JANUARY 19, 2016 AS PRESENTED. COMMISSIONER TIFT SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC MEETING

Call to the Public (public comments on any item not on the agenda)

Chair Wofford asked if there were any comments from citizens. Seeing none, he closed the public portion of the meeting.

Workshop: Zoning Code Amendments Related to the 2016 Comprehensive Plan Periodic Update

Ms. Satter reminded the Commission that the Growth Management Act (GMA) requires the City to complete a major update of its Comprehensive Plan and development regulations by June 30, 2016. She reviewed that the Comprehensive Plan is a 20-year vision for how Bremerton should grow and specifically addresses existing conditions and evaluates growth potential.

Zoning is the way governments control the physical development of land and the kinds of uses allowed. The Comprehensive Plan provides goals and policies that guide the Zoning Code.

Bremerton Municipal Code (BMC) 20.04 State Environmental Policy Act (SEPA)

Lisa Greuter, Berk Consulting, reviewed that the State Environmental Policy Act (SEPA) is an informational process to solicit agency and public comments before an action is taken. It ensures there is information about potential environmental effects, both of project permits (physical development applications) and non-project actions (comprehensive plan or code updates). Environmental review of project permits requires detailed information, and the mitigation/conditions applied are usually very specific. Environmental review of non-project actions often looks at the cumulative effects of growth area or city-wide. Mitigation is often the policies or codes in place so that as development comes along consistent with the plan, the impacts would be mitigated.

Ms. Greuter provided a flow chart to illustrate a typical SEPA review process. She explained that when an application is submitted, the Director or his/her designee reviews it to determine if the activity is exempt. Very small activities such as interior tenant improvements in buildings and other small procedural items in the code are exempt from SEPA. If not exempt, some form of environmental review would be required; and most often, it's a Determination of Non-Significance (DNS), which means the proposal is unlikely to have moderate or significant adverse effects, or the effects can be mitigated via the code or conditions applied to the project. Because the codes have evolved over time to be more specific, there is less need to do Environmental Impact Statements (EIS), except for larger projects. However, non-project EISs are more common to provide upfront review to facilitate growth.

Ms. Greuter said the SEPA documents most often include comment periods. For a DNS involving GMA actions or certain types of development, the comment period is about two weeks. If an EIS is required, there would be a 21-day scoping period, followed by a 30-day comment period before the Draft EIS is issued. She emphasized that the intent is to solicit public comments while the decision-making process is happening.

Ms. Greuter explained that it is optional to have administrative appeals (at the City level), and there is also the option of judicial appeals. The City of Bremerton has allowed administrative appeals to the Hearing Examiner. Appeals can be either procedural (DNS, DS or Final EIS) or substantive (conditions, denial). However, SEPA appeals must be consolidated with the appeal of the underlying action so that the body hearing the appeal is also hearing the substantive portion of the action that is being proposed. It is awkward when the Hearing Examiner is the appeal authority on a legislative item because the City Council is the ultimate decision maker. The SEPA appeal should address the underlying action, which is not possible if the decision maker is the City Council and the appeal goes to the Hearing Examiner.

Ms. Greuter reviewed that most of the recommended amendments in BMC 20.04 and 20.02 (Attachment I) are editorial/housekeeping measures to ensure accurate cross references to State law and rules or to clarify procedures the City already has in place. As proposed, administrative project permit SEPA appeals would continue to go to the Hearing Examiner, administrative SEPA appeals for legislative items would not. SEPA appeals on legislative items could occur after City Council action to the Growth Management Hearings Board. The Hearings Board would not only hear appeals of the proposal, but appeals of the SEPA document, as well.

BMC 20.14 Critical Area Ordinance (CAO)

Ms. Satter advised that GMA requires the City to review and update its CAO periodically. She explained that the purpose of the CAO is to protect the functions and values of critical areas (geologically hazardous areas, frequently flooded areas, critical aquifer recharge areas, wetlands, and fish and wildlife habitat conservation areas). GMA requires the use of best available science (BAS) in developing policies and regulations to protect the functions and values of the critical areas. However, BAS must be balanced with other GMA goals and mandates (socioeconomic, cultural, legal, and political), as well as local factors (projected growth, land use, and administrative capacity).

Ms. Satter explained that the Shoreline Master Program (SMP) must include regulations for critical areas within the shoreline jurisdiction. To do this, the City's SMP that was adopted in 2013, also adopted the 2006 CAO by reference. However, the SMP incorporated the most up-to-date science, some of which is in conflict with the CAO. The consulting

team has provided a Gap Analysis (Attachment (III), which identifies the needed revisions within the CAO (BMC 20.14) and the SMP (SMP 7.010) to be consistent with each other and compliant with BAS and the Department of Ecology's (DOE) requirements. She briefly reviewed the characteristics and types of sources that were considered when identifying BAS and said the BAS used for the update was vetted by the City's consultant, The Watershed Company, and emphasized that BAS helps the City understand and consider how land use decisions affect critical areas within the City. She also reviewed that, as per the Gap Analysis (Attachment III), no changes are needed for geologically hazardous areas and critical aquifer recharge areas. However, changes are needed for frequently flooded areas, wetlands, and fish and wildlife habitat conservation areas to comply with BAS. She reviewed the proposed changes (Attachment I) as follows:

- **Frequently Flooded Areas (BMC 20.14.500 - .530).** Frequently flooded areas are addressed in the CAO because it is appropriate. However, part of the Public Works Chapter (BMC 17.60) addresses floodplain management, and the Public Works Director is the manager of the floodplains. Although additional critical area review is required, it is important that BMC 20.14 be consistent with BMC 17.60. Suggested revisions include:

    - Amend BMC 20.14.510 (Description and Purpose) by adding "while protecting the functions and values of floodplains," at the end of the first sentence.
    - Amend BMC 20.14.520 to designate frequently flooded areas according to BMC 17.60 (Floodplain Management)
    - Amend BMC 20.14.530 to clarify that the habitat assessment must comply with the Biological Opinion in the 2008 Federal Emergency Management Agency (FEMA).

- **Wetlands (BMC 20.14.300-.360).**
    - Amend BMC 20.14.320 to adjust the wetland rating system to be consistent with the classification system that the DOE recommended in 2014 for small cities. Also, as recommended by the DOE, a chart would be added to identify the four categories of wetlands, as well as ratios for creation/re-establishment, rehabilitation and enhancement.
    - Amend BMC 20.14.330(a) (b) and (c) to clearly identify the permitted, regulated and exempt activities that can occur in a wetland or wetland buffer.
    - Amend BMC 20.14.330(h) to clarify the buffer requirements based on the wetland's category. The current buffers are between 50 and 200 feet. As per the DOE's recommendation, proposed buffers would be increased to between 50 and 300 feet. However, a 25% buffer reduction would be allowed if certain criteria are met to minimize impacts such as noise, lights, and toxic and stormwater runoff. (See chart in SMC 20.14.330(h)(3).

- **Fish and Wildlife Habitat Conservation Areas (BMC 20.14.70-.760)**
    - Amend Table 1 in BMC 20.14.730 to improve clarity and be consistent with the buffer standards in the SMP for freshwater conservation areas. As proposed the CAO would refer to the SMP for shoreline buffers and setbacks.
    - Amend BMC 20.14.730(a)(3) to update the rules for Bald Eagles. When the current CAO was written in 2006, Bald Eagles were endangered and a management plan was required. Although Bald Eagles are still classified as "threatened," they are no longer considered endangered. As proposed, the Bald Eagle provision would be eliminated, and the CAO would simply require that whenever activities are proposed adjacent to habitat conservation areas where there are endangered species, applicants must comply with the state and federal regulations.

<u>Shoreline Master Program (SMP)</u>

Ms. Satter advised that the SMP (SMP 7.010) would also be updated through a limited amendment process. She provided a chart, which outlines the changes that need to be made to the SMP in conjunction with the CAO amendments. In addition to these changes, the SMP Map needs to be updated to be consistent with recent changes in the Comprehensive Plan Land Use Map that designated several different areas as multi-family. She reviewed two maps and specifically identified the changes needed to be consistent with the Comprehensive Plan Land Use Map.

BMC 20.54 Nonconforming Provisions.

Ms. Satter explained that BMC 20.54 establishes regulations for existing lots, structures, and uses of land that were lawful at the time of their establishment but are prohibited, regulated or restricted under the existing zoning code. Currently, these nonconformities may continue to exist until such time as they are discontinued. She shared examples of structures, uses, lots, landscaping or parking that do not meet the current code requirements.

Ms. Satter said that although some cities allow nonconforming uses and structures to be rebuilt in the exact same location, as long as the same foundation is used, the City of Bremerton's nonconforming provisions are intended to encourage the removal of nonconforming situations. As per the City's current code, if a building suffers substantial destruction, it must be removed and rebuilt to code. While this is consistent with the policies contained in the Comprehensive Plan, there has been some disagreement between developers and City staff about what is meant by the term "substantial destruction." She reminded the Commission that staff worked very hard on the nonconforming provisions that were adopted as part of the SMP update to create something that is more tangible and succinct, and staff is proposing that these same provisions be incorporated into the nonconforming provisions in Title 20 of the of BMC.

Ms. Satter said the proposed amendment would add clarification to the definition of "substantial destruction," which includes accessory structures. As proposed, if a building suffers substantial destruction, it will likely have its nonconforming status terminated. Under the current code, if the substantial destruction is due to a natural cause (tornado, fire, earthquake), a property owner could rebuild in the same size and location. However, if the structure is 100% destroyed, redevelopment on the site would have to meet the current code requirements. Staff is proposing an amendment that would also allow a property owner, whose home is 100% destroyed, to rebuild the structure in the same size and location.

Ms. Satter concluded her presentation by pointing out that 78 comments have been received to date, and staff anticipates additional communication from various agencies. Public comments are encouraged, and comments received to date can be viewed at www.bremerton2035.com. She advised that at their March meeting, the Commission will review land-use designations, parking requirements, and sign requirements. She announced that the Introduction and Land Use Element of the Comprehensive Plan Update were introduced to the City Council on February 3rd. The remaining elements will be presented at future Council meetings that are televised.

Chair Wofford asked for comments from citizens.

Jack Stanfill, President of the Chico Creek Task Force, said he was present to address environmental concerns about the Kitsap Lake area, as well as the Gorst/Heins Creek Basin and to share new information the task force has obtained. **Mr. Stanfill** provided an exhibit to be entered into the record. He commended staff for keeping the Comprehensive Plan Update process honest and open to the public. He appreciates the opportunity to exchange ideas. **Mr. Stanfill** said he supports the community asking people to invest and build in Kitsap County, but they must make sure that honest environmental impact studies are done and followed through with. He voiced concern that no one currently knows where the underground water divide between Dickerson Creek and Kitsap Lake is located. He noted that in 2000 there was a three-party agreement between the City, Kitsap County and Port Blakely that called for drilling as many holes as necessary on the plateau to clearly establish the flow of water to Dickerson Creek and Kitsap Lake. This would have allowed for development without harming the critical environment. He pointed out that a portion of the Gorst/Heins Creek Basin, where Quarry B is located, has been changed into a green zone for conservation. Half of Quarry C is also in the Gorst/Heins Creek Basin. In an agreement between the City of Bremerton and Ueland Tree Farm, the City traded away Heins Creek. No SEPA review was done, and the City's forester misled the public by saying there were no fish, when Ueland's paperwork indicated differently. He said he would love to meet with City staff and the Commission to discuss the task force's concerns further.

Chair Wofford closed the public comment portion of the meeting.

Director Spencer indicated that the exhibits submitted to the commission would be posted on the website and a link would be sent to Commissioners. She noted that the letter submitted by Mr. Stanfill appears to be written in regard to an application that is currently before the Kitsap County Planning Commission and the Board of Commissioners. The proposal is to change a swath of land from Urban Reserve to Rural Industrial, both of which are County designations for areas that are not in Urban Growth Areas. The letter does not pertain to property within the City of Bremerton.

Commissioner Tift referred to the proposed amendments to the tree removal provisions in BMC 20.14.190. He observed that trees have become an important part of the community. However, it is important to note that the provisions would apply primarily to public properties, and private property owners could still remove trees without a permit if they are so inclined. **Ms. Satter** answered that BMC 20.14.190 would only apply to tree removal within critical areas. As written, tree removal within a critical area would require a permit and replacement.

When addressing nonconforming structures, **Commissioner Nerf** asked how the City would determine whether a house was destroyed by a legitimate fire as opposed to one of questionable nature. **Ms. Satter** answered that staff would rely heavily on the Fire Marshal and legal department to make this determination.

Commissioner Tift asked if the nonconforming provisions would apply to subsequent owners. **Ms. Satter** answered affirmatively. **Director Spencer** noted that a redevelopment permit application would have to be submitted within one-year of the destruction.

Commissioner Tift pointed out that he does not believe a saltwater dock could be constructed for less than the $2,500 identified in SMP 5.010(h)(8)(i). **Ms. Satter** said this provision was taken directly from the Washington Administrative Code (WAC). The language was provided for simplicity, but they typically refer to the exemptions contained in the WAC. She cautioned against making changes that are inconsistent with WAC. She explained that a saltwater dock would still be allowed, but it would be subject to more intense permits.

Vice Chair Nethery asked staff to explain the reasons for increasing the wetland buffers. **Ms. Satter** said the proposed increase is consistent with the DOE's recommendation. The only way the City could establish a lower buffer requirement would be to write an analysis to the DOE, explaining how a reduced buffer would meet the DOE's intent with no net loss. Given the opportunity for buffer reduction based on certain criteria, staff felt the proposed 25-foot increase is something developers could work with. **Director Spencer** recalled that the original buffer requirements were based on a previous State model ordinance, and the State is now recommending that the buffers be increased further. If the City chooses not to follow the recommendation, a significant amount of scientific research would be required to back up why a lesser buffer would be sufficient.

Vice Chair Nethery commented that he wished there was a way for the City to have less stringent requirements, particularly along the shoreline, to help cultivate the unique and wonderful environment. **Ms. Satter** recalled that when the SMP was adopted in 2013, the City chose to differ from the model ordinance and adopt smaller buffers than what is typical in the majority of other jurisdictions. This decision was supported by BAS. **Director Spencer** expressed her belief that the City made the correct decision to fight for smaller shoreline buffers with increased vegetation, etc. in the SMP. However, given that there are not many wetlands in the City, it is easier to adopt the State model code.

Commissioner Nerf said he moved to Bremerton 16 years ago because of the unique nature of the City and its waterfront. However, he has seen it degrade since he moved here. For example, there are significantly fewer birds, which suggests they aren't doing everything right. He cautioned against ignoring the DOE's guidance.

BUSINESS MEETING

Chair Report

Chair Wofford did not have any items to report.

Director Report

Director Spencer provided a poster that is available at the Community Development counter to illustrate downtown development activity. She advised that many of the projects have been reviewed by the Design Review Board, and a few of them will likely proceed to the permit stage in the next few months.

Old Business

There was no old business.

New Business

Vice Chair Nethery recalled that, at their last meeting, the Commission had a brief discussion about a Development Code amendment related to recreational vehicles. He said he subsequently inquired about the basis for the proposed amendment, and staff indicated that the 30-day time period is difficult to enforce. He voiced concern that removing the 30-day time period could make the provision even more difficult to enforce and could result in more recreational vehicles in the neighborhoods. He encouraged the City and its citizens to do whatever they can to continue to beauty Bremerton in any way possible, and making it easier to park recreational vehicles in front yards could be detrimental to this goal.

Director Spencer advised that subsequent to the Commission's last meeting, staff met with the Police Chief and the City Attorney to talk about the problems that Seattle is having with recreational vehicles. The Police Chief indicated that the City's current regulations are effective and should be retained as written. The Police Chief is currently working with the City Attorney to add provisions to address how long recreational vehicles can be parked on the street. As a result of her conversation with the Police Chief, the code amendment related to recreational vehicles that was presented at the last meeting will be dropped. However, staff will continue to work on modifications to the Development Agreement language to ensure they do not undermine the intentions of the Comprehensive Plan, but allow for development phasing.

Commissioner Nerf recalled that, at the last City Council Retreat, there was some discussion about forming a citizen patrol to do code enforcement. **Director Spencer** responded that staff will have a study session with the City Council on February 24th regarding a proposal to use the group, Citizens on Patrol to assist the Code Enforcement Officer in patrolling for weeds, garbage and miss-parked vehicles in the front yard. She explained that this group of citizens currently monitors abandoned properties in the City to make sure there are no problems, and the program has been very successful. The idea is to have proactive code enforcement rather than relying on neighbors to report code violations.

ADJOURNMENT

The meeting was adjourned at 6:34 p.m.

Respectively Submitted by:

Andrea L Spencer, AICP Executive Secretary	Nick Wofford, Chair Planning Commission

CITY OF BREMERTON, WASHINGTON
PLANNING COMMISSION AGENDA ITEM

AGENDA TITLE:	Zoning Code amendments related to the 2016 Comprehensive Plan Periodic Update. Bremerton Municipal Code (BMC) Chapters specifically being discussed: 20.42 Definitions; 20.44 General Development Standards; and 20.48 Off-street Parking; 20.50 Landscaping; 20.52 Signs, 20.60-20.98 All Zoning Designations, and Zoning Maps
DEPARTMENT:	Community Development
PRESENTED BY:	Allison Satter, Senior Planner; (360) 473.5845

SUMMARY

The Planning Commission made a recommendation for City Council adoption of a new Comprehensive Plan (the draft can be seen at www.bremerton2035.com). The draft Plan will be considered by City Council in the upcoming months and will be adopted by June 30, 2016.

To be fully compliant with Washington State's Growth Management Act (GMA) and to fully implement the City's Comprehensive Plan, the City of Bremerton Zoning Code needs to be updated to incorporate the changes within the Comprehensive Plan. The Planning Commission will be discussing amendments to specific chapters in the Bremerton Municipal Code and other supporting documents, such as subarea plans and the Shoreline Master Program.

This workshop will be focusing on the Zoning Code Amendments for the following Bremerton Municipal Code. The specific chapters that have not been discussed at previous workshops will be:

- 20.42 Definitions;
- 20.44 General Development Standards;
- 20.48 Off-street Parking;
- 20.50 Landscaping;
- 20.52 Signs;
- 20.60-20.98 All Zoning Designations; and
- Zoning Maps

WORKHOP DESIRED OUTCOME

Provide direction to staff regarding edits that the Commission determines are necessary to be added to the Bremerton Municipal Code Title 20 to ensure consistency with amended Comprehensive Plan.

ATTACHMENTS

- **Attachment I:** Bremerton Municipal Code Chapters: 20.42, 20.44, 20.48, 20.50, 20.52, and 20.60-20.98 with legislative track changes with proposed amendments, including coverage page with descriptions of proposed amendments.
- **Attachment II:** Errata Sheets of Subarea Plans (SAP) proposed Amendments for:
  - Downtown Subarea Plan
    - Exhibit A, B, and C are replacement pages into Downtown SAP,
  - Bay Vista, and
  - South Kitsap Subarea Plan (now known as the Puget Sound Industrial Area-Bremerton).
    - Exhibit D is a replacement page to PSIC-B SAP.
- **Attachment III:** Comment Matrix and Comment #81 for Comprehensive Plan Update.

Information on Zoning Code Update
The Zoning Code in its entirety can be seen at the City of Bremerton website: http://www.ci.bremerton.wa.us/399/Zoning-Code-Map. The Zoning Code is Bremerton Municipal Code (BMC) Title 20 and has been discussed in Planning Commission for the past two workshops (January and February). More information on that can be seen at the Planning Commission website or at www.Bremerton2035.com under "project documents" tab.

Summary of Zoning Code Update
The current City of Bremerton Zoning Code was adopted in 2005 as Ordinance No. 4938. Since that initial adoption, Staff has worked with Planning Commission to continually update the Code to ensure codes remain relevant. Most of the changes that will be discussed over the coming months are directly related to the Comprehensive Plan major update.

Proposed Amendments to the Zoning Code and Subarea Plans
The **Attachment I** is the proposed Zoning Code Amendments to

- 20.42 Definitions;
- 20.44 General Development Standards;
- 20.48 Off-street Parking;
- 20.50 Landscaping;
- 20.52 Signs;
- 20.60-20.98 All Zoning Designations; and
- Zoning Maps

It is provided in legislative track changes, with items underlined in red are proposed additions and ~~strikeouts~~ are deletions. To see the Zoning Code in its entirety, please visit: http://www.ci.bremerton.wa.us/399/Zoning-Code-Map. The cover page to each chapter has been included to aid in the review document and provide Staff's justification for the proposed change.

A matrix of proposed amendments to the Subarea Plans has also been included as **Attachment II**. **Attachment II** is the errata sheet for the following subarea plans:

(1) Downtown Subarea Plan,
(2) Bay Vista, and
(3) South Kitsap Industrial Area Subarea Plan (now known as Puget Sound Industrial Center-Bremerton).

Staff recommends that the Planning Commission review and provide direction on the proposed revisions shown in Attachment I and Attachment II.

Comments Received
Staff has included a comment received from last Planning Commission Hearing for the Comprehensive Plan Update process as **Attachment III**. The Comment included is #81. All comments and Comment Matrix with summarized Staff's response can be seen at www.Bremerton2035.com.

Title 20
LAND USE*

Chapters:

Division I. Permitting

20.02 PROJECT PERMITS
20.04 STATE ENVIRONMENTAL POLICY ACT

Division II. Land Development

20.10 COMPREHENSIVE PLAN AMENDMENTS
20.12 LAND DIVISION
20.14 CRITICAL AREAS
20.16 SHORELINE DEVELOPMENT
20.18 TEXT AMENDMENTS

Division III. Zoning

20.40 ADMINISTRATION
20.42 DEFINITIONS
20.44 GENERAL DEVELOPMENT STANDARDS
20.46 SPECIAL DEVELOPMENT STANDARDS
20.48 OFF-STREET PARKING REQUIREMENTS
20.50 LANDSCAPING
20.52 SIGN STANDARDS
20.54 NONCONFORMING PROVISIONS
20.58 LAND USE PERMITS
20.60 LOW DENSITY RESIDENTIAL (R-10)
20.62 ~~COMMERCIAL CORRIDOR (CC)~~ GENERAL COMMERCIAL (GC)
~~20.64 WHEATON WAY REDEVELOPMENT CORRIDOR (WWRC)~~
~~20.66 NEIGHBORHOOD CENTER CORE (NCC)~~
20.70 DISTRICT CENTER CORE (DCC)
20.74 BUSINESS CORE (BC)
20.75 DOWNTOWN CORE
20.76 DOWNTOWN WATERFRONT
20.78 ~~CITY CORE RESIDENTIAL (CCR)~~ MEDIUM DENSITY RESIDENTIAL (R-10M)
20.79 ~~MULTIPLE~~ MULTIFAMILY RESIDENTIAL (R-20~~MR~~)
~~20.80 MASTER DEVELOPMENT (MD)~~
20.82 NEIGHBORHOOD BUSINESS (NB)
~~20.84 LIMITED COMMERCIAL ZONE (LC)~~
20.86 FREEWAY CORRIDOR ~~ZONE~~ (FC)
~~20.88 MARINE INDUSTRIAL (MI)~~
~~20.90 INDUSTRIAL PARK (IP)~~
20.92 EMPLOYMENT CENTER (EC)
20.94 INDUSTRIAL (I)
20.96 CITY UTILITY LANDS (CUL)
20.97 WATERSHED (WS)
20.98 INSTITUTIONAL (INST)
ZONING MAPS

Matrix of proposed amendments to BMC 20.42 Definitions (Draft BMC 20.42 Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.42 Definitions		
20.42.040 Definitions	Revised the definitions to the following: (a) "automobile sales," and "retail, general;"	(a) For "automobile sales" the sale of boats and recreational vehicles was added. Also it makes reference to clarifying that car or boat sales that are complete indoors can be considered "general retail."
	(b) remove "boarding house;"	(b) "Boarding house" was a definition that was not removed from the last major update though there is no further mention of "boarding house" within the Title.
	(c) "Bulletin board/kiosk;"	(c) Removed the sentence about the exemption from a permit and further defined within the Sign regulations (BMC 20.52).
	(d) removed the following: "Cell on wheels (COW)," "co-location," "concealed," "FAA," "FCC," "height," "provider," "Satellite dish," "Tower," "whip antenna," and "wireless telecommunications facility;"	(d) Removed all definitions from BMC 20.42 about wireless communications facilities (WCF) as they have been updated and relocated into the WCF regulations per BMC 20.46.140.
	(e) added "dwelling, duplex"	(e) "Dwelling, duplex" has been added to comply with the changes to the Comprehensive Plan to allow duplexes.
	(f) "dwelling, multi-unit structure;"	(f) Updated "dwelling, multi-unit structure" to include dormitories."
	(g) renamed "townhouse" to "dwelling, townhouse" and revised;	(g) Renamed "townhouse" to "dwelling, townhouse" (and thus relocated alphabetically) to be consistent with other residential definitions and revised definition to not require separate ownership of each row house.
	(h) "group residential," and associated definitions;	(h) There are four group residential classifications that have been formatted incorrectly, thus making it difficult to understand which definition applies. Group residential has been reformatted and minor revisions to the definition to provide clarifications.
	(i) "identification sign," "marquee," "off-premise sign," and removed "product sign," and "temporary structure;"	(i) Sign definitions have been revised or removed to comply with the changes proposed to the BMC 20.52 Sign regulations.

	(j) "light Industrial/manufacturing;" (k) added "mini-storage;" (l) removed "pier;" (m) "recreational vehicle;" (n) "Residential, use;" and (o) "storage yard, outdoor storage."	(j) Revised "Light Industrial/manufacturing" to state that only when mini-storage is a primary use, it shall be considered "Light Industrial/manufacturing." (k) Provided a definition for "mini-storage" as revisions have been made to other portions of the code to allow for "mini-storage." This definition is only for mini-storage facility to be accessory. (l) The definition of "pier" has been removed as it is now located with the Shoreline Master Program. (m) Revised definition of "recreational vehicle" to assist with clarification that boat trailers are considered recreational vehicles. (n) Revised "residential use" to remove "Division 3" as within the International Building Code that only refers to single family residential. (o) Revised "storage yard, outdoor storage" to provide further clarification.

Chapter 20.42
DEFINITIONS

Sections:

20.42.010 INTRODUCTION TO DEFINITIONS.
20.42.040 DEFINITIONS.

20.42.010 INTRODUCTION TO DEFINITIONS.

Terms not defined herein shall take their meaning from definitions in the Comprehensive Plan, Shoreline Master Program and other ordinances incorporated by reference. If a specific term is not defined or referenced, it shall take its normal and customary meaning within the context of how it is used. When not inconsistent with the context, words used in the present tense include the future, words in the singular include the plural, and words in the plural include the singular. The following terms are defined in this chapter and shall be applied to the provisions of this title.

20.42.040 DEFINITIONS.

The following definitions shall be applied within this title:

(a) Definitions "A":

"**Abandoned sign**" means any sign, including its structure and other components, which is located on vacant property or an unoccupied building for a period of one (1) year or more and which, during that time, is not used for legal sign purposes; or which relates to a time, event or purpose which no longer applies; and/or which has been allowed to deteriorate to become a public hazard or eyesore.

"**Abandonment**" or "**abandoned**" means to cease operation for a period of ninety (90) or more consecutive days unless documentation is provided to the City that negotiations are underway potentially leading to the sale, lease, or resumption of operations, in which case a wireless telecommunications facility may not be considered abandoned for an additional period not to exceed ninety (90) days.

"**Accessory dwelling unit (ADU)**" means a second dwelling unit on a lot with an existing principal unit added to or created for use as a complete, independent or semi-independent living unit with provisions for cooking, eating, sanitation and sleeping, and which complies with the development and design standards contained in this code for ADUs (BMC 20.46.010).

"**Accessory use, activity or structure**" means a use, activity, structure or part of a structure which is subordinate and incidental to the permitted principal use or building, located on the same lot or parcel with such principal use or building, and erected or established only after or in conjunction with the establishment of the principal use or building.

"**Acre, gross**" means a measurement of land equal to forty-three thousand five hundred sixty (43,560) square feet with no deductions or subtractions for elements such as public or private streets or nondevelopable areas. (See also "**Acre, net**.")

"**Acre, net**" means a measurement of land after subtracting public and private streets, rights-of-way, and other unusable or nondevelopable areas of land from a gross acre of land (forty-three thousand five hundred sixty (43,560) square feet). (See also "**Acre, gross**.")

"**Adjoining**" or "**adjacent**" means property that touches or is directly across a public or private right-of-way. This does not include property across from limited access highways or arterials with four (4) lanes of traffic or more.

"**Administrative Hearing Examiner**" means a person appointed with the powers set forth in Chapter 2.13 BMC. The term "**Administrative Hearing Examiner**" shall likewise include the Examiner Pro Tem. As used in this chapter, "**Administrative Hearing Examiner**" shall not mean the Municipal Court Hearing Examiner established pursuant to Chapter 2.62 BMC.

"**Adult entertainment business**." See BMC 20.46.110.

"**Adult family home**" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one (1) but not more than six (6) adults who are not related by blood or marriage to the person or persons providing the services; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988, 42 U.S.C. 3604(f)(3)(b).

"**Alley**" means any public right-of-way or thoroughfare having a typical width of at least ten (10) feet, but generally not more than thirty (30) feet, which has been dedicated or deeded to the public for public use and which affords only secondary means of access to abutting properties, primarily for service purposes.

"**Alteration**" means any change in the size, shape, method of illumination, position, location, construction or the supporting structure of a sign.

"**Alteration, structural**" means any changes or repairs to the supporting members of a structure, or to the configurations of the roof or exterior walls, that would prolong the life of the supporting members of a building or structure. This does not include minor actions such as adding a doorway or window, or attaching architectural features, appurtenances, or adornments.

"**Antenna tower**" means any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas, including but not limited to self-supporting lattice towers, guy towers or monopole towers.

(1) "**Type I tower**" means a tower up to, but not exceeding, sixty (60) feet in height.

(2) "**Type II tower**" means a tower greater than sixty (60) feet in height.

"**Antenna, wireless**" means any exterior equipment attached or mounted to a building or tower in the form of one or more rods, panels, discs or similar devices used for the transmission or reception of radio or electromagnetic frequency signals.

(1) An "**omnidirectional antenna**" transmits and receives radio frequency signals in a three hundred sixty (360) degree radial pattern. For the purpose of the provisions set forth in BMC 20.46.140, an omnidirectional antenna is up to fifteen (15) feet in height and up to seven (7) inches in diameter. If otherwise meeting the definition, a whip antenna is considered an omnidirectional antenna.

(2) A "**directional antenna**" transmits and receives radio frequency signals in a specific directional pattern of less than three hundred sixty (360) degrees.

(3) A "**parabolic antenna**" is a device of generally parabolic shape for the reception and transmission of radio frequency signals in a specific directional pattern. Also referred to as a satellite dish.

"**Applicant**" means a person who applies for any permit or approval to do anything governed by this title and who has legal standing to apply for a permit or approval on the specific property.
"**Appurtenance**" or "**appendage**" means a supplemental component, architectural feature, or decoration that has been added to or extends outward from the exterior of a building wall and is not a primary component of the structure itself. This includes bay windows, low decks, open porches, awnings, chimneys, and other similar features.
"**Area of a sign**" means the total space within the frame or outer dimensions of a sign and including any logos or other artistic or architectural features that are directly related to or an integral part of the sign. (See also BMC 20.52.060, Sign measurements.)
"**Art gallery**" means a room or series of rooms where art such as paintings, sculptures or other works are exhibited.
"**Art studio**" means a loft, room, group of rooms or building in which an artist works. This includes facilities for the production of photographic works (still or motion), painting, sculpture, dance, music or similar activities. A studio is often found in combination with a gallery or may be an accessory use to a retail business or other use. This does not include incidental artist work areas within a residence, which produce no odors or noise that negatively impact adjacent properties.
"**Assisted living facility**" means a residential facility for elderly persons (age fifty-five (55) or older) who require moderate to extensive assistance with daily tasks such as cooking, eating, bathing, housekeeping, dispensing of medicines, shopping, appointments and other tasks.
"**Automobile sales**" means an establishment primarily engaged in the sale or rental of personal or commercial vehicles such as cars, trucks, vans, recreational vehicles, boats, ~~or~~ motorcycles, etc.. See **"Retail, general"** for clarification of automobile sales that are wholly indoors.
"**Automobile service and repair**" means an establishment primarily engaged in repairing, maintaining, or servicing automobiles, including battery exchange station.
"**Awning/canopy**" means a temporary or movable shelter (awning), or a fixed rigid shelter (canopy) supported entirely by the exterior wall of the building and generally extending over a pedestrian walkway. When used in conjunction with signs, only that portion of the awning or canopy that is actually used as a sign shall be included in sign area calculations. Lighting of the awning or canopy, whether directly, indirectly, or by back-lighting, shall have no effect on the sign requirements, unless lighted signs are specifically prohibited in that area or zone.

(b) Definitions "B":

"**Battery charging station**" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.
"**Battery exchange station**" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

"**Bay window**" means a window projecting outward from an exterior wall of a structure. The protrusion has a maximum depth of thirty (30) inches, and a maximum horizontal width of twelve (12) feet. The base of the projecting window is at least twenty-four (24) inches above grade directly below the center of the window.

"**Bed and breakfast**" means an owner-managed and owner-occupied residential single-unit dwelling in which rooms or other overnight accommodations are rented on a nightly basis. Meals may be included that are included as part of the basic compensation. This does not include group residential homes, boarding and rooming houses.

~~"**Boarding house**" or "**rooming house**" means a single-unit residential structure in which rooms without kitchens are provided for nontransient persons and may include meals. This does not include licensed care-providing facilities.~~

"**Buffering**" means a structural, earthy, or vegetative form used to minimize the impacts of one land use upon another. A buffer may include any one or a combination of fences, walls, berms, high shrubs, trees, or other landscaping. Distance separation is also a form of buffering.

"**Building code**" means the International Building Code and related codes as amended and adopted by the City of Bremerton.

"**Building coverage**" means that portion of a lot covered by the roof areas of all structures. This shall not include open decks up to thirty (30) inches above ground, except if it provides a roof over occupancy underneath.

"**Building envelope, allowable**" means the three (3) dimensional space within which a structure is permitted to occupy. Height, floor area ratio, setbacks, lot coverage and similar restrictions establish the building envelope.

"**Building line**" means a line on a lot, generally parallel to property lines and located a sufficient distance from the property lines, to provide the minimum yard areas required by this code. Building lines establish the area within which buildings are permitted and do not necessarily correspond with the location of any existing structures or other improvements.

"**Bulletin board/kiosk**" means a permanent sign structure intended to accommodate changeable copy such as private or public notices, special event information, and other short-term messages, and generally at a scale suitable for pedestrians and not intended to be read by passing motorists. ~~These signs are exempt from sign permits and size requirements if they are provided for the use of the general public and not for commercial advertising purposes.~~

(c) Definitions "C":

"**Car wash**" means a business engaged in washing, waxing, polishing, and general cleaning of automobiles, small trucks, light utility vehicles and small recreational vehicles, but that is not designed to handle larger commercial trucks and buses. It includes self-service, full-service, and automated car washes and auto detailing services.

"**Caretaker**" means a person who maintains or watches over someone else's land or property on a part-time or full-time schedule. The caretaker may live on the property or elsewhere.

"**Caretaker's residence**" means an accessory dwelling unit provided by the owner of a property to be used exclusively as living quarters for the caretaker(s) of that property.

"**Carport**" means an attached or detached partially enclosed accessory structure intended primarily for the storage of private vehicles such as automobiles, light trucks, or recreational vehicles which is open to the weather on at least two (2) sides.

~~"**Cell on wheels (COW)**" means a mobile telecommunications facility transported by a motor vehicle for temporary on-site use.~~

"**Change of use**" means a change in the utilization or occupancy of a property or building from one use to another.

"**Changeable copy/readerboard sign**" means a sign structure that may be internally or externally illuminated and intended to accommodate changeable lettering, numbering, graphic displays, or other short-term messages. Generally used for commercial advertising or for public service announcements of current or coming events. (Also see "**Public information/identification sign**.")

"**City**" means the City of Bremerton, Washington.

"**Collective garden**" means gardens established and/or maintained for the growing, production, transportation, and delivery of cannabis, by qualifying patients, for medical use, as defined in RCW 69.51A.085, as currently enacted and hereinafter amended.

~~"**Co-location**" means the placing of a wireless telecommunications antenna on an existing support structure.~~

"**Community facility**" means a facility operated by a public agency or nonprofit organization for social gatherings, meetings, learning, recreation, programs to promote economic independence, or similar functions.

~~"**Concealed**" means a wireless telecommunications antenna or facility that is not evident; it is disguised, hidden by or integrated with a structure that is not a telecommunications tower; or, a personal wireless service facility that is placed within an existing or proposed structure.~~

"**Construction sign**" means a sign that relates directly to a construction project taking place on the premises and may include such information as the name of the project and contractors, phone numbers, completion dates, and similar information about the project.

(d) Definitions "D":

"**Day care facility**" means a facility licensed by the state of Washington and approved by the City to provide regular care for adults or children for periods of less than twenty-four (24) hours.

"**Deck**" means an open platform wider than eighteen (18) inches. A deck may be freestanding, cantilevered from a building, or connected to the ground with steps or ramps. A deck that is higher than thirty (30) inches above finish grade may be referred to as a raised deck, a rooftop deck, a balcony, or other suitable term.

"**Density**" means a measure of residential concentration, usually expressed as the number of dwellings per acre of land. For the purposes of calculating allowable densities within this code, density shall be measured on a "net" basis, whereby unusable areas such as rights-of-way and lands in public or shared ownership shall be deducted from the overall area in the calculation. For example, a one hundred and twenty (120) acre area containing twenty (20) acres of rights-of-way and public lands and three hundred (300) dwellings has a (net) density of three (3) dwellings per acre (three hundred (300) dwellings/one hundred (100) usable acres). (See also "**Acre, net**" and "**Acre, gross**.")

"**Density, maximum**" means the maximum number of dwellings allowed per the net buildable acreage as stated for each zone. Where not specified in a zone chapter, no maximum density shall apply.

"**Density, minimum**" means the minimum number of required dwellings per net buildable acre as stated for each zone. Where not specified in a zone chapter, no minimum density shall apply.

"**Detached**" means any residential structures on the same lot that are not connected and have a fire separation of no less than six (6) feet as defined in Section R 302 of the IRC. For commercial structures see the International Building Code.
"**Detoxification center**" means a facility providing for the care and treatment of an intoxicated person during the period in which the person recovers from the transitory effects of acute intoxication.
"**Development coverage**" means that portion of a lot covered by the impervious surface areas of all structures, and impervious paved areas, such as driveways and walkways.
"**Directional sign**" means a permanent sign which is designed solely for the purpose of directing motor vehicle, pedestrian, bicycle, or other traffic, or individuals toward a specific destination or route.
"**Director**" means Bremerton's Director of Community Development and his/her designee.
"**Drinking place**" means an establishment selling intoxicating beverages for consumption on the premises.
"**Drive-through facility**" means an automobile-oriented component of a permitted use that includes both service window(s) and a stacking lane designed primarily for drive-through trade, and which provides service and caters to patrons while in their motor vehicles. (See BMC 20.44.120.)
"**Duplex**" means a structure containing two (2) dwelling units on a single lot.
"**Dwelling unit**" means a living space or combination of rooms designed to provide independent year-round living facilities for one (1) family or household, constructed to the minimum standards of the IBC or HUD Code, and with provisions for sleeping, eating and sanitation.
"**Dwelling, conventional**" means any building or structure that is built or assembled (in the case of a modular structure) on the site and in conformance with the provisions of the International Building Code (IBC).
"**Dwelling, duplex"** means a building designed and arranged exclusively for occupancy by two (2) families living independently of each other in separate dwelling units.
"**Dwelling, modular or factory-built**" means buildings or structures that are constructed primarily in a factory and transported to the site for assembly or installation. All temporary wheels, axles, and other appliances used in the transport are removed at the destination and the structure is permanently placed, unless approved as a temporary placement by the City. Such structures are constructed to the standards of either the International Building Code (IBC) or the HUD Code. (See also "**Manufactured home**.")
"**Dwelling, multi-unit structure**" means a structure containing three (3) or more dwelling units. (Also referred to as a "multifamily structure.") Multi-unit structures also include:

(1) **"Dormitories"** means a structure intended principally for sleeping accommodations, where no individual kitchen facilities are provided, and which is related to an educational institution or maintained by a non-profit welfare organization.

"**Dwelling, single-unit attached**" means two (2) single-unit dwellings (houses) that are attached at a common side lot line with each dwelling located entirely on its own lot. This does not include row houses or other housing types having more than two (2) attached units. (See also "**Zero lot line**.")
"**Dwelling, single-unit structure**" means a structure containing one (1) dwelling unit. (Also referred to as a "single-family dwelling," or a "house.")

"Dwelling, townhouse" for purposes of this code, means a single-unit structure in a row of at least three (3) or more such units in which each unit has its own access to the outside, no unit is located over another, and each is separated from any other unit by one (1) or more common fire-resistant walls.

(e) Definitions "E":

"**Education**" and "**school**" means an institution primarily engaged in teaching and learning, operated by a public school district, nonprofit organization, or a private organization. Business and trade schools and Montessori schools are included, as are satellite buildings of higher education colleges.

"**Education, higher and college**" means a higher education college or university primarily engaged in teaching and research, and comprised of multiple educational buildings within a campus setting.

"**Electric vehicle charging station**" means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station equipped with Level 1 (one hundred twenty (120) volts) or Level 2 (two hundred forty (240) volts) charging equipment is permitted outright as an accessory use to any principal use.

"**Electric vehicle infrastructure**" means structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

"**Entertainment use**" means an establishment with a primary function as a venue for entertainment activities in an indoor facility, excluding motion picture theaters and adult entertainment. Entertainment uses include video arcades, bowling alleys, billiard halls, performing arts centers, dance halls/night clubs and similar uses.

"**Equipment structure**" means a structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated electronic equipment may include air conditioning, backup power supplies and emergency generators.

(f) Definitions "F":

~~"**FAA**" means the Federal Aviation Administration.~~

~~"**FCC**" means the Federal Communications Commission.~~

"**Fence**" means a structure built to prevent escape or intrusion, or to provide privacy, screening, or buffering from noise or other undesirable impacts or activities beyond the property line. Also includes freestanding walls.

"**Finance**," "**insurance**" and "**real estate**" means an establishment primarily involved in finance, such as depository and nondepository institutions, holding companies, investment companies, and brokers; insurance, such as carriers of all types, agents and brokers; and real estate, such as leasers, buyers, sellers, agents and developers.

"**Foster home**" means a dwelling unit in which a full-time resident provides temporary care and supervision on a full-time basis to not more than six (6) foster children, three (3) expectant mothers, or three (3) other adults requiring full-time care.

"**Franchise business**" means a business granted authorization by a manufacturer or parent company to sell or distribute goods or services at a certain location.

"**Freestanding sign**" means a sign which is designed solely for the purpose of directing motor vehicle, pedestrian, bicycle, or other traffic, or individuals, toward a specific destination or route, which is not affixed to a building.
"**Frontage**" means the actual length of the front property line abutting a street or alley (if no street frontage), or length of the property line of a flag lot that most closely parallels the street it most directly relates to.

(g) Definitions "G":

"**Garage**" means an attached or detached enclosed accessory structure intended primarily for the storage of private vehicles such as automobiles, light trucks or recreational vehicles.
"**Gas station**" means a land use involving the retail sale of gasoline or other motor vehicle fuel or oil, including electric vehicle rapid charging stations. Gas stations include self-service and full-service operations.
"**Grade**" means the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line. When the property line is more than five (5) feet from the building, grade is the lowest point of elevation of the finished surface between the building and a line five (5) feet from the building. For structures built over water, "**grade**" shall mean the elevation of the ordinary high water mark. For the purposes of signs, "**grade**" is the level of the ground surface immediately below a sign or proposed sign location, and where slope is involved is the average of the levels at each supporting member of the sign's structure.
"**Grade, average final**" means the average of the final grade that will be directly under the proposed building or structure. Calculations of the average final grade shall be made by averaging the elevations at the center of all exterior walls of the proposed building or structure.
"**Grade, existing**" means the grade or topography existing prior to any excavation, clearing, grading or filling.
"**Gross floor area**" means the sum of all horizontal areas of floors of a structure when measured from the exterior faces of exterior walls, including glazed or screened porches.
~~"**Group residential**" means shared living quarters without separate kitchen facilities for each room or unit. This classification includes group care residence for those whose permanent residence is the group residential facility. It does not include transient lodging. This definition shall not be construed to include crisis care facilities, detoxification centers or housing of sexually violent predators, as defined in RCW 71.09.020(16).~~
~~"**Group residential facility - Class I (assisted living)**" means a group care residence for seven (7) or more children and/or adults who for various reasons cannot reside in their natural homes; and/or for persons who have severe chronic disabilities or physical handicaps that cause substantial functional limitations. This facility may provide physical therapy and training in social skills. It does not include facilities to which persons are assigned as a result of criminal conviction or those where residents, individually or by their legal guardians, are not free to terminate their residency at will.~~
~~"**Group residential facility - Class II**" means a group care residence for juvenile delinquents, the mentally ill, persons serving a sentence in lieu of confinement, persons needing correctional or mental rehabilitation, or persons needing rehabilitation and treatment for social and/or family problems, drug or alcohol addiction, or abuse. This definition includes programs providing alternatives to imprisonment; transition back into the community including prerelease, work-~~

~~release, and probationary programs that are under the supervision of a court, state, or local agency. Teaching of work or social skills may be provided in this class facility but it does not include drug or alcohol detoxification centers.~~

~~"**Group residential home**" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one (1) but not more than six (6) children and/or adults who are not related by blood or marriage to the person or persons providing the services; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988, 42 U.S.C. 3604(f)(3)(b).~~

"**Group residential**" means a place of residence for persons with physical, developmental or mental disabilities, homeless or otherwise dependent persons (not including dormitories). Typically with shared living quarters without separate kitchen facilities for each room or unit. Group Homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. This classification includes group care residence for those whose permanent residence is the group residential facility. It does not include transient lodging. This definition shall not be construed to include crisis care facilities, detoxification centers or housing of sexually violent predators, as defined in RCW 71.09.020(18). Group residential facilities are categorized as follows:

(1) "**Group residential home**" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one (1) but not more than six (6) children and/or adults who are not related by blood or marriage to the person or persons providing the services; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988, 42 U.S.C. 3604(f)(3)(b).

(2) "**Group residential facility - Class I (assisted living)**" means a group care residence for seven (7) or more children and/or adults who for various reasons cannot reside in their natural homes; and/or for persons who have severe chronic disabilities or physical handicaps that cause substantial functional limitations. This facility may provide physical therapy and training in social skills. It does not include facilities to which persons are assigned as a result of criminal conviction or those where residents, individually or by their legal guardians, are not free to terminate their residency at will.

(3) "**Group residential facility - Class II**" means a group care residence for juvenile delinquents, the mentally ill, persons serving a sentence in lieu of confinement, persons needing correctional or mental rehabilitation, or persons needing rehabilitation and treatment for social and/or family problems, drug or alcohol addiction, or abuse. This definition includes programs providing alternatives to imprisonment; transition back into the community including prerelease, work-release, and probationary programs that are under the supervision of a court, state, or local agency. Teaching of work or social skills

may be provided in this class facility but it does not include drug or alcohol detoxification centers.

(h) Definitions "H":

"**Heavy industrial/manufacturing**" means a land use involving assembly, construction, research and testing, processing or extraction of goods or materials, with the potential to create noise, smoke, dust, vibration, odor or other environmental impacts or pollution. Storage of equipment or products having similar environmental impacts are also included. Heavy industrial/manufacturing uses include extraction or refinement of raw materials, mass production of large durable goods, production of industrial chemicals, rolling or drawing of metals, and any process that involves extensive use of hazardous or volatile materials or chemicals. Production processes that produce continuous high levels of noise, produce obnoxious odors detectable off-site, or produce off-site light or glare impacts constitute heavy industrial/manufacturing. (See also "**Light industrial/manufacturing**.")

"**Height**" ~~in the context of wireless telecommunications facilities means the following:~~

~~(1) Related to Tower I and Tower II support structures, "**height**" means the dimensions of the tower as measured from the base of the tower at the foundation center to the top of the tower excluding antennas.~~

~~(2) R~~related to existing or proposed buildings, height is determined ~~as per~~pursuant to BMC 20.44.070, except that the highest point of a building with a pitched or hipped roof shall be considered, for purposes of this definition, to be the highest point of the roof.

"**Home occupation**" means any nonresidential use carried out for monetary gain which is secondary to the use of the property for residential purposes, and which is operated in accordance with the home occupation standards of this code.

"**Homeowners' association**" means an association of homeowners that has responsibility for commonly owned property within its residential development and which enforces covenants and restrictions on commonly owned areas or private property.

"**Hospital**" means a licensed institution providing primary health care services and medical or surgical care to persons, primarily inpatients, suffering from physical or mental conditions, and which may include related facilities as an integral part of the institution.

"**Hotel**" and "**lodging place**" means an establishment that offers transient lodging accommodations to the general public, and which may provide such related services such as restaurants, meeting rooms, gift shops, beauty shops and recreational facilities.

"**Household**" means all persons, regardless of age, sex, or family relationships, that reside as a single unit in a dwelling intended for single household occupancy. Such group quarter facilities as dormitories, boarding houses, nursing homes or similar accommodations typically do not provide facilities for households.

(i) Definitions "I":

~~"**Identification sign**" means a sign intended solely to inform the public of the use of a property, building, office, or premises, and which may typically include the address, suite number, or other identifying information, but that does not include advertising or messages that are not necessary for the identification of the premises.~~

"**Illegal sign**" means any sign or advertising device which was erected or altered in violation of the sign codes in effect at the time of such action and which remain in violation of existing codes.

"**Impervious surface**" means any material which reduces or prevents absorption of storm water into previously undeveloped land. (See also "**Paved surface**.")
"**Incidental signs**" means signs that are intended for the convenience of the public, which are informational only, and which do not include the advertising of products or services. Such signs include business hours signs, credit card signs, entrance and exit signs, and similar signs, some of which may be required by law for safety purposes.
"**Incubator for business**" means a facility that provides organizational, mentoring or capital support intended to accelerate the successful development of start-up companies, or imparts job and business skills to employees or trainees. Incubated businesses make progress toward graduation to independence and relocation into permanent facilities.

(j) Definitions "J":

"**Junk yard**" means a place where discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, or otherwise handled. This includes automotive wrecking yards, house wrecking yards, and storage of structural steel materials and equipment, but does not include used or salvaged machinery in operable condition nor the processing of used, discarded or salvaged materials as a minor part of manufacturing operations.

(k) Definitions "K":

"**Kennel**" means an establishment where five (5) or more domestic animals older than six (6) months are kept, whether for compensation or not. This does not include veterinary clinics/hospitals, pet shops or zoos.

(l) Definitions "L":

"**Light industrial/manufacturing**" means a land use involving assembly, processing or research and testing of parts or materials or chemicals made or refined at another location. Light industrial/manufacturing uses have little or no potential of creating noise, smoke, dust, vibration or other environmental impacts or pollution. Production processes do not employ the extensive use of hazardous or volatile materials or chemicals, produce continuous high levels of noise, produce obnoxious odors detectable off-site, or produce off-site light or glare impacts. Storage of equipment or products that do not create environmental impacts, and mini-storage as a primary use is included. (See also "**Heavy industrial/manufacturing**.")
"**Loading area**" means an area designed and intended for the temporary parking of a vehicle while loading or unloading passengers, merchandise or other materials.
"**Lot**" means any area, tract or parcel of land owned by or under the lawful control and in the lawful possession of one distinct ownership undivided by a dedicated street or alley or another ownership, and which has a minimum of twenty (20) feet of frontage on a street.
"**Lot area**" means the area within the boundary lines of a lot. When creating new lots, the calculation for each new lot area shall not include public and private streets, wetlands, and other areas that may be restricted from use or from the types of development allowed by the zone in which the property is located, except when an unbuildable critical area, as defined per BMC 20.14.200, comprises twenty-five (25) percent or less of the lot, it may be included in the lot area.
"**Lot line, front**" means any property line that abuts a public street, private street, alley (if the alley provides primary access) or ordinary high water mark, and is considered a frontage. (See also Figure 20.44(a).)

"**Lot line, rear**" means the property line most opposite or most distant from the designated front lot line and does not intersect any front lot line. Corner lots do not have rear lot lines. (See also Figure 20.44(a).)

"**Lot line, side**" means any lot line not defined as a front or rear lot line, or any lot line that intersects a front lot line. (See also Figure 20.44(a).)

"**Lot, depth**" means the horizontal distance between the front and rear property lines of a lot, measured along a line midway between the side property lines. The depth of an irregular lot or a lot having more or fewer than two (2) side lot lines will be determined in the most reasonable manner, based on the lot's longest average dimension.

"**Lot, flag**" means a lot with access to its street by way of a narrow strip of land having a minimum width of twenty (20) feet. A flag lot consists of two (2) parts.

(1) The "**flag**" or main body of the lot; and

(2) The "**panhandle**" or narrow accessway connecting the body of the lot to the street.

"**Lot, waterfront**" means a lot of which any portion abuts wetlands or any water body regulated under the Bremerton Shoreline Master Program.

"**Lot, width**" means the average horizontal distance between side lot lines, measured at right angles to the lot depth line. The Director may use reasonable modifications to this procedure when determining the width of an irregular lot.

(m) Definitions "M":

"**Maintain**" means to allow to exist or continue to exist. Also, where the context indicates, to keep in a safe, neat and clean condition.

"**Manufactured home**" means a single-family dwelling required to be built in accordance with regulations adopted under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.). The unit shall bear an insignia issued by a state or federal regulatory agency indicating that the manufactured home complies with all applicable construction standards of the U.S. Department of Housing and Urban Development (HUD). Commercial coaches, recreational vehicles, travel trailers, and motor homes are neither manufactured homes nor dwelling units. (See "**Mobile home**.")

"**Marina**" means a facility which provides moorage or wet or dry storage for watercraft or float planes, and which may offer marine-related sales and services.

~~"**Marquee**" means a permanent roofed structure attached to and supported by a building and projecting away from the building, usually over a public walkway and typically common to theaters. A marquee itself is not a sign, but is commonly used to support signs.~~

"**Medical laboratory**" means a facility primarily engaged in providing analytic or diagnostic services on human specimens, including body fluid or body tissue, or performing diagnostic imaging, to government agencies, to the medical, dental, or other health service professions or to the patient; includes the fabrication of dentures, eyeglasses and contact lenses, and prosthetic devices.

"**Medical office**" and "**clinic**" means an establishment primarily engaged in providing medical, dental or other health care services to patients on the premises, but which excludes facilities for overnight patient care. Medical clinics that do not have facilities for overnight patient care are included.

"Mini-Storage" for the intent of this title, means an accessory business that may contain office and individual compartmentalized self-storage units, stalls, or lockers which are rented or leased for the storage of household or business goods, supplies or materials. Mini-storage shall be an accessory use that is subordinate and incidental to the permitted principal use. (See **"Light Industrial/Manufacturing"** for further clarification of **"Mini-Storage"** when it is a primary use).

"**Mobile home**" means a factory-built dwelling built before June 15, 1976, to standards other than the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.), and acceptable under applicable state codes in effect at the time of construction or introduction of the home into this state. Mobile homes are accommodated within some existing mobile home parks, but are not allowed on individual lots. (See "**Manufactured home**.")

"**Monument sign**" means a freestanding sign placed on a base of solid appearance, wherein the width of the base is equal to at least forty (40) percent of the width of the sign face.

"**Motion picture theater**" means any premises in which motion pictures are shown as the principal use of the premises, and wherein fees of any kind are charged, and wherein such movies are shown on a regular basis.

"**Multiple-building complex**" means a group of structures housing a combination of business, office, residential, or other uses, and which shares a common area, access, parking and/or other facilities.

"**Multiple-occupancy building**" means a single building housing more than one (1) retail business, office, commercial venture or other allowed land use.

"**Museum**" and "**gallery**" means a building, room, vessel (boat or ship), or site intended for the preservation and exhibition of artistic, historical, or scientific objects.

(n) Definitions "N":

"**Nonconforming sign**" means a sign that was legally established, but no longer conforms to the current sign standards of this title.

"**Nursery**" and "**greenhouse**" means facilities used for the propagation and sale of agricultural or ornamental plants and related products:

(1) "**Retail nursery/greenhouse**" offers products to the general public including plant materials, planter boxes, fertilizer, sprays, garden tools, and related items.

(2) "**Wholesale nursery/greenhouse**" raises nursery stock for sale to retail nurseries or other businesses.

(3) "**Greenhouse**" means a nursery facility constructed with transparent or translucent materials for indoor propagation of plants. A private greenhouse with no commercial sales is considered an accessory use.

"**Nursing/convalescent home**" means any home, place or institution which operates or maintains facilities providing convalescent or chronic care, or both, for a period in excess of twenty-four (24) consecutive hours for three (3) or more patients not related by blood or marriage to the operator, who, by reason of illness or infirmity, are unable properly to care for themselves. Convalescent and chronic care may include but not be limited to any or all procedures commonly employed in waiting on the sick, such as administration of medicines, preparation of special diets, giving of bedside nursing care, application of dressings and bandages, and carrying out of treatment prescribed by a duly licensed practitioner of the healing

arts. It may also include community-based care. This does not include group residential facilities, hospitals, sanitariums, or treatment centers.

(o) Definitions "O":

"**Office**" and "**business service, general**" means a place of employment providing services other than production, distribution, sale or repair of goods or commodities, excluding personal business services and medical offices. General office and business services include: legal, architectural, engineering, consulting or other professional services, or management, administrative, secretarial, marketing, advertising, or similar services.

"**Off-premises sign**" means any sign, including billboard signs, that contains a message or directs attention to a business, profession, product, event, activity, or service that is not related to a use or activity conducted or offered on the premises or at the location where the sign is located, excluding official road direction signs but including the sign faces(s) that contain(s) the message or direction noted above, as well as the pole or other structure upon which the sign face is attached. Off-premises signs include off-premises banners and signs carried by human beings or live animals when carried on the public right-of-way or any off-premises location.

"**Open space**" means land area not covered by buildings, roads, driveways, parking areas, or outdoor storage areas, including, but not limited to, landscape areas, gardens, walkways, courtyards, lawns, or outdoor recreation areas, the use of which is intended for and accessible to all of the persons residing in the development of which the open space is a part.

Open Space. For zoning and development purposes, specific areas may be required for outdoor recreation, resource or sensitive areas protection, amenities, safety, or buffering. The calculations of areas designated to meet open space requirements may not include driveways, parking areas, required yard areas, land occupied by buildings or structures, nor other impervious surfaces that are not related to the open space.

"Opiate substitution treatment facility" means an organization that administers or dispenses an approved drug as specified in 212 Code of Federal Regulations (CFR) Part 291 for treatment of detoxification of opiate substitution. The agency is:

(1) Approved by the Federal Food and Drug Administration;
(2) Registered with the Federal Drug Enforcement Administration;
(3) Registered with the State Board of Pharmacy;
(4) Licensed by the county in which it operates; and
(5) Certified as an opiate substitution treatment agency by the State Department of Social and Health Services.

"**Outdoor athletic fields**" means outdoor facilities used for sporting activities such as softball, baseball, football, soccer, running track, tennis complex and other nonmotorized sports. Outdoor athletic fields may include bleachers, concession stands, lights, restrooms and other supporting facilities.

(p) Definitions "P":

"**Parcel**" means a continuous quantity of land in single ownership or under single control, consisting of one (1) or more lots, and considered a unit for purposes of development. (See "**Lot**.")

"**Park**," "**playground**" and "**open space**" means a site designed, developed, or reserved for recreational use by the public, such as play areas, community gardens and natural areas.

"**Parking, satellite**" means a parking lot containing parking stalls required for a permitted land use, but in a location not contiguous to or abutting the permitted land use.
"**Parking, structure**" means a parking lot in which parking stalls are located either below grade, or in a multilevel building structure.
"**Paved surface**" means a surface paved with asphalt, concrete, concrete pavers, brick or similar durable materials. Low-impact development technologies which provide a hard surface while allowing for water penetration shall be classified as paved areas. Paved areas do not include gravel, crushed rock, and similar nonbound materials.
"**Personal service**" means an establishment engaged primarily in providing services involving the care of a person, apparel or minor appliances, such as: shoe repairs, laundry and dry-cleaning, beauty and barber shops, clothing/costume rental, tanning, other personal grooming facilities and domestic assistance services, and personal computing device or cellular phone repairs. This does not include massage parlors, health care services, exercise establishments, nor funeral services.
"**Physical fitness and health club**" means an establishment primarily engaged in providing facilities for indoor physical fitness activities and recreation. Physical fitness and health clubs may include such facilities as gymnasiums, swimming pools, and ball courts.
~~"**Pier**" means a fixed structure, or a permanently moored floating structure, built over tidelands or shorelands, and used for a marine landing or moorage for watercraft.~~
"**Pole sign**" means a freestanding sign supported by uprights or braces wherein the width of the uprights or braces comprises less than forty (40) percent of the width of the sign face.
"**Porch**" means a roofed open area attached to a building or other structure, usually at an entrance to the structure. A porch that is enclosed, glazed or screened may lose its status as an appurtenance.
"**Portable sign**" means any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building. A-frame or sandwich board signs and movable readerboard signs are examples.
"**Premises**" means contiguous land in the same ownership or control not divided by a street or public right-of-way.
"**Private club or lodge**" means structures, facilities and grounds owned or operated by a private or fraternal organization for use by its members and guests.
~~"**Product sign**" means any sign with a face consisting of more than fifty (50) percent of the area devoted to the advertisement of a commercial product or product logo without integrated advertising for the on-premises business establishment, community facility, or temporary event.~~
"**Projecting sign**" means a sign, other than a wall sign, which is attached to and projects from a structure or building facade and the face(s) of which is not parallel to the building's facade. This sign may be supported by a structure in addition to its building or wall support.
~~"**Provider**" means every corporation, company association, joint stock company, firm, partnership, limited liability company, other entity and individual licensed to provide personal wireless services over personal wireless communication facilities.~~
"**Public administration**" means services and facilities operated by public agencies and serving a community need, and generally including staffed facilities or office spaces. These include government offices, post offices, satellite police and fire station, and other public buildings.

"**Public distribution/transmission facility**" means the infrastructure lines and connections employed in the delivery and conveyance of utility services. Distribution facilities include equipment such as pipes, wires, cables and similar equipment necessary for delivering utilities including water, sewer, electricity, gas, broadband, and other services. Publicly owned utilities as well as privately owned utilities that serve the general public are included. (See also "**Public utility facility**.")

"**Public information/identification sign**" means a sign intended solely to inform the public of events or activities of community interest, to identify the entrance to or exit from the City or a district or neighborhood within the City, and which does not include the advertising of any business, product or service of a commercial nature, nor any logo, symbol, or other indication of a commercial message or sponsorship.

"**Public services**" means services provided for the benefit of the general public, including fire protection and suppression, law enforcement, public health, education, information, recreation, environmental protection, development assistance/permitting, etc.

"**Public utility facility**" means facilities provided for the benefit of the general public related to infrastructure and utilities. These include structures and equipment such as transfer stations, substations, pumping stations, distribution mains, wells, and related utility facilities and the structures that house them. Publicly owned utilities as well as privately owned utilities that serve the general public are included. (See also "**Public distribution facility**.")

(q) Definitions "Q": Reserved.

(r) Definitions "R":

"**Rapid charging station**" means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels, which meets or exceeds any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

"**Recreational vehicle**" means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. These units include, but are not limited to, travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, boat trailers, and motor homes.

"**Recreational vehicle (RV) park**" means a facility designed to provide two (2) or more sites on which to park travel trailers, motor homes or similar recreational vehicles for periods not to exceed thirty (30) days. Accessory uses to an RV park often include a swimming pool, playground equipment, convenience store, bathing and laundry facilities, and other camping/travel services.

"**Recycling center**" means a facility for the collection, storage and processing of recyclable materials including crushing, breaking, sorting, packaging and related operations. A "**junk yard**" is not a recycling center.

"**Recycling collection station**" means a facility consisting of structures, bins, or other containers designed or intended for the collection and temporary storage of recyclable materials until they are picked up and transported to another location for processing and/or packaging.

"**Recycling collection station (limited)**" means a recycling collection station for the collection of glass, tin cans, aluminum, cardboard, newspaper, magazines, plastics, and other recyclables in small units, but not including large appliances, furniture, auto parts, tires, hazardous or liquid wastes, or any forms of domestic garbage (putrescible wastes).

"**Rehabilitation**" means the upgrading of a building from a dilapidated or substandard condition.
"**Residential, as secondary use**" means when permitted in a nonresidential zone, a residential land use is not always accessory to other uses, but is considered secondary and subordinate to the principal uses of that zone. Residential uses are placed in locations that don't conflict with street level frontage locations that are reserved for retail, office and other business uses that comprise the primary function of that zone. (See design standards in center and corridor zones.)
"**Residential use**" means structures meeting the definition of Group R~~, Division 3~~ occupancies under the edition of the International Building Code currently adopted for use by the City.
"**Restaurant**" means a commercial use which sells a variety of prepared food and beverages and provides accommodations for consuming those products on or off the premises.
"**Restaurant, fast food**" means an establishment whose principal business is the sale of a limited variety of preprepared or rapidly prepared food and beverages directly to the consumer for consumption either on-premises or off-premises. Food is generally not served to the customers' tables, but is more often dispensed through a walk-up counter or drive-through take-out window.
"**Retail, general**" means an establishment primarily engaged in the sale or rental of goods or merchandise to the general public for personal or household consumption, and primarily rendering services incidental to the sale of such goods. Establishments with a portion of their sales going to other businesses or contractors, such as office supply stores, butcher shops, paint stores, hardware stores and similar shall also be considered general retail. Art studios shall also be included. General retail uses do not exceed seventy-five thousand (75,000) gross square feet of ground floor building area and do not include gas stations or outdoor automobile sales. Automobile sales that are wholly indoors (no outdoor storage or vehicles), shall be considered general retail.
"**Retail, large**" means an establishment with a building area of seventy-five thousand (75,000) gross square feet or greater in the ground floor, primarily engaged in the sale or rental of goods or merchandise to the general public or other businesses for personal, household or business consumption and primarily rendering services incidental to the sale of such goods. Large retail uses often include wholesale stores, discount stores, malls, shopping plazas, outlet centers, department stores and similar.

(s) Definitions "S":

~~"**Satellite dish.**" See "**omnidirectional antenna**" under "**Antenna, wireless**."~~
"**Senior citizen**" means an individual of fifty-five (55) years of age or older.
"**Senior housing complex**" means a planned residential community, intended and operated for occupancy by senior citizens, which consists of any mix of detached single-family or duplex dwellings and/or retirement apartments, wherein at least eighty (80) percent of the occupied units are occupied by at least one (1) senior citizen.
"**Setback, maximum**" means a required maximum horizontal distance between the finished exterior wall of a structure and the lot line of the lot on which it is located. Where maximum setbacks are stipulated, zone districts specify what portion of the structure's finished front facade width must be located a distance equal to or lesser than the maximum setback from the property line. A maximum setback shall apply to the height of a structure up to fifteen (15) feet above grade, or the height of the building, whichever is less. Where not specified, no maximum setback shall apply.

"**Setback, minimum**" means the required horizontal distance between the finished exterior wall of a structure and the lot line of the lot on which it is located. All portions of a structure must be located away from the property line a distance equal to or greater than the minimum setback.
"**Shop**." Refer to the definition of "**storage building**."
"**Shopping center**" means a contiguous collection of retail businesses under one (1) ownership or common management located in a building or set of buildings.
"**Sidewalk vendor**" means a person(s) who sells edible or nonedible merchandise from a stand, booth, cart, basket, tray, table or other device on any sidewalk, street, highway or public place. They are not categorized as a land use.
"**Sign**" means any communication device, structure, or fixture which is intended to identify a building, use, business, or event; or to promote the sale of products, goods or services; using graphics, letters, figures, symbols, trademarks or written copy. Painted wall designs or patterns which do not represent a product, service or registered trademark, and which do not identify the user, are not considered signs. (See sign provisions of this code.)
"**Sign structure**" means any structure specifically intended to support a sign, and which may include supports, uprights, braces, framework, or other members needed for support.
"**Social services**" means establishments primarily engaged in providing social and rehabilitation services to improve life skills and increase socioeconomic opportunities for neighborhood or community residents of all ages. Establishments primarily engaged in providing welfare and charitable functions are included.
"**Stacking lane**" means a designated driving lane provided for vehicles waiting for, receiving, and exiting after receiving a service at a drive-up window from a permitted use. The lane is physically separated from other traffic and pedestrian circulation on the property and includes adequate area for cars to wait for service.
"**Stadium and sports complex**" means a large structure for open-air sports and entertainment generally consisting of tiered seating where people can sit and watch games or events. Sports complexes may also include recreational motor vehicle tracks such as go-cart tracks. Associated field houses and facilities for serving food are often included.
"**Storage building**" and "**shop**" mean an attached or detached accessory structure which is used for noncommercial storage of household goods or noncommercial recreational and hobby uses in association with the principal use.
"**Storage yard, outdoor storage**" means an outdoor area where vehicles, equipment, merchandise, raw materials, cargo containers, railroad cars, semi-truck trailers or other items are accumulated and stored for an indefinite period until needed. Storage yards are often used in conjunction with a warehouse, storage buildings, sheds or other structures and may be public or private. Unless a function of a government agency or public utility, storage yards are considered accessory to a business or other principal use.
"**Story**" means that portion of a building that extends from the floor surface to the surface of the floor above or, in the case of a top floor, to the ceiling or roof above. If a finished floor level is more than six (6) feet above the finished grade for more than fifty (50) percent of the total perimeter, the area beneath that floor shall be considered a story.
"**Street**" means the improved section of any public or private right-of-way intended primarily for motor vehicle travel and which affords the principal means of access to abutting property, together with bicycle lanes, sidewalks, and related improvements.

"**Street, private**" means a parcel at least twenty (20) feet in width, created specifically to provide motor vehicle access to abutting properties, the owners of which share in its ownership and maintenance responsibilities.
"**Structure**" means that which is built or constructed.
"**Structure, accessory**" means a structure that is incidental and subordinate to a principal structure and which is customarily found in connection with the principal structure and located on the same lot or parcel.
"**Structure, principal**" means a structure containing one or more principal uses, as permitted by the zone in which the property is located.
~~"**Structure, temporary**" means a structure which does not have, nor is it required by the International Building Code to have, a permanent attachment to the ground but is subject to building permits.~~
"**Support structure**" means any existing or proposed building, utility pole, or tower capable of supporting a wireless telecommunications antenna. Support structures include, but are not limited to, existing buildings, water towers, and utility poles and/or towers.

(t) Definitions "T":

"**Temporary sign**" means a sign that is not permanently affixed, and which is intended for short-term use, such as to advertise a specific activity such as a special promotion, sale, or fund-raising event~~, but not including political or election signs~~. For the purposes of this code, temporary signs are those displayed for between seven (7) and sixty (60) days.
~~"**Tower**" means any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas, including but not limited to self-supporting lattice towers, guy towers or monopole towers.~~

~~(1) "**Type I tower**" means a tower up to, but not exceeding, sixty (60) feet in height.~~
~~(2) "**Type II tower**" means a tower greater than sixty (60) feet in height.~~

"**Townhouse**," see **"Dwelling, townhouse".** ~~for purposes of this code, means a single-unit structure in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another, and each is separated from any other unit by one (1) or more common fire-resistant walls. Ownership of each unit includes ownership of an individual parcel of land beneath the unit and usually includes a privately owned outdoor area as well (private yard or open space). The remainder of the grounds, private streets or driveways, and recreational facilities are owned in common, similar to condominium ownership.~~
"**Transient person**" means a temporary lodger who stays no longer than thirty (30) days per visit.
"**Transportation facility**" means facilities in support of mass transit or multimodal forms of transportation, including transit stations, transit stops, taxicab stands, transportation services, bicycle facilities, battery charging stations, electric vehicle charging stations, and similar.

(u) Definitions "U":

"**Use**" means the purpose or activity for which land or improvements are intended, occupied or maintained.
"**Use, accessory**" means a use that is incidental and subordinate to a principal use, which customarily is found in connection with the principal use, and which is located on the same lot or parcel such as a private garage, hobby shop, workshop, personal greenhouse, and required off-street parking.

"**Use, conditional**" means a use that is not permitted outright, but may be approved through a conditional use permit process. "Conditional use" shall have the same meaning as "special use," as employed in Bremerton Municipal Code.
"**Use, principal**" means the primary or main use conducted or allowed on a lot or parcel.
"**Use, temporary**" means a use that may occur on a lot on a short-term or seasonal basis for a prescribed period of time, which usually does not exceed a six (6) month duration during a twelve (12) month period.

(v) Definitions "V":

"**Vehicle- or trailer-mounted sign**" means a sign placed or maintained on a stationary automobile, truck, trailer, or any other motor-driven vehicle. Vehicle- or trailer-mounted signs do not include signs painted or placed on commercial vehicles announcing or advertising the regular business activity of the vehicle owner. Vehicle- or trailer-mounted signs do not include signs on vehicles for sale at a licensed sales lot, nor signs on public transit vehicles including buses and licensed taxicabs.
"**Vesting**." A fully completed development application is "**vested**" at the time it is received by the permitting authority. The development may then be processed, permitted and carried out under the zoning, land division, and other regulations that were in effect when vesting occurred.
"**Veterinary clinic**" and "**animal hospital**" mean a facility providing routine and emergency medical attention to domestic pets and other animals.

(w) Definitions "W":

"**Wall sign**" means a sign attached directly to or erected against the wall of a building with the face parallel to the facade of the building and extending no more than twelve (12) inches from the wall.
"**Warehousing**" means establishments involved in the storage and/or sale of bulk goods for resale or assembly, including wholesaling. This does not include establishments offering the sale of bulk goods to the general public, which may be classified as large retail.
~~"**Whip antenna.**" See "**omnidirectional antenna**" under "**Antenna, wireless**."~~
~~"**Wireless telecommunications facility**" means a facility for the transmission and reception of radio or microwave signals used for communication, cellular phones, personal communications services, enhanced specialized mobile radio or any other services licensed by the FCC, and unlicensed wireless services including but not limited to associated equipment shelter, support tower and antenna array.~~
"**Worship and religious facility**" means a building or structure primarily intended as a place for public worship and related activities such as religious education, meeting halls, and kitchens, or places for personal worship or meditation. It does not include preschools, parochial schools, day care facilities, major recreational facilities, vehicle or equipment storage yards, or other functions that are not clearly a necessary or integral part of the religious institution.

(x) Definitions "X": Reserved.

(y) Definitions "Y":

"**Yard**" means that portion of a lot that lies between a lot line (property line) and the building line. (See also "**Lot, front**," "**Lot, side**," and "**Lot, rear**.")

(1) "**Front yard**" means the yard area extending the full width of the front of a lot between the front property line (lot line) and the front building line.

(2) "**Rear yard**" means a yard extending the full width of the lot between the rear property line (lot line) and the rear building line. When irregular lots, through lots, and corner lots have no rear lot lines, they will have no rear yard areas as defined.

(3) "**Side yard**" means a yard between the side lot line and the side building line and extending from the front yard to the rear yard. Triangular lots, corner lots, or other irregularly shaped lots may have only front and side yards. Through lots generally have two (2) front yards and two (2) side yards, but no rear yard as defined.

"**Yard, construction or storage.**" See "**Storage yard**."

(z) Definitions "Z":

"**Zero lot line**" means the location of a building on a lot in such a manner that one (1) of its sides rests directly on a side lot line with no setback.

Matrix of proposed amendments to BMC 20.44 General Development Standards (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.44 General Development		
20.44.010 Front Yard	Revising 20.44.010(a)(3) to exclude enclosed porches within the Front Yard setbacks, but allow covered porches.	Staff has worked with the provision and unfortunately enclosed porches become extensions of a home and thus Staff is proposing to close this loop-hole to allow covered porches (not enclosed porches).
20.44.020 Traditional Front Yard	Removed provision (b) to be within 5' from your neighbor's front yard setback.	This provision was onerous and the other two provisions appropriately allow with front yard setback reduction. In addition, at times this provision could not be met (if your neighbor #1's house has 0' front yard setback, and your neighbor #2 has 13' front yard setback; the project could not be with "5 feet" from both your neighbor's setback).
20.44.040 Rear Yard	Added exception to the rear yard setback to allow a raised deck into a portion of your rear yard.	Added this provision as raised decks are allowed in the front yard setback, thus there is consistency with the front and rear yard setbacks.
20.44.070 Measuring the Height of a Structure	Added exception to measuring height of wireless communications facilities (WCF).	Height is covered for WCF in BMC 20.46.140, Wireless Communication Facilities regulations.
20.44.120 Drive-through Facilities	Provided clarification to where drive-through facilities are allowed.	Had to revise to be consistent with Comprehensive Plan update and provided clarification to explicitly allow drive-throughs in only commercial or industrial zones (not residential zones).

Chapter 20.44
GENERAL DEVELOPMENT STANDARDS

Sections:

20.44.010 FRONT YARD.
20.44.020 TRADITIONAL FRONT YARD.
20.44.030 SIDE YARD.
20.44.040 REAR YARD.
20.44.050 ALTERNATIVE SETBACKS.
20.44.060 ACCESSORY STRUCTURE SETBACKS.
20.44.070 MEASURING THE HEIGHT OF A STRUCTURE.
20.44.080 CALCULATING LOT AREA.
20.44.090 ROUNDING OF FRACTIONS.
20.44.100 FLAG LOTS.
20.44.110 LIGHTING REGULATIONS.
20.44.120 DRIVE-THROUGH FACILITIES.

20.44.010 FRONT YARD.

(a) The front yard is the area extending the full width of the front of a lot between the front lot line and the front building line. (See Figure 20.44(a) for an illustration of front yards.) Structure intrusions into front yard setbacks are prohibited except:

(1) Eaves, cornices, awnings, bay windows, architectural appendages, fireplaces, and chimneys and may project not more than two (2) feet into the front yard setback;

(2) Decks, platforms, porches, steps, walkways, and driveways that do not exceed thirty (30) inches in height above the finished grade;

(3) Raised decks, high or ~~enclosed~~ covered porches, balconies or similar architectural appendages that extend more than thirty (30) inches above finished grade may project not more than six (6) feet into the front yard setback;

(4) Fences and freestanding walls that meet the requirements set forth in BMC 20.46.020 may be allowed.

(b) Front yard setbacks shall be applied in the following manner for through lots:

(1) Through Lot. A through lot has two (2) front lot lines parallel or approximately parallel to each other. The front yard setback shall apply to each front lot line, except the Director may designate one (1) of the front lot lines a rear lot line, provided the following criteria are met:

(i) Orientation of the lot or structure shall be considered;

(ii) At least sixty (60) percent of the lots or structures within the neighborhood block, or area being considered, are oriented in a similar direction away from the lot line being designated as a rear lot line;

(2) Corner Lots. Corner lots have abutting streets that intersect. The front yard setbacks shall apply to each front property line.

(3) Exceptions. When a property contains three (3) or more front yards, the Director may grant exceptions to maximum front yard setback requirements provided:

(i) The maximum front yard setback continues to be applied to at least two (2) front yards that intersect each other;

(ii) Relief is necessary to facilitate good design; and

(iii) A strict application of the setback requirement would result in larger structures that are not practical for the intended use of the site.

20.44.020 TRADITIONAL FRONT YARD.

In residential zones, the Director may grant modifications to the front yard setback provided:

(a) Sixty (60) percent or more of the houses or garages/carports within a numbered block on the same side of the street as the subject property are set back less than the required zoning front yard setback; the average setback of the existing nonconforming structures may be used to establish the minimum front yard of all properties fronting on that side of the street; and

~~(b) No new structure may be set back less than five (5) feet from the front of the structures on the adjoining lots; and~~

(b~~c~~) The minimum front yard setback shall in no case be less than five (5) feet.

20.44.030 SIDE YARD.
The side yard is the area extending between the side lot line and the side building line and extends from the front yard to the rear yard. Triangle lots, corner lots and other irregular lots may have only front and side yards and no rear yards. Structure intrusions into side yard setbacks are prohibited except:
(a) Eaves, cornices, awnings, fireplaces, and chimneys may project not more than two (2) feet into the side yard setback;
(b) Platforms, steps, walkways, and driveways (does not include parking spaces) that do not exceed thirty (30) inches in height above the finished grade; and
(c) Fences and freestanding walls that meet the requirements set forth in BMC 20.46.020.

20.44.040 REAR YARD.
The rear yard is the area extending the full width of the lot between the rear lot line and the rear building line. Structure intrusions into rear yard setbacks are prohibited except:
(a) Eaves, cornices, awnings, architectural appendages, fireplaces, and chimneys and may extend no more than two (2) feet into the required rear yard area setback, and are no closer than three (3) feet from any lot line.
(b) Decks, platforms and open, uncovered porches, provided they do not exceed thirty (30) inches in height above the finished grade and are no closer than three (3) feet from any lot line.
(c) Raised decks, high or covered porches, balconies or similar architectural appendages that extend more than thirty (30) inches above finished grade may project not more than six (6) feet into the rear yard setback.
(d~~c~~) Fences and freestanding walls that meet the requirements set forth in BMC 20.46.020; and steps, walks and driveways, provided they do not exceed thirty (30) inches in height above the finished grade.

20.44.050 ALTERNATIVE SETBACKS.
The Director may approve alternative setbacks that generate a public benefit, provided the following criteria are satisfied:
(a) Total site area within setbacks shall be equal to or exceed that created by adherence to the standard setbacks;
(b) There shall be a finding of public benefit that is consistent with the goals and policies of the Comprehensive Plan. An example of public benefit includes but is not limited to reduction of setback adjacent to a street or other public right-of-way in exchange for increased setback from a development-sensitive environment such as a wetland or an existing incompatible land use; and
(c) The development plan shall not be inconsistent with the intent of any provision of the zoning code.

20.44.060 ACCESSORY STRUCTURE SETBACKS.
(a) Accessory structures shall observe the front yard setback requirements of the zone in which they are located except for intrusions per BMC 20.44.010, 20.44.030, and20.44.040.
(b) Accessory structures in residential zoning districts may be constructed no closer than three (3) feet from the side or rear property lines that adjoin other property. No setback is required if the side or rear property line adjoins an alley.

20.44.070 MEASURING THE HEIGHT OF A STRUCTURE.
The height of a building or structure shall be measured as the distance from the average final grade to the highest point of the structure. Exceptions: penthouse for elevators, firewalls, chimneys, ~~and~~ flagpoles, and wireless communication facilities in conformance with BMC 20.46.140 may exceed maximum height limits. None of these exceptions to the height regulations shall be used for advertising of any kind.

20.44.080 CALCULATING LOT AREA.
Lot area shall include all areas within the exterior lot lines less any water areas, wetlands and other areas that may be restricted from use or from the types of development allowed by the zone in which the property is located. Lot widths, depths and setbacks on shoreline lots are measured from the ordinary high water mark. (See Figure 20.44(b) for an illustration of measuring lot area.)

20.44.090 ROUNDING OF FRACTIONS.
In several instances throughout the code, the number of units allowed may end in a fraction due to the mathematical equation used to determine allowable units. For instance, the number of dwelling units allowed on property using density calculations is determined by dividing the lot size by the number of square feet permitted per dwelling unit. When this number results in a fraction, round up to the next whole number (unit) when the fraction of whole number is at least 0.50. In no case shall setback requirements be rounded.

20.44.100 FLAG LOTS.
A flag lot is defined as a lot with access to a street by way of a narrow strip of land. The lot consists of two (2) parts: the "flag" or main body of the lot and the "panhandle" or the narrow accessway connecting the lot to the street.
(a) When creating new lots the following standards shall apply:
(1) The minimum lot size shall be one hundred and fifty (150) percent of the minimum lot size of the underlying zone;
(2) The "panhandle" shall have a minimum width of twenty (20) feet;
(3) The minimum lot width and depth of the "flag" shall be the same as the underlying zone.
(b) Flag lot dimensions shall be measured from the midpoint between two (2) opposite lot lines of the "flag" body of the lot.
(c) The yard setbacks shall be the same as underlying zone setbacks, except the front yard setback area shall be applied per Figure 20.44(a).
(d) In those cases where subsection (c) of this section cannot be applied, the property line that most closely parallels the street from which the lot gains its access shall be deemed the front lot line and front yard setbacks shall be measured from that line.
(e) The accessway or driveway shall be under the same ownership as the body of the flag lot. An easement shall not be used as a method of providing access to the body of the flag lot.
(f) The panhandle shall provide access to a paved and dedicated public right-of-way or a private street. Flag lots shall not be created in order to avoid providing turnarounds per City engineering street standards.

20.44.110 LIGHTING REGULATIONS.
The following requirements shall apply concerning exterior lighting:
(a) Light sources, both direct and nondirect, shall be selected and placed so that glare produced by any light source does not extend beyond the property lines, except onto adjacent sidewalks.
(~~g~~b) A photometric plan shall be submitted for all nonresidential development and multiple-family developments to confirm compliance with light requirements. The plan shall include the following items:
(1) Location of all lighting fixtures;
(2) Manufacturer’s model identification of each lighting fixture;
(3) Manufacturer’s performance specifications of each fixture; and
(4) Photometric plan of the installed fixtures which demonstrates that all illumination is confined within the boundaries of the site.

20.44.120 DRIVE-THROUGH FACILITIES.
(a) Applicability. Drive-through facilities are an accessory to a principal use of a structure and therefore are only allowed when found in association with a permitted use in commercial or industrial zones, unless ~~. D~~drive-through facilities are expressly prohibited in ~~some~~ the zoning districts regardless of the principal use.
(1) Exception. While generally prohibited within the ~~NCC~~ Neighborhood Center and DCC zones, drive-through facilities may be permitted ~~in the following areas~~ provided the business has direct vehicular access from either Wheaton Way or Kitsap Way.~~:~~
~~(i) Properties zoned Neighborhood Center Core (NCC) that are within the Oyster Bay Neighborhood Center; and~~
~~(ii) Properties within the Wheaton Riddell Subarea Plan.~~
(2) Drive-through facilities standards within this section apply to the construction of new drive-through facilities, the addition of a drive-through facility to existing developments, and/or the relocation of an existing drive-through facility on site.

(b) Site Design Requirements. All drive-through facilities shall comply with the following requirements:

(1) Location. All efforts should be taken to locate the drive-through facility towards the side and/or rear of buildings. Drive-through facilities shall not be located between the building and the street frontage except in the following circumstances:

(i) Primary Frontage. A drive-through facility may be placed between a building and the street frontage only when all other site designs have been exhausted and are deemed unworkable by the Director. The drive-through facility shall be fully screened from view of the fronting street through the use of features such as sight-obscuring fencing, walls, trellises, and landscaping.

(ii) Secondary Frontage. When a site contains more than one (1) street frontage the drive-through facility may be located between the building and secondary frontage only when all other site designs have been exhausted and found unworkable. Screening from the secondary frontage is encouraged, but not required.

(2) Stacking. All drive-through facilities shall include a stacking lane that provides room for a minimum of four (4) cars to line up behind the drive-through window. For restaurant/food/drink uses the stacking lane shall provide room for a minimum of six (6) cars.

(3) Design. The drive-through lane(s) shall be designed as a dedicated lane, physically separated from parking areas and internal parking circulation aisles in order to enhance pedestrian safety and provide screening from adjacent properties and right-of-way. A combination of two (2) of the following shall be provided adjacent to the drive-through lane(s):

(i) Landscaped strips, islands, or berms that are a minimum of three (3) feet wide and fifty (50) square feet in size are required in addition to all other required landscaping areas. Said landscaped areas shall include a mix of ground covers and shrubs that act as a barrier between the drive-through lane and adjacent properties, right-of-way, and parking area;

(ii) Hedges, decorative walls, fencing, or trellises that act as a visual barrier between the drive-through lane(s) and adjacent properties, right-of-way and parking areas;

(iii) Decorative pavement, alternative materials (bricks, stamped concrete), or other durable ground treatment that clearly separates the drive-through lane(s) from other driving and parking areas on site that will withstand heavy traffic conditions found in association with drive-through lanes. Paint striping does not meet this requirement.

(4) Signage.

(i) Each ordering location shall have a maximum of (1) one menu board. One (1) additional menu board may be placed adjacent to the stacking lane for patrons waiting behind the ordering station. Each menu board sign shall not exceed thirty (30) square feet and have a maximum height of seven (7) feet.

(ii) Menu boards shall be located in a landscaped strip or island no smaller than three (3) feet wide and fifty (50) square feet in total size. This landscaping area shall be in addition to all other required landscaping. The menu board(s) shall be oriented away from public streets and be intended for viewing by drive-through patrons only. Screening of the menu board may be required when the board is located adjacent to the right-of-way or neighboring properties. Screening shall ensure the board is not readable from the surrounding properties or street.

(5) Pedestrian Features. In order to enhance safe pedestrian access, designated walkways from all on-site parking areas and from the public sidewalk to a building entry shall be provided as follows:

(i) Walkways shall be a minimum five (5) feet in width, clearly marked and easily distinguished from driving surfaces by using a combination of landscaping strips or islands that delineate the pedestrian walkways; and

(ii) Walkways shall include at least one (1) of the following treatments: decorative paving, stamped/stained concrete or raised walkways with alternative materials (such as brick, cobblestone, and decorative pavers) to clearly indicate the safe walking route. Walkways through heavy traffic areas such as the drive-through must be made of durable materials able to withstand heavy traffic conditions.

Figure 20.44(a)

Front Yard Setback Areas

The following figure provides guidance in the application of front yard setback requirements to different types of lot and street configurations.

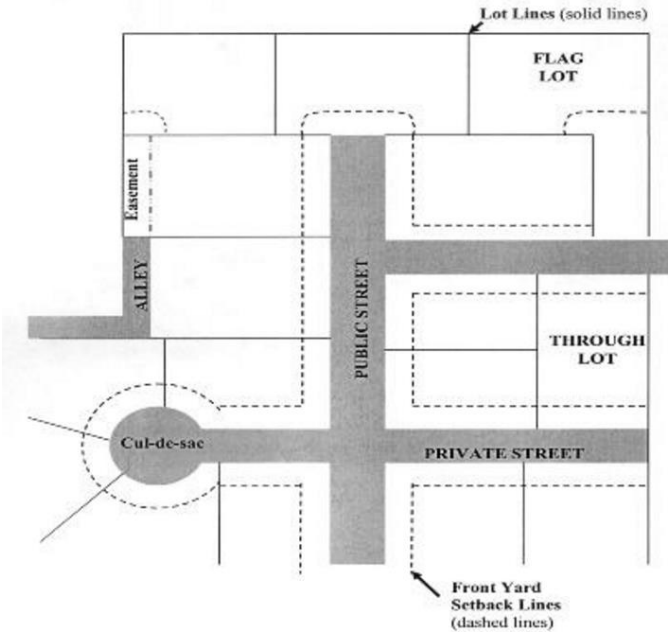


Figure 20.44(a)

Front Yard Setback Areas

The following figure is for illustration purposes only and serves as a guideline when applying setback requirements.

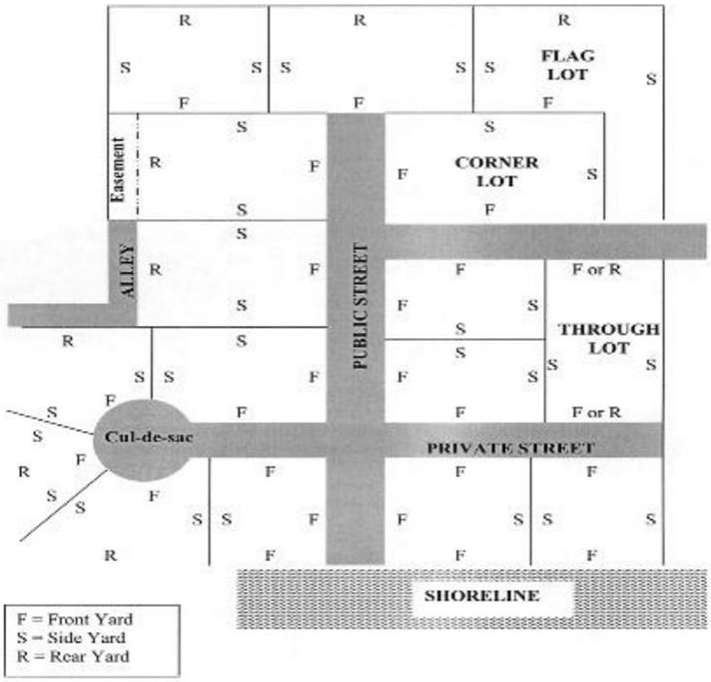


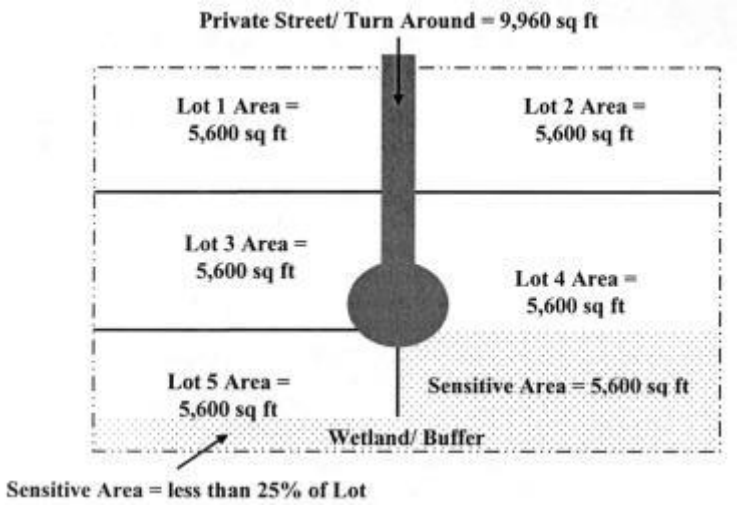
Figure 20.44(b)

LOT AREA CALCULATIONS

The following illustration demonstrates the methods for calculating lot area in BMC Title 20.

1. The drawing below represents a one (1) acre parcel before deductions from buildable areas. This is the "gross" lot area of the site.

2. When creating new lots, the unbuildable areas such as streets and ~~environmentally sensitive~~critical areas are subtracted from the gross lot area to produce a net lot area that is used when calculating the size of each new lot. If a new individual lot contains an unbuildable environmentally sensitive area that is twenty-five (25) percent or less of its gross lot area, the sensitive area may be included in the lot area. The drawing below represents a one (1) acre parcel divided into five (5) parcels with applicable deductions.



Matrix of proposed amendments to BMC 20.48 Off-Street Parking Requirements (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.48 Parking		
20.48.020 Applicability	Revised applicability to recognize the built environment.	The City of Bremerton has many existing buildings that have minimal parking (businesses on Callow Avenue are a good example). It has been difficult to get businesses into these locations as most businesses need to find additional parking to utilize the space (which would likely require demolition of buildings). This revision will allow businesses to occupy a space without finding additional parking provided it does not enlarge the footprint.
20.48.060 Residential Parking Development Standards	Revised the chart of required off-street parking spaces for residential development in the following way: (a) added provision for multi-unit residential with a Center; and (b) added Senior Housing Complex.	(a) Staff is proposing to add this reduction for multi-unit structure off-street required parking spaces that are located within Centers, as the Comprehensive Plan supports pedestrian and multimodal transportation options to Centers, thus provision should be in place to encourage other forms of transportation. (b) Added senior housing complex parking requirements as it was silent in this chapter.
20.48.100 Parking Reduction	Modified this section, though many items remained the same, it was deleted and re-entered in legislative track changes for reading ease. The revisions to this section were (a) provided opportunity for a parking study from professional (transportation engineer) to reduce parking requirements due to the scope of their proposal; (b) included reductions for Transit Improvements.	(a) This reduction was added to provide opportunity for those businesses which differ from the typically listed uses to provide a study to reduce the parking requirement. An example: A Martial Arts school would require 6 off-street parking spaces per classroom; a proposal for specialized training for one person at a time might propose four parking spaces: one for the student, one for the teacher and two extras for guests. (b) Staff worked with Kitsap Transit to provide opportunity for incentives for projects to provide transit improvements.
20.48.120 Unlisted Uses	Removed subsection (b) to allow a parking analysis for unlisted uses.	Removed this subsection as the revision to BMC 20.48.100 Parking Reduction (described above), addresses this provision to allow a parking study.
20.48.140 Accessible Parking	Revised name to remove “handicap.”	

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.48.180 Other Required Parking Spaces	Removed subsection (b)(2) to remove requirement for additional bike spaces for video game and amusement centers	A video game arcade is required to provide 15 parking spaces per 1,000 square feet of space. If an arcade was only 1,000 square feet, then that requirement would require 5 bicycle spaces (1/3 of required parking). With this provision removed, that same business would be required to have 2 (10% of required parking), which is consistent with other businesses.
20.48.220 Satellite Parking	Revised requirements to record Satellite Parking agreements.	The satellite parking agreements have been used by the City and are used in many jurisdictions. As all parking agreements are reviewed by our legal department, Staff is proposing to remove specific language that needs to be in the agreement for simplicity.
20.48.240 Joint Use of Parking Facilities	Revised section to reduce specific uses that can utilize a Joint Parking Facilities and revised parking agreement language to match BMC 20.48.220 Satellite Parking revision (see above).	In the last 10 years of utilizing this code, Joint Use Parking Facilities have been used less than five times (and that is a conservative estimate), due to the limiting factor on what qualifies. Staff is proposing to expand the uses that can share a parking area.
Figure 20.48(a) Parking Minimum Design Requirements	Revised typo in the chart for the 45 degree parking should be consistent with other aisle width of 20’ (instead of the current 10’).	

Chapter 20.48
OFF-STREET PARKING REQUIREMENTS

Sections:

20.48.010 INTENT.
20.48.020 APPLICABILITY.
20.48.030 NONCONFORMITIES.
20.48.040 GENERAL REQUIREMENTS.
20.48.050 MODIFICATIONS TO PARKING DEVELOPMENT STANDARDS.
20.48.060 RESIDENTIAL PARKING DEVELOPMENT STANDARDS.
20.48.080 NONRESIDENTIAL PARKING DEVELOPMENT STANDARDS.
20.48.100 PARKING REDUCTION.
20.48.120 UNLISTED USES.
20.48.140 ~~HANDICAP~~ ACCESSIBLE PARKING.
20.48.150 ELECTRIC VEHICLE CHARGING STATIONS.
20.48.160 LOADING/UNLOADING SPACES.
20.48.180 OTHER REQUIRED PARKING SPACES.
20.48.200 RENT OF RESIDENTIAL PARKING.
20.48.220 SATELLITE PARKING.
20.48.240 JOINT USE OF PARKING FACILITIES.
20.48.260 DRIVE-THROUGH STACKING REQUIREMENTS.

20.48.010 INTENT.

The intent of this chapter is to require off-street parking and loading facilities in proportion to the parking and loading demand of land uses while minimizing the amount of impervious surface where possible. The purpose of the regulations and design standards are to ensure the usefulness of parking and loading facilities, to protect the public safety, to mitigate adverse land use impacts and to protect the visual, water and air quality of the community.

20.48.020 APPLICABILITY.

(a) General. The provisions of this chapter shall be applied at the time of erection of any building or structure, or at the time any principal building or structure is enlarged or increased in capacity unless provided for otherwise by law. This chapter shall be used in conjunction with specific off-street parking requirements set forth in BMC Title 20, ~~.~~in cases of conflict, the most stringent requirement shall apply.

(b) Remodeled, Improved, or a Change-of-use. When an existing structure is remodeled, improved, or a change of use or tenancy occurs on a legally established site, it shall be exempt from providing additional off-street parking provided that:

(1) The structure is not enlarged, extended, or structurally altered outside the existing building envelope in a manner that would require additional parking pursuant to this chapter. In the case of a structure expanding, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previous existing spaces satisfies the requirements of this chapter.

(2) In residential structures, alterations do~~es~~ not increase the number of dwelling units.

(3) The number of off street parking spaces is not decreased, except in cases where the resulting decrease in parking conforms to the minimum number required by this chapter.

(4) This does not apply to adaptive reuses per BMC 20.46.070.

~~(b) Change of Use or Occupancy. The number of off-street parking spaces shall be provided in accordance with the requirements of this chapter if a change in the use or occupancy of an existing building or structure results in a significant increase in the parking requirement, which shall be determined~~

~~by calculating the difference between the required and existing number of parking spaces. If the difference is more than fifteen (15) percent of the existing parking spaces, or if the difference is more than three (3) parking spaces, whichever number is larger, it shall be determined to be a significant increase.~~
~~(c) Expansion of Structure/Use. When an existing structure or use is expanded, additional off-street parking spaces shall be provided in accordance with the requirements of this chapter, except when the expansion necessitates the addition of three (3) or fewer parking spaces. The number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previous existing spaces satisfies the requirements of this chapter.~~
(c~~d~~) Movement of Building. If a building is moved to a new lot, off-street parking spaces shall be provided in accordance with the requirements of this chapter.
~~(e) Change in Ownership. Additional off-street parking shall not be required because of a change in ownership or tenancy, provided the use and the building remain unchanged.~~
~~(f) Rehabilitation. Additional off-street parking spaces are not required because of a building remodel or improvements if:~~
~~(1) The remodel or improvements are contained within the existing envelope of the building or structure;~~
~~(2) The inside gross floor area is not increased by more than ten (10) percent; and~~
~~(3) No additional residential dwellings are created.~~

20.48.030 NONCONFORMITIES.
Any use which, on the effective date of the ordinance codified in this chapter or any amendments hereto, is nonconforming in terms of required off-street parking facilities may continue in the same manner as if they were conforming unless any of the provisions set forth in BMC 20.48.020 would apply. However, in no case shall nonconforming parking have its existing number of off-street parking spaces reduced.

20.48.040 GENERAL REQUIREMENTS.
The following requirements are applicable to all zoning districts:
(a) Occupancy. No building or structure shall be approved for occupancy unless adequate parking facilities are provided consistent with the requirements of this chapter.
(b) Availability. All required off-street parking spaces shall be made available and continuously maintained for the parking of residents, customers, patrons and employees of the related land uses and shall not be rented, leased or otherwise assigned to any person or organization not related to the principal or accessory land use.
(c) Plans Required. No building permit shall be issued until the applicant has submitted satisfactory plans to the City showing how the off-street parking and loading facilities required by this chapter will be provided and maintained. Development of a parking lot without a building or other structure does not require a building permit, but does require site plan review in accordance with BMC 20.58.080.
(d) Maintenance. It shall be the responsibility of the property owner to ensure that parking areas and driveways are continually maintained in good condition and free of refuse and debris. All required landscaping shall be kept in a healthy condition and properly maintained.
(e) Nonparking Activities. No business, temporary or permanent display, or other nonparking activity shall occur on any required parking space.
(f) Parking Prohibited. Parking is prohibited on landscaped or other areas not designed and approved for parking.
(g) Unobstructed Access and Circulation.
(1) Unobstructed vehicular access to and from public or private streets shall be provided for all off-street parking spaces. Vehicular access drives shall be designed to ensure the safety of persons using such access or traveling on the public street.
(2) Required parking and all maneuver areas shall remain free of all obstructions.

(3) No parking space may block access to another parking space unless the City has approved a tandem parking design and valet parking with a tenant is made available during hours of operation.

(4) Except for single-family and duplex structures on individual lots, parking spaces shall be designed to prevent the backing of vehicles onto a public right-of-way, or a private street other than an alley.

(h) Shared Driveways. Shared driveways are encouraged for abutting lots whenever practical. Approval shall include easements granting access to all property owners using the shared driveway.

20.48.050 MODIFICATIONS TO PARKING DEVELOPMENT STANDARDS.

The parking development standards included in BMC 20.48.060 and 20.48.080 are base standards. Individual zone chapters may provide additional parking standards, or departures from these base standards. In cases of conflict, parking development standards in individual zone chapters shall supersede. Further reductions from base parking standards may be allowable per BMC 20.48.100.

20.48.060 RESIDENTIAL PARKING DEVELOPMENT STANDARDS.

The following provisions apply to off-street parking spaces for all residential development:

(a) Surface. Driveways and areas used for loading, parking and maneuvering motorized vehicles shall have a paved surface.

(b) Gravel Surface Driveway. A gravel surface driveway may be allowed for a single-family residence for that portion of the driveway that is more than one hundred (100) feet from the lot line where access is provided. Any driveway approved for a gravel surface shall include a paved apron in front of the garage automobile door entrance extending a minimum depth of eighteen (18) feet and at least the width of the garage door.

(c) Side Yard Setback. Minimum three (3) feet. When parking is located in an approved driveway, the setback for parking may be reduced to zero (0) feet.

(d) Rear Yard Setback. Minimum three (3) feet. When parking is located in an approved driveway, the setback for parking may be reduced to zero (0) feet.

(e) Alley Setback. Zero (0) feet.

(f) Front Yard Setback. No parking shall be located within the front yard setback area of the zone, except within paved driveways, unless allowed otherwise by law.

(g) Stall Dimensions.

(1) Parking stalls for a single-family dwelling shall have a minimum width of eight (8) feet and depth of eighteen (18) feet.

(2) Parking facilities for two (2) or more dwellings shall comply with the design standards prescribed in BMC 20.48.080. These design standards may be modified to allow stacked parking spaces for a residential structure containing up to four (4) dwellings, provided the parking spaces comply with setbacks.

(h) Driveways.

(1) A driveway may be located within any setback area for a residential use, provided it complies with all applicable city street and engineering standards established in BMC Title 11.

(2) The driveway shall not be less than eight (8) feet in width and not more than twenty (20) feet in width within the front yard setback. The Director may approve exceptions to the maximum driveway width when necessary for compliance with the Americans with Disabilities Act (ADA) standards.

(i) Required Parking Spaces. The number of off-street parking spaces shall be provided in accordance with the use and the following corresponding standards, except as modified per BMC 20.48.050:

Type of Use	Number of Bedrooms	Minimum Number of Parking Spaces
(1) ADU		See BMC 20.46.010
(2) Single-unit residential	All	2.0 per dwelling
(3) Two-unit residential	All	2.0 per dwelling
(4) Multi-unit residential	1 or less	1.5 per dwelling
(5) Multi-unit residential	2	1.75 per dwelling
(6) Multi-unit residential	3 or more	2.0 per dwelling
(7) Multi-unit residential located within a Center	-All	1.0 per dwelling
(8) Group residential facility, Class I		2.0 plus 1.0 for each bedroom beyond the first 4 plus 1.0 for each 300 square feet of gross floor area used for counseling
Group residential home		
Adult family home		
(9) Senior Housing Complex		1 per dwelling, plus access to alternative transportation such as public transit or on-site shuttle services to access daily goods and services shall be provided

20.48.080 NONRESIDENTIAL PARKING DEVELOPMENT STANDARDS.

The following provisions apply to off-street parking spaces for all nonresidential developments and parking lots:

(a) Surface. Driveways and areas used for loading, parking and maneuvering motorized vehicles shall have a paved surface.

(b) Side and Rear Yard Setbacks. Parking spaces shall be set back a minimum of five (5) feet from the side and rear lot lines unless adjacent to the low density residential zone in which case a minimum of ten (10) feet of visual screening is required pursuant to BMC 20.50.050. Projects which are not adjacent to low density residential may reduce setbacks to zero (0) if the following are incorporated into the design of the parking area:

(1) A solid fence or wall is provided; and

(2) Landscaped islands at least forty-five (45) square feet of area are provided in a manner that breaks up parking spaces adjacent to the lot line into groups of not more than six (6) spaces each.

(c) Front Yard Setbacks. Parking spaces shall be set back a minimum of ten (10) feet from the front lot line.

(d) Parking Setbacks in Structures. When parking is incorporated within a structure, the parking shall comply with the setbacks of the zone applicable to the structure.

(e) Stall and Aisle Requirements. Parking facilities for required parking shall meet the minimum stall and aisle dimensions set forth in Figure 20.48(a).

(f) Modifications to Parking Stall Requirements. The standards set forth in subsection (e) of this section may be modified to allow for a vehicle overhang of up to two and one-half (2.5) feet, provided:

(1) Wheel stops are attached to the ground or pavement if curbs are not provided;

(2) The vehicle overhang would not extend beyond the lot line or into front yard setback areas;

(3) Walkways maintain a minimum three (3) foot wide (four (4) feet for handicap access routes) unimpeded passage for pedestrian passage beyond the two and one-half (2.5) foot overhang.

(g) Driveways. The width of nonresidential driveways shall be based on the location, intended usage, and other factors and shall be in accordance with State and City engineering standards.

(h) Internal Parking Lot Design. Parking facilities shall incorporate the following features to provide safe and efficient circulation for vehicles and pedestrians:

(1) Standard traffic control signs and devices to direct traffic;

(2) Signs, crosswalks, raised pedestrian walkways and night lighting to provide for safe pedestrian movement;

(3) Landscaped islands, raised curbs, and striping to define parking lot entrances, end of parking aisles and the patterns of internal circulation; and

(4) Overall design coordination and adherence to all applicable design standards.

(i) Landscaping. Landscaping shall be provided in accordance with the requirements prescribed in Chapter 20.50 BMC.

(j) Lighting. Parking areas shall be lighted for the safety of pedestrians and vehicle circulation on the site in the following manner:

(1) Lights are hooded or beamed so that there is no undesirable glare directed onto any adjacent streets or property; and

(2) Lighting shall be designed adequately to illuminate the parking area while preventing the direct illumination of adjacent properties.

(k) Signage and Striping. Directional signs and pavement markings shall be used to control vehicular movement within parking areas and to mark spaces.

(1) The locations of parking spaces shall be clearly indicated by curb markings, wheel stops, bollards, or other means.

(2) Incidental signs within parking lots shall be limited to two (2) square feet in size.

(3) No signs other than those indicating entrances, exits, name of the lot or the establishment to which the lot is accessory, conditions of use, or identification of disabled parking spaces shall be erected.

(4) Signage for handicap spaces shall comply with the requirements prescribed in RCW 70.92.120.

(l) Required Parking Spaces. The number of off-street parking spaces shall be provided in accordance with the use and following corresponding standards except as modified per BMC 20.48.050:

Category of Land Use	Minimum Number of Parking Spaces
BUSINESS/COMMERCIAL:	
(1) Barber shop/beauty salon	1 per 75 sq. ft. gross floor area (g.f.a.)
(2) Bank/financial	1 per 350 sq. ft. g.f.a.
(3) Laundry (self-service)	1 per 4 washing machines, with a minimum of 5 required
(4) Office	1 per 300 sq. ft. g.f.a

(5)	Retail store less than 15,000 sq. ft.	1 per 300 sq. ft. g.f.a.
(6)	Retail store 15,000 sq. ft. or larger	1 per 250 sq. ft. g.f.a
(7)	Personal service shop (tanning, shoe repair, dry cleaner)	1 per 250 sq. ft. g.f.a., with a minimum of 2 required
(8)	Plumbing, heating, electrical and building supplies	1 per 600 sq. ft. g.f.a.
(9)	Convenience market/food store (retail)/market and supermarket	1 per 250 sq. ft. g.f.a., with a minimum of 6 required
(10)	Shopping center*	4.0 per 1,000 square feet of leaseable g.f.a
* A shopping center is a contiguous collection of retail businesses under one ownership or common management located in a building or set of buildings.		
EATING/DRINKING ESTABLISHMENTS:		
(1)	Restaurant/cocktail lounge/tavern less than 4,000 sq. ft.	1 per 150 sq. ft. g.f.a.
(2)	Restaurant/cocktail lounge/tavern 4,000 sq. ft. or greater	20 plus 1 per 100 sq. ft. g.f.a. greater than 4,000 sq. ft.
ENTERTAINMENT:		
(1)	Bowling alley	5 per lane
(2)	Club, lodge	1 per 4 fixed seats, plus 1 per 50 sq. ft. gross floor area of assembly area without fixed seating
(3)	Dance hall	1 per 100 sq. ft. g.f.a.
(4)	Pool hall	1 per 100 sq. ft. g.f.a.
(5)	Theater	1 per 4 fixed seats
(6)	Video game arcade	15 per 1,000 sq. ft. g.f.a.
INDUSTRIAL:		
(1)	Industrial establishment/research and development	1 per 600 sq. ft. g.f.a.
(2)	Mini-warehouse	1 per 3,000 sq. ft. g.f.a., plus 1 loading space per 10,000 sq. ft. g.f.a., plus 1 per 300 sq. ft. g.f.a. for office area
(3)	Wholesale establishment/warehouse, trucking and freight terminal	1 per 2,000 sq. ft. g.f.a. up to 20,000 sq. ft., (3 space minimum), plus 1 per 2,500 sq. ft. g.f.a. 20,001 to 100,000 sq. ft. (10 space minimum), plus 1 per 3,000 sq. ft. greater than 100,000 sq. ft. (40 spaces

		minimum)
LODGING:		
(1)	Bed and breakfast	1 per guest room plus 1 for the resident household
(2)	Hotel	1 per 2 guest rooms, plus 1 per 200 sq. ft. g.f.a. of common areas
(3)	Motel	1 per 2 guest rooms, plus 1 per 200 sq. ft. g.f.a. of common area plus 1 for manager
(4)	Travel trailer park/tourist court	1 per trailer site, plus 1 per 10 sites located in a secure storage area, plus 1 per 5 sites for guest parking, plus other parking for office or community buildings
MEDICAL/DENTAL:		
(1)	Medical/dental office	1 per 150 sq. ft. g.f.a
(2)	Hospital/medical centers	1.8 per overnight bed based on state license
(3)	Nursing home/health institution/convalescent home	1 per 600 sq. ft. g.f.a.
(4)	Veterinarian/animal hospital	1 per 200 sq. ft. g.f.a.
RECREATIONAL:		
(1)	Health club/figure salon/physical fitness center	10 per 1,000 sq. ft. g.f.a
(2)	Parks/playground	Based on anticipated parking demand
(3)	Racquet/handball	2 per each court
(4)	Swimming facility	5, plus 1 per 75 sq. ft. of gross surface water area
PUBLIC:		
(1)	Library/museum	1 per 400 sq. ft. g.f.a.
(2)	Places of assembly (arenas, churches, auditoriums, stadiums, sports arenas, etc.)	1 per 4 fixed seats (20 inches of a bench or pew = 1 seat), plus 1 per 50 sq. ft. g.f.a. of assembly without seats
EDUCATIONAL:		
(1)	Nursery school/day care	1 per 5 children, plus 2 loading/unloading spaces (12 or fewer children are exempt from the loading/unloading)
(2)	School, business and trade	6 per classroom, and/or 1 per 200 sq. ft. g.f.a of administrative office, and/or teaching lab or shop

(3)	School, college or university	2 per 1,000 sq. ft. g.f.a. used for academics, plus 1 per each 4 student rooming units, plus additional space as required for nonacademics
(4)	School, K through 9th grade	2 per classroom, plus 1 per 200 sq. ft. g.f.a of administrative office
(5)	School, 10th through 12th grade	1 per each 10 students for which building is designed, plus 1 per classroom, plus 1 per 200 sq. ft. g.f.a of administrative office
AUTOMOBILE:		
(1)	Automobile service	1 per 200 sq. ft. g.f.a., plus 1 per service bay (bay itself is not a space), with a minimum of 5 required
(2)	Motor vehicle/vessel sales lots	1 per 3,000 square feet of retail indoor or outdoor sales area in addition to parking requirements for the building or structure
(3)	Motorcycle/small engine repair	1 per 400 sq. ft. g.f.a.
(4)	Shop/store for sales and service of machinery	1 per 600 sq. ft. g.f.a.
OTHERS:		
(1)	Garden nursery	1 per 400 sq. ft. g.f.a of retail area, plus 1 per 500 sq. ft. g.f.a of building and outside display area (wholesale)
(2)	Marina and moorage facility	1 per 600 sq. ft. g.f.a.
(3)	Mortuary/funeral home	1 per 75 sq. ft. of assembly area
(4)	Uncovered storage area	1 per 2,000 sq. ft., plus 1 per each vehicle anticipated to be parked overnight on a regular basis, plus 1 per 300 sq. ft. g.f.a. for office

20.48.100 PARKING REDUCTION.

Modifications to the requirements of this chapter may be granted for the following:

(a) For a modification to the number of off street parking spaces required by this Title, a decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking-demand-and-utilization-study to sufficiently serve the use with appropriate off-street parking. The study shall be prepared by a licensed transportation engineer or other qualified professional with parking demand expertise, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. Approval of a parking reduction shall be solely at the discretion of the City. The following reductions do not require the above mentioned report:

(1) Covered Bicycle Storage. If covered and secured bicycle storage is provided on site, a credit towards parking requirements at a ratio of one (1) less parking stall per six (6) bicycle spaces will be granted. The Director may increase credits according to size of development and anticipated

pedestrian and bicycle activity and proximity to transit facilities. A maximum reduction of five (5) percent of required parking stalls may be granted. If a reduction of five (5) or more stalls is granted, then changing facilities including showers~~,~~and lockers shall be required.

(2) Transit Improvements. For new residential development consisting of ten (10) or more dwelling units, or commercial projects consisting of fifty (50) or more employees, and located within one thousand five hundred (1,500) feet of an existing or planned transit facility, a reduction in parking may be requested for up to fifteen (15) percent of required spaces if improvements to the local transit system are made by the applicant. Any such plan requires the approval of Kitsap Transit and the City.

(3) Designated Land Use Centers. If a change of use occurs on a property within a center zone designation, ~~that results~~resulting in a significant increase in the parking requirement, the Director may reduce the minimum number of required parking spaces by up to ten (10), provided:

(i) Sites containing multiple buildings and/or uses shall have the reduction applied to the entire site and not to individual uses;

(ii) The number of existing off-street parking spaces is not reduced.

(4) Group Residential Facility - Class I, Adult Family Home, and Group Residential Home. The Director may authorize a reduction in the number of required parking spaces for a group residential facility - Class I, adult family home, or group residential home if there is a clear indication that the requirements of this chapter are excessive due to such factors as the residen~~ce~~t's age, ability to drive, ~~age,~~ or mental or physical abilities and disabilities.

~~(a) Designated Land Use Centers. If a change of use occurs pursuant to BMC 20.48.020(b) on a property within a center zone designation, as categorized in Figure 20.40(a), which results in a significant increase in the parking requirement, the Director may reduce the minimum number of required parking spaces by up to ten (10), provided:~~

~~(1) Sites containing multiple buildings and/or uses shall have the reduction applied to the entire site and not to individual uses;~~

~~(2) The number of existing off-street parking spaces is not reduced.~~

~~(b) Master Development Zone. Approval of a master development zone pursuant to Chapter 20.80 BMC.~~

~~(c) Group Residential Facility - Class I, Adult Family Home, and Group Residential Home. The Director may authorize a reduction in the number of required parking spaces for a group residential facility - Class I, adult family home, or group residential home if there is a clear indication that the requirements of this chapter are excessive due to such factors as the resident's ability to drive, age, or mental or physical abilities and disabilities.~~

~~(d) Senior Housing Complex. Parking requirements may be reduced for a senior housing complex approved pursuant to BMC 20.46.090.~~

~~(e) Manufactured Home Park Requirements. Parking requirements for a manufactured home park are prescribed in the approval criteria for a conditional use permit.~~

20.48.120 UNLISTED USES.

Land uses not specifically listed in BMC 20.48.060(h) and 20.48.080(m) shall have their off-street parking requirements determined in the following manner:

(a) A comparison is made of the unlisted use to a listed use and the Director determines that the parking demand between the two uses is similar.~~; or~~

~~(b) If a comparison cannot be made, the Director may determine the number of required spaces based on anticipated parking demand, which in no case shall be less than one (1) parking space per five hundred (500) square feet of gross floor area.~~

20.48.140 ~~HANDICAP~~ ACCESSIBLE PARKING.
Where parking is provided, accessible parking spaces shall be provided that complies with the requirements in Chapter 17.04 BMC, City Building Code (IBC
Chapter 11). Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.

20.48.150 ELECTRIC VEHICLE CHARGING STATIONS.
For uses in allowed zones and where parking is provided, electric vehicle charging stations are encouraged and shall comply with the City Building Code and Washington State Electrical Code (Chapter 296-46B WAC).

20.48.160 LOADING/UNLOADING SPACES.
(a) Standards. Off-street loading spaces shall be provided in accordance with the following standards for all new nonresidential construction or additions having a floor area greater than one thousand (1,000) square feet of gross floor area that is engaged in retail, manufacturing, wholesale or storage activities, but excluding self-service storage facilities, which requires the delivery of merchandise or materials by trucks:

Total Gross Floor Area	Number of Loading Spaces Required
(1) 1,000 to 20,000 square feet	1
(2) 20,001 to 50,000 square feet	2
(3) 50,001 to 100,000 square feet	3
(4) Greater than 100,000 square feet	4

(b) Standards. Off-street loading spaces shall be provided in accordance with the following standards for all new nonresidential construction or additions having a floor area greater than ten thousand (10,000) square feet of gross floor area that is engaged in hotel, office, restaurant or similar use in accordance, which requires the delivery of merchandise or materials by trucks:

Total Gross Floor Area	Number of Loading Spaces Required
(1) 10,000 to 50,000 square feet	1
(2) 50,001 to 100,000 square feet	2
(3) Greater than 100,000 square feet	3

(c) Loading/Unloading Zone Development Standards.

(1) Design. Off-street loading spaces shall be at least ten (10) feet in width and have a total area of not less than two hundred fifty (250) square feet.

(2) Accessibility. With the exception of gates and security fencing, loading spaces shall be accessible at all times from a street, alley, or driveway and shall not be obstructed by other loading spaces, trash receptacles, outdoor storage, or other obstacles.

(3) Obstructions. Loading functions shall not interfere with any emergency access, fire exit, or required vehicle parking spaces.

(d) Modifications.

(1) If the applicant can demonstrate that deliveries are only made during nighttime or other hours when customers are not present, the loading function may be accommodated in combination with required customer/employee parking.

(2) If the applicant can demonstrate that all deliveries are made by trucks with a gross weight of twenty-six thousand (26,000) pounds or less, the number of required loading/unloading spaces may be reduced by one (1) if a load/unload zone located within the public right-of-way fronting the property is approved by the Public Works Department.

20.48.180 OTHER REQUIRED PARKING SPACES.

All nonresidential uses and residential developments of six (6) or more dwellings shall provide parking spaces for the following:

(a) Motorcycle Spaces. Motorcycle spaces shall be provided at one (1) per twenty-five (25) of the required automobile spaces with at least one (1) motorcycle space provided.

(1) Automobile parking requirements may be reduced one (1) space for every three (3) motorcycle spaces, provided up to a maximum five (5) percent of the total required automobile spaces.

(2) Each motorcycle space shall be no smaller than four (4) feet in width and eight (8) feet in depth.

(3) Motorcycle spaces shall be located according to the same criteria and standards that are applicable to automobile parking spaces.

(4) The Director may exempt those nonresidential uses that would not normally have motorcycle-riding clientele (such as warehouses, storage facilities, automobile services, etc.) from motorcycle parking requirements.

(b) Bicycle Facilities. Bicycle parking spaces shall be provided at ten (10) percent of the required automobile spaces.

(1) The minimum number of required bicycle spaces for schools of all types except higher education institutions shall be calculated at the rate of one (1) space per twenty (20) students, based on the facility's designed capacity.

~~(2) Video game and similar amusement centers commonly frequented by children and/or teenagers shall provide bicycle facilities equal to one-third (1/3) the required numbers of automobile parking spaces.~~

(3) The Director may exempt those nonresidential uses that would not normally have bicycle-riding clientele (such as self-service businesses, automobile services, gas stations, etc.) from the bicycle parking requirements.

(4) Bicycle facilities shall be firmly attached to the ground, located near the building entrance, and designed to allow both the frame and wheels to be securely locked to the structure.

20.48.200 RENT OF RESIDENTIAL PARKING.

(a) The rental, lease or other use of parking spaces for commercial parking purposes within a residential zone is prohibited.

(b) The rental, lease or other use of parking spaces associated with a residential use for commercial parking, whether they are required spaces or not, is prohibited.

20.48.220 SATELLITE PARKING.

Off-street parking requirements may be partially or completely satisfied with the approval of a satellite parking facility. A satellite parking facility is approved by site plan review as prescribed in BMC 20.58.080. A satellite parking facility may be approved, provided:

(a) The parking facility is located within four hundred (400) feet of the property containing the associated use or building;

(b) The parking facility is not located on property zoned for low density residential. The Director may waive the zone restriction for a religious worship facility, public school or public use if:

(1) The parking facility is located on a lot abutting the principal use; or

(2) The parking facility is located within one hundred (100) feet on a lot where a street (public or private) or alley would separate it from the principal use.

(c) A notice to title, approved by the City Attorney and executed by affected parties to set forth clearly the terms of the parking agreement, shall be recorded with the County Auditor. A copy of the recorded agreement shall be submitted to the Department. ~~The owner of the property containing the satellite parking facility executes a binding agreement approved by the City. The agreement shall include covenants running with the land to ensure that conditions are observed and remain in effect until there is a substantial change to the original conditions that made the satellite parking necessary. The agreement at a minimum shall contain:~~

~~(1) A covenant stating that the title to and right to use the satellite lot will be subservient to the title to the premises upon which the primary structure or improvement is to be erected or made; and~~

~~(2) A warrant that lots are not and will not be made subject to any other covenant or contract for such or other use without the prior written approval of the City.~~

~~(d) The owner of the property or an authorized agent shall file the agreement with the County Auditor following City approval. A copy of the recorded agreement shall be submitted to the Department and kept on file.~~

(d~~e~~) The satellite parking facility shall meet the requirements of this chapter.

(e~~f~~) A limit on the time of day that the satellite parking facility is used may be placed as a condition of its approval if deemed necessary by the Director for the protection of adjoining areas.

20.48.240 JOINT USE OF PARKING FACILITIES.

~~Joint use parking facilities provide for the sharing of parking facilities between different uses. A joint use parking facility requires approval of a conditional use permit pursuant to BMC20.58.020. A conditional use permit may be granted under the following conditions:~~

~~(a) Up to fifty (50) percent of the required parking for a theater, auditorium, bowling alley, or dance hall may be supplied by the off-street parking provided by certain types of uses referred to as "daytime" uses in subsection (d) of this section.~~

~~(b) Up to fifty (50) percent of the required parking for uses specified as "daytime" uses in subsection (d) of this section may be supplied by the parking facilities provided by uses referred to as "nighttime" uses in subsection (e) of this section.~~

~~(c) Up to seventy (70) percent of the required parking for a religious worship facility or auditorium incidental to a public or private school may be supplied by the off-street parking facilities provided by uses referred to as "daytime" uses in subsection (d) of this section.~~

~~(d) The following uses are considered as primary "daytime" uses:~~

~~(1) Bank;~~
~~(2) Office;~~
~~(3) Personal service shop;~~
~~(4) Wholesale business;~~
~~(5) Uses similar to the above that normally or traditionally operate only during daytime hours.~~

~~(e) The following uses are considered as primary "nighttime" or Sunday uses:~~
~~(1) Auditorium incidental to a public or private school;~~
~~(2) Civic and commercial theater;~~
~~(3) Bowling alley;~~
~~(4) Dance hall;~~
~~(5) Religious worship facility;~~
~~(6) Uses similar to the above that normally or traditionally operate primarily during evening hours or on Sunday.~~

~~(f) The following conditions apply as a requisite for approving a joint use of parking facilities:~~
~~(1) The principal building or use shall be located within a radius of eight hundred (800) feet of the joint parking facilities.~~
~~(2) The principal building or use shall not be separated from its parking by an arterial street unless it is within one (1) block of a signalized intersection.~~
~~(3) The applicant shall demonstrate there will be no substantial conflict between the two (2) uses regarding hours of operation for which joint use of parking facilities is proposed.~~
~~(4) A properly drawn legal instrument, approved by the City Attorney and executed by affected parties to set forth clearly the terms of the parking agreement, shall be recorded with the County Auditor. A copy of the recorded agreement shall be submitted to the Department.~~
~~(5) The right to occupy the primary premises shall terminate if the joint use parking facilities that are necessary and were approved cease to be available.~~

Joint use parking facilities provide for the sharing of parking facilities between different uses may be granted under the following conditions:

(a) The principal building or use shall be located within a radius of eight hundred (800) feet of the joint parking facilities.
(b) The principal building or use shall not be separated from its parking by an arterial street unless it is within one (1) block of a signalized intersection.
(c) The applicant shall demonstrate there will be no substantial conflict between the two (2) uses regarding hours of operation for which joint use of parking facilities is proposed.
(d) A notice to title, approved by the City Attorney and executed by affected parties to set forth clearly the terms of the parking agreement, shall be recorded with the County Auditor. A copy of the recorded agreement shall be submitted to the Department.
(e) The right to occupy the primary premises shall terminate if the joint use parking facilities that are necessary and were approved cease to be available.

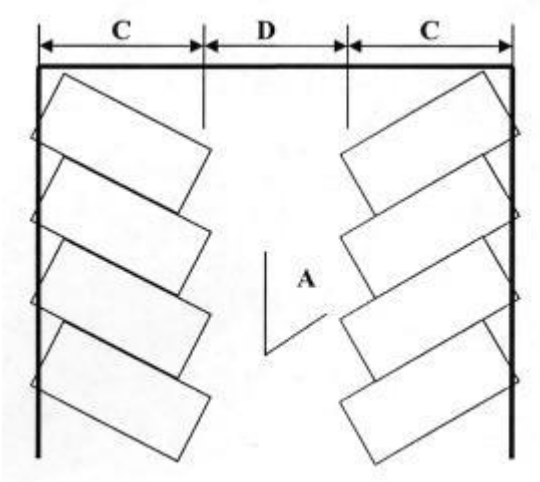
20.48.260 DRIVE-THROUGH STACKING REQUIREMENTS.

Drive-through stacking requirements can be found in BMC 20.44.120.

Figure 20.48(a)

Parking Minimum Design Requirements

Parking Angle	Standards			
	Minimum Stall Width	Minimum Stall Depth	Minimum Aisle Width	
			One-way	Two-way
0°	22'0"	8'0"	10'0"	18'0"
30°	8'6"	17'0"	12'0"	20'0"
45°	8'6"	17'4"	12'3"	21~~1~~0'0"
50°	8'6"	18'0"	12'9"	20'0"
55°	8'6"	18'6"	13'3"	20'0"
60°	8'6"	18'10"	14'4"	20'0"
65°	8'6"	19'0"	15'2"	21'0"
70°	8'6"	19'2"	16'0"	21'6"
75°	8'6"	19'0"	17'6"	22'0"
90°	8'6"	17'11"	22'6"	22'6"
A	**B**	**C**	**D**	**D**



Matrix of proposed amendments to BMC 20.50 Landscaping (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.50 Landscaping	Minor revision to chapter to reflect the additional residential designations that require screening.	
20.50.050 Performance Standards	(a) Revised subsection (c) to require unique provisions to all centers instead of specific zones within the Centers; (b) In the same section clarification was added to include process for approving trees with the public right-of-way (such as in the sidewalk planter area).	(a) This section was appropriate prior to the Downtown Subarea Plan (DSAP), however since the DSAP additional zones have been added, thus this clarification addresses that change. (b) Clarification was provided to any applicant who considered placing street trees within the right-of-way is required to get Public Works approval (potentially Tree Committee approval).

Chapter 20.50
LANDSCAPING

Sections:

20.50.010 INTENT.
20.50.020 APPLICABILITY.
20.50.030 EXCEPTIONS.
20.50.040 GENERAL PROVISIONS.
20.50.050 PERFORMANCE STANDARDS.
20.50.060 LANDSCAPING PLAN SUBMITTAL.

20.50.010 INTENT.

The intent of this chapter is to establish landscaping standards that contribute to a quality urban environment by connecting open spaces, maintaining native, drought-resistant vegetation, replacing nonnative and invasive species, increasing privacy for residential areas, providing visual relief of parking lots, providing habitat for fish and wildlife, retaining significant trees, and reducing erosion and storm water runoff while providing on-site filtration to protect groundwater resources from pollutants and flooding.

20.50.020 APPLICABILITY.

All new development, including expansion of existing structures and/or uses, shall be subject to the requirements of this chapter.

20.50.030 EXCEPTIONS.

(a) Landscaping standards do not apply to residential short subdivisions or developments of single-family units on individual lots, except that all undeveloped areas of the property shall be landscaped and continually maintained or retained in a natural undisturbed state.

(b) The Director may waive or reduce any requirement(s) of this chapter in the following cases:

(1) The remodel of an existing building results in the expansion of floor area that is ten (10) percent or less of the existing floor area;

(2) An expansion of a use that results in no modifications (except normal maintenance and repair of the structure) to the outdoor area of the site;

(3) To accommodate required off-street parking spaces.

(c) Parking lots with less than thirty (30) spaces, are exempt from internal landscaping requirements if they provide at least a five (5) foot width of landscaping across the frontage and along at least one (1) other property line.

20.50.040 GENERAL PROVISIONS.

(a) Front Yards. All front yard setback areas shall be landscaped pursuant to the performance standards per BMC 20.50.050;

(b) Street Trees. Street trees shall be planted along public and private streets per performance standards in BMC 20.50.050(a) unless otherwise required by BMC 20.50.050(c). Trees shall be located within the front yard setback area, or within a public right-of-way if approved by the City and the property owner arranges the planting and maintenance of said street trees;

(c) Visual Screening. When any nonresidential development, as defined by the International Building Code (which includes three (3) or more units), is proposed on a site that is adjoining the low or medium density residential ~~(R-10)~~ zones (R-10 and R10M), visual screening shall be provided according to the performance standards in BMC 20.50.050(b);

(d) Areas Adjacent to Trails and Open Spaces. All developments adjacent to publicly used or designated trails and open spaces in the Comprehensive Plan shall provide Type I visual screening along the site facing the trail or open space per the performance standards outlined in BMC 20.50.050(b);
(e) Undeveloped Areas. Undeveloped portions of property not devoted to landscaping shall remain with existing vegetation, including significant trees, as provided for in BMC20.50.050(c), but excluding plants that can be classified as noxious weeds or as invasive species;
(f) Alternative Landscaping Plan. The requirements of this chapter may be modified to encourage better landscaping design as follows:

(1) A request for approval of alternate landscaping shall be submitted and accompanied by a landscape plan as required above;
(2) An alternative landscaping plan may be approved, provided a finding by the City of public benefit and that the total area of landscaping shall be equal to or exceed that created by adherence to the standard landscaping and buffer requirements;

(g) Guarantee. All landscaping shall be completed prior to the issuance of a certificate of occupancy (CO), except that in lieu of installing required landscaping, a performance assurance device may be provided prior to the issuance of a CO. The purpose of such a requirement is to ensure that a landscape plan is carried out when required by this chapter. The following conditions apply:

(1) A bond or other acceptable assurance device shall be in the amount of one hundred twenty-five (125) percent of the estimated cost required to complete the approved landscaping, in order to guarantee its installation and the replacement of any plants that die within two (2) years of the posting of the bond;
(2) If a performance assurance device is provided, landscaping shall be installed within the next planting season and no later than one (1) year from the date of issuance of a CO. If the approved landscape plan is not carried out, the City shall use the performance assurance device to complete the landscaping;
(3) A performance assurance device will be released two (2) years after it is posted if the landscaping vegetation is in a healthy growing condition;

(h) Maintenance Required. All plant material shall be maintained in a healthy growing condition free of weeds, trash or debris through the life and use of the development. Dead, damaged, diseased, or missing plant material shall be replanted or replaced as necessary to comply with the approved landscaping plan and the requirements of the chapter. Maintenance standards and assurances must be provided in the landscape plan as described in BMC 20.50.060.

20.50.050 PERFORMANCE STANDARDS.
Required landscaping shall be provided in the following manner:
(a) General landscaping is intended to provide visual separation between compatible uses and to soften the appearance of parking lots and building facades. All required setback areas, parking lots, and interior landscaping areas shall comply with the following:

(1) Street trees are required, one (1) tree for every twenty-five (25) linear feet of street frontage, and shall be spaced a maximum distance of thirty-five (35) feet on center; however, trees may be spaced irregularly in natural groupings rather than uniformly spaced except as noted elsewhere in this chapter;
(2) Planting shall include a mix of trees, shrubs, ground covers, turf grasses or combination thereof; non-living materials shall not exceed twenty (20) percent of the landscaped area within two (2) years of planting;
(3) Each separate landscaped area shall be a minimum of fifty (50) square feet and shall include at least one (1) tree in combination with shrubs, ground cover, or other landscape materials;

(4) Bioswales and permeable pedestrian access ways connecting landscaped areas are encouraged and are included in the calculation of required landscaping square footage;

(5) Interior landscaping shall be dispersed as equally as possible throughout the site particularly in parking areas;

(6) Parking lots shall have at least ten (10) square feet of interior landscaping for each parking space. Required peripheral trees and required landscaped setback areas shall not be included in the interior landscaping calculations;

(7) For every twenty (20) parking stalls one (1) tree shall be installed within a landscaped area; and

(8) Landscaped areas shall consist of no more than fifty (50) percent deciduous species.

(b) Visual screening is intended to function as a year-round full visual barrier between incompatible uses. Visual screening is required for all commercial projects adjacent to the low or medium density residential zones. Visual screening is required as follows:

(1) Type I. Required along the property line(s) of all nonresidential development proposed on a site that is adjoining the low or medium density residential ~~(R-10)~~ zones (R-10 and R10M). For purposes of this subsection, nonresidential development is as defined in the International Building Code (which includes three (3) or more dwelling units) and not specifically identified in subsection (b)(2) of this section. A Type I visual screen shall include the following:

(i) A landscaped area of at least ten (10) feet wide;

(ii) A mix of evergreen and deciduous trees, no more than twenty (20) feet apart on center. Deciduous trees up to twenty-five (25) percent of the tree requirement are encouraged to add seasonal and textural variation;

(iii) Shrubs shall be planted between the trees to provide an effective visual barrier. Shrubs may be spaced irregularly in natural groupings rather than uniformly spaced, however grouped shrubs should be no more than five (5) feet apart from each other; and

(iv) A sight-obscuring fence, wall, earthen berm or combination thereof is required adjacent to parking areas to ensure headlights do not project into residential properties. Measures shall be taken to ensure quality in the visual character of the wall or fence on the side facing the residential lot.

(2) Type II. Required for all large retail, motion picture theatres, junk yards, heavy industrial/manufacturing, stadiums, and sports complexes proposed on a site that is adjoining the low or medium density residential ~~(R-10)~~ zones (R-10 and R-10M). Type II screening shall be provided along all property lines that adjoin the low or medium density residential ~~(R-10)~~ zones (R-10 and R-10M). A Type II visual screen shall include the following:

(i) Landscaped area of at least twenty (20) feet in width;

(ii) A double row of evergreen trees spaced no more than fifteen (15) feet apart on center (rows shall be offset and spacing triangulated); existing mature healthy trees on site are encouraged to be retained;

(iii) Shrubs shall be planted to enhance the visual barrier. Shrubs may be spaced irregularly in natural groupings rather than uniformly spaced; however, grouped shrubs should be no more than five (5) feet apart from each other; and

(iv) A sight-obscuring fence, wall, earthen berm or combination thereof is required adjacent to parking areas to ensure headlights do not project into residential properties. Measures shall be taken to ensure quality in the visual character of the wall or fence on the side facing the residential lot.

(c) Centers. Intended to soften the streetscape and sidewalk areas in a dense urban environment. Projects within the ~~NCC, DCC, BC, DC or DW zone~~ centers must comply with the provisions set forth in adopted subarea plans, the provisions of this chapter, and the following:

(1) Street trees shall be provided within the front yard setback or in the sidewalk along any facade facing a major arterial. Any trees located in the City right-of way may require additional approval through the Department of Public Works and Utilities. Trees shall be spaced no less than three (3) trees per one hundred (100) linear feet of frontage. Trees placed in the sidewalk should be provided with street grates at the sidewalk level providing a continuous walking surface to within six (6) inches of the tree base. Where existing areaways or vaults prevent this form of planting, trees shall be planted in planters equipped with irrigation. All trees shall be of a species which allows pruning of lower branches in a manner necessary to keep the sidewalk clear of obstruction to a height of at least eight (8) feet. Trees shall have a minimum caliper of two and one-half (2-1/2) inches at the time of planting;

(2) Surface parking lots, if they abut public sidewalks, shall provide a perimeter landscaping strip containing a combination of trees (with no fewer than three (3) trees per one hundred (100) linear feet of frontage) and shrubs. Masonry walls no lower than fifteen (15) inches nor higher than thirty (30) inches may be substituted for shrubs; and

(3) For parking lots containing more than twenty (20) stalls, at least fifteen (15) percent of the interior area shall be planted with trees and shrubs. All trees shall have a minimum caliper of two and one-half (2-1/2) inches at the time of planting. Pedestrian walkways from adjacent sidewalks shall be provided.

(d) Vegetation Preservation. The retention of existing and healthy trees and vegetation is important to help promote the utilization of natural systems, reduce the impacts of development on the storm drainage system and provide a better transition between various land uses within the City. The following provisions encourage vegetation preservation as follows:

(1) To the greatest extent possible existing healthy significant trees defined below shall be retained on site. Should a proposal include the removal of all or portions of a significant tree(s) a qualified arborculturalist or urban forester shall be retained by the applicant to inventory the tree(s) and make recommendations regarding the protection, retention, preservation or removal of the tree(s). A copy of the report and recommendations shall be submitted to the City as part of the application process.

(2) Existing healthy trees and vegetation may substitute for newly required landscaping. Credit shall be granted tree for tree and area for area. In order to promote the retention of existing significant trees during site development, each significant tree within the landscaped area shall count as three (3) newly required trees.

(3) Credit may be given by the Director at the time of site plan review for the preservation of significant tree(s) in exchange for the loss of a parking space.

(4) Significant trees are defined as follows:

(i) Evergreen Trees. Eight (8) inches in diameter or greater, measured four (4) feet above existing grade; and

(ii) Deciduous Trees. Twelve (12) inches in diameter or greater, measured four (4) feet above existing grade.

(e) Planting Materials. Plants shall be selected based upon site-specific conditions which may affect plant growth such as sun exposure, soil types, shoreline conditions, adjacent site improvements, etc. New plant materials shall consist of drought-resistant species, or other species that are irrigated per the provisions of BMC 20.50.060(b)(4) or located in high moisture content soils. Plant material selection shall be consistent with the list maintained by the American Association of Nurserymen (AAN). Plant materials shall also be coordinated with utility company requirements to avoid conflicts. Unless otherwise specified within this chapter all required landscaping shall at a minimum meet the following size requirements:

(f) Plant Type and Size. Plants shall be sized according to the following:

(1) Standard deciduous trees: one and one-half (1-1/2) inch to two (2) inch caliper.

(2) Small ornamental and flowering trees: one and one-half (1-1/2) inch to one and three-fourths (1-3/4) inch caliper.
(3) Evergreen trees: five (5) feet to six (6) feet in height.
(4) Shrubs: minimum size one (1) gallon container.
(5) Ground cover: minimum four (4) inch container.

(g) Interruptions. Screening and buffering may be interrupted where necessary for access consistent with the general provisions of this chapter.

(h) Safety. All fire hydrants are to be free of fences, hedges, and other landscaping obstacles. Shrubs eighteen (18) inches in height and less must not be placed closer than five (5) feet to a hydrant, and shrubs or trees larger than eighteen (18) inches must not be planted closer than twenty (20) feet to a hydrant.

(i) Freestanding Signs. An area around the base of each freestanding sign equal to the sign area must be landscaped to improve the overall appearance of the sign and to reduce the risk of automobiles hitting the sign or supports of the sign. This landscaping must include vegetation and may include other materials and components such as brick or concrete bases, planter boxes, pole covers, or decorative framing.

(j) Outdoor Storage. In addition to any other requirements, storage yards and garbage dumpsters shall be surrounded by a six (6) foot high solid wall or sight-obscuring fence. The wall or fence shall be considered a structure and shall conform to setbacks which may be required for building on street frontage. Outdoor storage of materials shall not exceed six (6) feet in height when visible from a public right-of-way.

(k) Clear-Vision Triangle. A clear-vision area shall be maintained at the intersections of streets, alleys and commercial driveways, or combinations thereof as determined by the City Engineer with the following requirements:

(1) A clear-vision area shall contain no plantings, fences, walls, other structures, or visual obstructions within a vertical area extending from three (3) feet to eight (8) feet above the ground, measured from the established centerline of the street, alley or driveway;
(2) The foregoing provision shall not apply to:
(i) A tree trimmed to the trunk within the three (3) to eight (8) foot clear area;
(ii) Other plant species that are so planted and trimmed as to leave a clear and unobstructed cross-view in all seasons;
(iii) A supporting member or appurtenance to a permanent building lawfully existing on the site;
(3) Where the maximum setback conflicts with the clear-vision triangle, relief from the maximum setback may be granted thorough a Type I Director decision.

20.50.060 LANDSCAPING PLAN SUBMITTAL.

A landscape plan shall accompany all land use applications, including permits for clearing, grading, and building.

(a) A landscape plan shall be drawn to scale and shall indicate:
(1) Project name, owner's name, designer's name, north arrow, date and scale;
(2) Existing property lines, easements, rights-of-way, utilities, setbacks, trees, fences, and other screening and structures;
(3) Existing and proposed grades of at least five (5) foot intervals;
(4) Proposed plantings, identified by scientific or common name, and caliper, size, and minimum height of specimens to be planted.

(b) A landscape plan shall provide assurances for the following:

(1) Landscape areas consisting of drought-resistant vegetation will not require temporary or permanent irrigation systems;
(2) Areas where existing site conditions assure adequate soil moisture for growth within the required landscape area shall have temporary irrigation systems only as required to sustain new plantings;
(3) Except for areas of undisturbed existing vegetation, all landscape areas that do not have high soil moisture conditions shall have temporary or permanent irrigation systems. Temporary systems may be removed after twenty-four (24) months or two (2) growing seasons, whichever occurs first; provided, that the plantings are established;
(4) Permanent irrigation systems located within required landscape areas shall include the following features:

(i) Moisture or precipitation sensors;
(ii) Automatic timers set for operation to assure adequate moisture levels;
(iii) Head-to-head spacing, if sprinkler heads are proposed;
(iv) Pressure-regulating devices;
(v) Backflow prevention devices;
(vi) Separate irrigation zones for grass and planting beds;
(vii) Other provisions applicable to State and City codes;

(5) Irrigation water shall be applied with demonstrated consideration for avoiding runoff, low head drainage, overspray, or other similar conditions where water flows onto adjacent property, nonirrigated areas, and impervious surfaces;
(6) All landscaping shall be maintained in healthy growing condition for the life of the project;
(7) All plant material shall be managed by pruning so that plant growth does not conflict with public utilities, restrict pedestrian or vehicular access, or create a traffic hazard.

Matrix of proposed amendments to BMC 20.52 Signs (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.52 Signs	Per the advice of the City's Legal Department, further amendments will be required to this chapter to address recent judicial action. This will come after the Comprehensive Plan periodic review. The following are to address current items within the sign code.	
20.52.040 Exempt Signs	(a) Exempt signs not seen from right-of-way or waterway; and (b) Relocated this provision from BMC 20.42 Definitions for "Bulletin board/kiosk" to the appropriate location within the sign chapter.	(a) This allows for signs within sites to be exempted from permits (such as the Fast Food readerboards).
20.52.050 Prohibit Signs	(a)Provided clarification to electronic readerboard signs to include "video" and removed specific language for "time and temperature" to be allowed. (b) Removed (i) which prohibits "product signs."	(a) Wanted to provide clarification that videos are not allowed, and removed redundancy for "time/temperature" provision. (b) This provision is requested to be removed as it is classified as an Off-premise sign if you do not sell the product on site. This provision is redundant.
20.52.070 Sign Placement Requirements	Provided further clarification to this section.	Staff has received many inquiries on these provisions, thus clarification is recommended.
20.52.090 General Sign Regulations	Revised the exception for signs above the roof line (though part of the architecture design of the building) for just downtown zones.	Allowed for all commercial or center zones to have this sign location.
20.52.100 Commercial District Sign Regulations	Minor revisions to provide further clarification for maximum sign area.	
20.52.130 Special Purpose Sign Regulations	Revised the description to have provision for commercial signs within residential zones for legally established commercial uses.	As the Comprehensive Plan update supports reestablishing commercial uses in existing commercial spaces (even within residential zones), signage needs to be addressed. Staff is proposing this addition here as the signs are smaller in size, and less quantity of signs than what is typically allowed in commercial zones.

20.52.140 Downtown and Center Sign Regulations	Consolidating the list of all center zones to state, "signs located in a center…"	As the Comprehensive Plan Update has revised some Centers zones, this addresses those amendments.
Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.52.180 Nonconforming Signs	Provided clarification to allow an exemption to the rule of updating a nonconforming sign if the property was damaged by a natural cause (or not intentionally done damage).	Example: Motel 6 on Kitsap Way will be spending $2 million to remodel their business from the explosion. Per our code, it would require conformance with the sign provisions (as it spent over $50,000) and should remove their off-premise signage. This amendment would not require Motel 6 to remove their off-premise signage.
Figure 20.52(a)	Revised chart with the new zoning designations.	As the Comprehensive Plan update proposed consolidation of zoning designations, this is addressed in this update of the Figure. No size or height requirements or type of signage has been revised.

Chapter 20.52
SIGN STANDARDS

Sections:

20.52.010 INTENT.
20.52.020 APPLICABILITY.
20.52.030 SIGN PERMIT.
20.52.040 EXEMPT SIGNS.
20.52.050 PROHIBITED SIGNS.
20.52.060 SIGN MEASUREMENTS.
20.52.070 SIGN PLACEMENT REQUIREMENTS.
20.52.080 TEMPORARY SIGNS.
20.52.085 POLITICAL SIGNS.
20.52.090 GENERAL SIGN REGULATIONS.
20.52.100 COMMERCIAL DISTRICTS SIGN REGULATIONS.
20.52.110 AUTO DEALERSHIP SIGN REGULATIONS.
20.52.120 RESIDENTIAL DISTRICT SIGN REGULATIONS.
20.52.130 SPECIAL PURPOSE SIGN REGULATIONS.
20.52.140 DOWNTOWN AND CENTERS SIGN REGULATIONS.
20.52.150 VARIATIONS TO SIGN REGULATIONS.
20.52.160 PORTABLE SIGNS.
20.52.180 NONCONFORMING SIGNS.
20.52.190 GOVERNMENT ACQUISITION OF PROPERTY FOR RIGHT-OF-WAY.
20.52.200 REMOVAL OF SIGNS.

20.52.010 INTENT.

The intent of the sign requirements chapter is to recognize the importance of signs in the community and establish regulations to protect the public from damage or injury attributable to distractions and obstructions caused by poorly designed or improperly located signs. These regulations are also intended, in part, to stabilize or enhance the overall appearance of the community, and to protect property values. This chapter is intended to regulate the number, size, placement and physical characteristics of signs and sign structures. These regulations are not intended to and do not restrict, limit or control the content of any sign message.

20.52.020 APPLICABILITY.

These regulations shall apply in all zoning districts and may be subject to additional requirements of certain districts, or to state regulations. In cases of conflict, the most stringent requirement shall prevail.

20.52.030 SIGN PERMIT.

(a) Permit Required. No sign shall be placed, erected, or displayed without first obtaining a sign permit unless exempt under BMC 20.52.040.

(b) Removal of Nonconforming Signs. A property containing a nonconforming sign shall not be allowed a new or additional sign on the property until the nonconforming sign is removed or brought into conformance with the requirements of this chapter and the underlying zone.

(c) Permit Application. An application for a sign permit shall include the following:

(1) Signature of the property owner or their designated agent;

(2) Site plan drawn to scale showing existing buildings, streets, freestanding and building signs, utility poles, and other structures within fifty (50) feet of the proposed sign;

(3) Elevation drawings of the structural details of the proposed sign including dimensions, height, illumination methods and structure supports; and
(4) Landscaping plan showing planting materials and patterns.

20.52.040 EXEMPT SIGNS.
The following signs are exempt from the provisions of this chapter, but may be subject to other provisions of the zoning code or building code:
(a) Traffic signs, signals, wayfinding signs, and other traffic control devices erected by the City or other public authority.
(b) Public notices pertaining to public health or safety issues, or for notification of legal or legislative action erected by the City or other public authority, of a temporary nature.
(c) Permanent plaques, cornerstones, nameplates, and other building identification markings attached to or carved into the building materials and which are integral parts of the structure.
(d) Signs within buildings, provided they do not include moving, flashing or animated signs that are visible from any private or public roadway, or from adjacent properties.
(e) Legal nonconforming signs.
(f) Incidental signs intended for public information or convenience and which consist of no more than ten (10) square feet for a combination of such signs. These may include restroom signs, hours of operation signs, address numbers, help wanted, credit card signs, and similar.
(g) The American flag, State of Washington flag, and other political or special purpose flags that are not intended to contribute to a commercial advertising display.
(h) Wall graphics of an artistic nature and that do not conform to the definition of "sign."
(i) Public information/identification approved through a conditional use permit process pursuant to BMC 20.58.020.
(j) Real estate signs for sale of single-family dwelling units.
(k) Temporary construction and on-site real estate development marketing signs, provided they are removed prior to occupancy approval of the building.
(l) Political signs meeting the provisions in BMC 20.52.090.
(m) Signs not readable from public or private right-of-way or waterway.
(n) Signs intended to for general public information, such as bulletin board/kiosk, that accommodates changeable copy such as private or public notices, special event information, and other short-term messages, at a scale suitable for pedestrians and not intended to be read by passing motorists, and not for commercial advertising purposes.

20.52.050 PROHIBITED SIGNS.
The following signs are prohibited within the City limits of Bremerton and shall be subject to removal through amortization or other means:
(a) Strobe lights or any other flashing, moving, video or animated features that are visible beyond any property line. Readerboard or message center signs that change copy no more frequently than at two (2) second intervals~~, and time/temperature signs~~ are exempt from this provision.
(b) Pole signs in all zones except the freeway corridor (FC) zone and the industrial (I) zone.
(c) Private signs placed within a public right-of-way, except a projecting sign may be permitted over a sidewalk if a clearance of at least eight (8) feet is maintained between the sidewalk and the bottom of the sign.
(d) Any sign that is determined by the City Engineer to be a hazard to public safety due to its design, materials, physical condition, or placement.
(e) Signs painted, attached to, or otherwise supported by rock formations, utility poles, trees or other plant materials.

(f) Bench signs, when installed within the public right-of-way. When on private property, the size of a bench sign will be counted toward the total allowable sign area.
(g) Portable signs within the public right-of-way except portable signs per BMC 20.52.160.
(h) Off-premises signs including billboards, but not including co-op signs or portable signs where permitted.
~~(i) Product signs, other than those at a franchise business identifying the franchise product.~~

20.52.060 SIGN MEASUREMENTS.
(a) The area of sign faces shall be measured as the area bounded by any six (6) straight lines intersecting at right angles, and shall include any surrounding frames or cabinet edges.
(b) Sign area does not include supports, foundations or structures that are not part of the sign.
(c) Only one (1) side of a double-faced sign is counted in the sign's total area.
(d) Multiple copy signs or shopping center signs consisting of several individual signs on the same support structures are calculated as the total of all individual sign components.
(e) A round or cylindrical sign is calculated as the maximum area that can be seen at one (1) time from one (1) position, or fifty (50) percent of the total area, whichever is greater.
(f) The height of a sign is measured from grade, as defined, to the highest point of the sign.
(g) Sign clearances are measured from grade directly below the sign to the bottom of the sign or sign frame.
(h) Street corner signs (at an intersection) shall be assigned to one (1) of the frontages by the applicant and shall conform to the requirements of that frontage only.
(i) Portable signs shall be calculated as part of the total freestanding sign area available to the site.

20.52.070 SIGN PLACEMENT REQUIREMENTS.
(a) All signs, including supporting structures, shall be erected or placed totally within the boundaries of the site and not within any public right-of-way, except for the following:
(1) Public authority and other traffic-related signs;
(2) Temporary banner signs advertising a public event, which meet City approval;
(3) Approved signs overhanging public walkways; and
(4) Approved portable signs per BMC 20.52.160.
(b) Intersections standard. A vision clearance setback shall be maintained of at least fifteen (15) feet from the edge of all private and public roadways, alleys and driveway intersections.
(c) General road standard. A vision clearance setback shall be maintained of at least ten (10) feet from the edge of existing or planned roadways. Signs may be allowed within the clear-vision setback if:
(1) A pole sign is allowed by the zone;
(2) The top of the sign is three (3) feet or less above the grade;
(3) The bottom of the sign is eight (8) feet or greater above the grade; or
(4) The posts and support structure have a diameter no greater than twelve (12) inches within this area.
(d) A pedestrian clearance is required for any projecting sign (8) feet above grade or sidewalk as measured to the bottom of the sign.
(e) A projecting sign may extend over a public right-of-way or public pedestrian walkway up to six (6) feet past the property line, but in no case shall the sign extend over a street or other area used by motor vehicles.
(f) The setbacks for freestanding signs may be reduced to zero (0), provided the applicant provide justification and documented proof that the sign's placement will not hinder vision clearance for existing and future development on the site~~the sign complies with the vision clearance requirements~~.
(g) Freestanding signs shall not extend beyond property lines.

20.52.080 TEMPORARY SIGNS.

All temporary signs are subject to the placement, size, and height requirements of this chapter, and the requirements set forth in the underlying zone. Additionally, the following requirements shall apply:

(a) The sign area of individual temporary signs shall not exceed thirty-two (32) square feet; except a banner may be permitted with a sign area of up to one hundred (100) square feet.

(b) The maximum height of a temporary sign is six (6) feet, except a banner may be allowed a maximum height of twenty (20) feet.

(c) Signs may be displayed for a period not to exceed sixty (60) days. Any time a temporary sign is removed by a business, it shall not be replaced by the same or other temporary sign for a period of not less than ninety (90) consecutive days.

(d) Temporary signs meeting the following standards are exempt from the requirements of BMC 20.52.030 and BMC 20.52.090 through 20.52.140:

(1) The sign is displayed for a period of seven (7) days or less;

(2) The area of the sign is twenty-four (24) square feet or less; and

(3) The height of the sign is six (6) feet or less.

(e) Temporary signs shall not be permanently attached to the ground, a building, or to any other structure, other than what is necessary to secure it to prevent theft, wind damage or safety problems.

(f) Advertising wind signs or devices that flutter, wave, sparkle, or otherwise move from the pressure of the wind are permitted for specific promotions or events but shall not be permanently displayed.

20.52.085 POLITICAL SIGNS.

Political signs identify candidates or issues in upcoming elections and/or they may express noncommercial speech such as religious, political, social, or other philosophical messages. The content of such signs are not regulated, but are subject to the following requirements:

(a) The sign area of political signs shall not exceed thirty-two (32) square feet.

(b) The maximum height of a political sign shall be six (6) feet.

(c) Political signs advertising a candidate or issue in an upcoming election shall be removed within fourteen (14) days after the general election.

(d) Political signs that do not comply with the requirements of this section shall be subject to the permit requirements, sign area, setback and other provisions of this chapter.

20.52.090 GENERAL SIGN REGULATIONS.

The following regulations apply to signs in all zone districts:

(a) Vision Clearance. Signs shall conform to the clearance requirements of BMC 20.52.060.

(b) Extension Above Rooftop. No sign that is attached to a building shall extend above the highest point of the roof~~, except that in the DC, DW, and BC zones,~~ except for commercial and center zones up to fifty (50) percent of the area of a wall sign that is integrated into an architectural facade design element to define the primary entry to the premises may project above the parapet of a flat roof; provided, that all components of the sign are only visible to public view on the primary entry side of the building.

(c) Window Signs. Signs placed on the inside of windows and directed toward the outside of a building shall be included in the total sign area calculations.

(d) Canopies and Awnings. Signs placed on projecting canopies and awnings, whether lighted or not, shall be calculated only for the area of the canopy or awning taken up by the sign itself.

(e) Landscaping. All freestanding signs shall have a landscaped island at the base of the sign equal to, or greater than, the sign area.

20.52.100 COMMERCIAL DISTRICTS SIGN REGULATIONS.

The following standards shall apply to signs placed on property zoned commercial:

(a) Freestanding Signs.

(1) No use or combination of uses on a single lot or building shall have more than one (1) freestanding sign per street frontage, with the following exceptions:

(i) Parcels with five hundred (500) feet of continuous frontage may have one (1) additional sign.

(ii) Co-Op Signs. See subsection (d) of this section.

(2) Maximum Height and Design. Freestanding signs shall comply with the height and design requirements set forth in Figure 20.52(a).

(b) Building Signs.

(1) Commercial Uses. The building sign standards shall be in accordance with the following:

(i) Sign Area. Signs attached to a building may have an aggregated area that shall not exceed two (2) square feet for each one (1) lineal foot of building facade width.

(ii) Maximum Sign Size. A building sign attached individually shall not exceed one hundred (100) square feet in area, except it may exceed the maximum if the total sign area is less than ten (10) percent of the total building facade area of the side with the signage.

(2) Industrial Uses. The building sign standards for industrial uses and other uses not engaged in the sale of goods or services to the public shall be in accordance with the following:

(i) Sign Area. The maximum aggregated area for all building signs attached to a single building shall be one hundred (100) square feet.

(3) Number of Signs. There is no limit to the number of individual building signs, provided the maximum aggregated sign area is not exceeded.

(4) Illumination. Signs may be illuminated directly, indirectly, or internally, provided the lighting is directed away from other land uses, and away from oncoming traffic.

(c) Shopping Center or Professional Complex. A shopping center, professional office complex, or similar large multiple-occupancy development may have an identification sign to a maximum size of three hundred (300) square feet placed along one (1) street frontage, provided the parcel has an area of at least eight (8) acres, and the sign is no closer than one hundred (100) feet from an adjacent property on the same side of the street.

(d) Co-Op Signs. A co-op sign is intended to permit businesses that do not have street frontages on Kitsap Way or Wheaton Way a reasonable opportunity to advertise. A co-op sign transfers the right to place a freestanding sign from the nonfronting parcel to the parcel with street frontage on Kitsap Way or Wheaton Way. Co-op signs may be permitted in the following circumstances:

(1) The parcel fronting Wheaton Way or Kitsap Way shall have at least one hundred (100) feet of continuous street frontage on Wheaton Way or Kitsap Way; and

(2) The parcels (fronting and nonfronting) must share a property line; and

(3) The nonfronting business shall not have a property line fronting Wheaton Way or Kitsap Way; and

(4) A parcel fronting Kitsap Way or Wheaton Way shall be permitted one co-op sign, not to exceed one hundred (100) square feet; however, the co-op sign may contain signage for more than one (1) nonfronting business; and

(5) In the event that the fronting and nonfronting parcel(s) elect to share a single freestanding sign, a twenty-five (25) percent bonus in square footage is permitted, provided:

(i) The shared sign is the only permitted freestanding sign on the fronting and nonfronting parcels, except as provided in subsection (d)(7)(i) of this section.

(ii) The sign does not exceed the fifteen (15) foot maximum height.

(6) The nonfronting parcel is limited to one (1) co-op sign on Kitsap Way or Wheaton Way; and

(7) The nonfronting parcel will transfer the right to develop a freestanding sign on the nonfronting parcel to the parcel fronting Kitsap Way or Wheaton Way;

(i) The nonfronting parcel may place a directional sign at each entrance, not to exceed ten (10) square feet in size.

(8) The owners of both the fronting parcel and the nonfronting parcel shall record a "Notice to Title" prepared by the Department recognizing the presence of a co-op sign with the Kitsap County Auditor when required by the Department. The notice shall be notarized and the applicant must submit proof that the notice has been legally recorded before the sign permit is issued.

20.52.110 AUTO DEALERSHIP SIGN REGULATIONS.

This section applies within the freeway commercial zone designation.

(a) No provisions under this section shall be interpreted to preclude other provisions of this chapter that are applicable to a given property or proposal.

(b) In addition to the other standards prescribed in this chapter, a dealership group may erect one (1) automobile dealership district sign subject to the following requirements:

(1) A dealership group is two (2) or more franchises under common ownership;

(2) The automobile dealership district sign shall be limited to identifying the dealership group and the brands of vehicles sold in the group;

(3) The total area of the sign shall not exceed fifty (50) square feet for each dealer franchise in the group (example: a dealership group with two (2) dealer franchises would be allowed an automobile dealership district sign of up to one hundred (100) square feet);

(4) The maximum total sign area in no case shall exceed one hundred fifty (150) square feet if the sign is a pole sign, or two hundred (200) square feet if it is a monument sign;

(5) The square footage of the sign shall be deducted from the total aggregated signage allotted to the parcel on which the sign is placed;

(6) The sign can only front on a City arterial street;

(7) A master signage plan is required to be submitted prior to issuance of the sign permit showing the location and area of all signage of all the dealerships within the dealership group.

20.52.120 RESIDENTIAL DISTRICT SIGN REGULATIONS.

The following regulations apply to properties in residential zones:

(a) Freestanding Signs.

(1) Entrance Signs. One (1) freestanding sign may be permitted at each street entrance to a neighborhood, subdivision, manufactured park, apartment/condominium complex, or other homogeneous residential area, provided:

(i) The sign specifically identifies the development only;

(ii) The sign area is fifty (50) square feet or less.

(2) Multiple-Family Developments. A residential development having four (4) or more dwelling units may have one (1) permanent freestanding sign per street frontage, provided the total sign area does not exceed four (4) square feet.

(3) Individual Properties. Each residential property may have one (1) freestanding permanent sign that shall not exceed two (2) square feet in sign area.

(4) Height. Freestanding signs shall have a maximum height of six (6) feet as measured from grade directly below the sign to the highest point on the sign or its support structure.

(b) Building Signs.

(1) The freestanding sign limitations prescribed in subsections (a)(1) through (3) of this section may be applied to building signs in lieu of freestanding signs.

(c) Resident name plaques and address numbers shall not be included in total sign area calculations, but shall be limited to a size and character of other such signs in the immediate neighborhood.

(d) Advertising wind signs or devices that flutter, wave, revolve, or sparkle, or are otherwise moved by the wind are prohibited.

20.52.130 SPECIAL PURPOSE SIGN REGULATIONS.

~~Special purpose signs, for uses such as churches, schools, and parks, shall comply with the requirements for the commercial zone as prescribed in BMC 20.52.100~~. When a sign that is not otherwise regulated by this title and is located in a ~~the low density~~ residential zone, the special purpose sign regulations shall apply. Specifically, special purpose signs are signs located in a residential zone that are for either (1) commercial uses, such as an adaptive reuse, or legally established nonconforming commercial use, or (2) noncommercial signs such as signs for churches, schools and parks. ~~In addition,~~ T~~t~~he following shall apply:

(a) Freestanding Signs.

(1) Sign Area. The maximum area of a freestanding sign shall be limited to fifty (50) square feet.

(2) Number of Signs. Only one (1) freestanding sign is allowed per each street frontage.

(3) Height. The height of a freestanding sign shall not exceed six (6) feet.

(b) Building Signs.

(1) Sign Area. The aggregate area of all building signs, projecting signs, and other signs attached to buildings shall not exceed one hundred (100) square feet.

(2) Number of Signs. There is no limit to the number of individual building signs, provided the maximum aggregated sign area is maintained.

(c) Illumination. When located within a ~~the~~ ~~low density~~ residential zone, the sign shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.

20.52.140 DOWNTOWN AND CENTERS SIGN REGULATIONS.

The following standards shall apply to signs located in a center ~~in the downtown core (DC), downtown waterfront (DW), business core (BC), and in the center zones: neighborhood center core (NCC), district center core (DCC), and employment center (EC)~~:

(a) Freestanding Signs.

(1) Sign Area. The requirements prescribed in BMC 20.52.100(a)(1) shall apply, except wide parcels shall be limited to only one (1) freestanding sign not to exceed one hundred (100) square feet.

(2) Spacing. Freestanding signs shall be no closer than twenty-five (25) feet from adjacent properties, except this may be modified by the Director where such factors as the width of the lot or the driveway access makes compliance impossible.

(3) Maximum Height and Design. Freestanding signs shall comply with the height and design requirements set forth in Figure 20.52(a).

(b) Building Signs. The requirements prescribed in BMC 20.52.100(b) shall apply.

(c) Moving, flashing, or animated signs are prohibited in downtown and centers zones.

20.52.150 VARIATIONS TO SIGN REGULATIONS.

(a) The Director shall have the authority to grant administrative approval for minor adjustments to sign heights, numbers of signs, sign placement, and sign size, provided:

(1) The adjustments do not exceed ten (10) percent of the basic requirement; and

(2) The adjustment is based on a hardship or problem with the site, existing building placements, or poor site visibility, and not based on economic factors or personal design preference.

(b) A request for adjustments beyond ten (10) percent shall be processed as a variance pursuant to BMC 20.58.030.

20.52.160 PORTABLE SIGNS.

Portable signs may be placed on sidewalks or portions of the pedestrian public right-of-way subject to the following conditions:

(a) A minimum four (4) feet of unobstructed sidewalk or pedestrian path must be maintained. A portable sign shall not be allowed on sidewalks with less than four (4) feet in width.

(b) Portable signs may not be placed in the driving lanes of a public street or in parking stalls on the public right-of-way.

(c) One (1) portable sign is allowed for any licensed business. The sign must be displayed immediately adjacent to the main entrance of the business employing the sign.

(d) Portable signs shall not exceed thirty-two (32) inches in width or thirty-six (36) inches in height as displayed.

(e) Portable signs shall be professionally lettered, neatly painted or assembled, and remain in good repair.

(f) Portable signs shall be constructed to avoid being blown from their intended location and to avoid tipping or falling.

(g) Portable signs shall not be internally lit, not have moving parts, nor shall any attachment or portion of the sign extend beyond the thirty-two (32) by thirty-six (36) inch maximum dimensions established in subsection (d) of this section.

(h) Portable signs shall be displayed during daylight hours only and shall be removed by the business owner immediately after dusk each day.

(i) Any site landscaping required by the City shall not be altered to accommodate a portable sign.

(j) Portable signs shall not block intersections or otherwise constitute a public safety hazard.

(k) Pursuant to Chapter 47.42 RCW and Chapter 468-66 WAC, placement of portable signs on the public right-of-way of SR 3, SR 303, SR 304, and SR 310 is prohibited.

(l) Placement of portable signs on the public right-of-way in violation of this section will result in immediate removal of the sign from the public right-of-way by City personnel.

20.52.180 NONCONFORMING SIGNS.

(a) Applicability. This section applies to the maintenance, repair, as appropriate, and removal of nonconforming signs. "Nonconforming sign" means a sign that was legally established, but no longer conforms to the current sign standards of this title.

(b) Maintenance and Repair of Off-Premises Signs. Any nonconforming off-premises sign shall immediately lose its legal nonconforming designation, and be removed or brought into conformity with the provisions of this chapter, when one (1) or more of the following events occur:

(1) Alterations to Sign.

(i) Any structural alteration to an off-premises sign shall result in the loss of its nonconforming status. This does not include replacing the sign's message or painting.

(ii) In no case shall an off-premises sign be permitted to be expanded or enlarged. Adding electronic components that move, flash, or change copy is not permitted.

(c) Maintenance and Repair of On-Premises Signs. Any nonconforming on-premises sign shall immediately lose its legal nonconforming designation, and be removed or brought into conformity with the provisions of this chapter, when one (1) or more of the following events occur:

(1) Alterations to Sign.

(i) If alterations are made to the sign that exceed twenty-five (25) percent of the replacement cost of the sign, it shall lose its nonconforming status; or

(ii) For freestanding signs, refacing the sign with a new message is permitted; however, if the cabinetry housing the sign is removed, or is intended to be replaced, the sign shall lose its nonconforming status; or

(iii) In no case shall an on-premises sign be permitted to be expanded or enlarged.

(2) Alteration to Associated Business or Site. Should a business with a nonconforming sign undergo remodel or site improvements, unless the structure was damaged by fire or other casualty not intentionally caused by the owner and/or tenant and a permit is applied for within one (1) year of such fire or casualty, -the sign shall lose its nonconforming status under any of the following circumstances:

(i) The on-site renovation, construction, or other site improvements exceed seventy-five (75) percent of the assessed improvement value of the site; or

(ii) On-site construction/improvements costs exceed fifty thousand dollars ($50,000).

20.52.190 GOVERNMENT ACQUISITION OF PROPERTY FOR RIGHT-OF-WAY.

(a) A sign that becomes no-nconforming with respect to its setback from the edge of a public right-of-way as a result of a local, state, or federal government acquisition of property for right-of-way expansion shall be characterized as a legal nonconforming sign and shall be allowed subject to the requirements of this section.

(b) The City may allow, by a Type II permit as prescribed in Chapter 20.02 BMC, the placement of a new sign or relocation of an existing sign within a required setback if it meets all of the following criteria:

(1) The enforcement of this code would result in substantial hardship to the applicant because no feasible location exists to place a sign on the subject property other than in a required setback, and such hardship was created solely by local, state, or federal government acquisition of property for right-of-way expansion and not by any action of the applicant.

(2) The sign is not prohibited by BMC 20.52.050 and, except for location within a required setback, complies with all other requirements of this chapter.

(3) The sign complies with the City's minimum sight distance at intersection requirements pursuant to BMC 20.52.070.

(4) Location of the sign within a required setback is otherwise consistent with the public health, safety, and welfare.

20.52.200 REMOVAL OF SIGNS.

The sign user, owner and/or owner of the property on which an abandoned, dangerous, defective, illegal, or prohibited sign is located shall remove or cause to be removed any such sign as required in this chapter. Failure to comply shall subject the sign user, owner and/or owner of the property on which the sign located to the remedies and penalties of BMC 20.40.200.

Figure 20.52(a)
Freestanding Signs: Zone-Specific Size and Design Requirements

Commercial Zones	Freestanding Sign Type	Max. Height	Max. Size[1, 3]
General Commercial (GC)	Monument only	8'	60 sq. ft.
Neighborhood Business (NB)	Monument only	6'	60 sq. ft.
Freeway Corridor (FC)	Any	35'	100 sq. ft.[4]
Industrial (I)	Any	25'	-
Institutional (INST)	Monument only	8'	60 sq. ft.
Downtown and Centers Zones	**Freestanding Sign Type**	**Max. Height**	**Max. Size**
District Center Core (DCC)	Monument only	8'	60 sq. ft.

Downtown Core (DC)	Monument only	8'	60 sq. ft.
Downtown Waterfront (DW)	Monument only	8'	60 sq. ft.
Business Core (BC)	Monument only	8'	60 sq. ft.
Employment Center (EC)	Monument only	8'	60 sq. ft.

1. Larger signs for shopping centers or office complexes are allowable per BMC 20.52.100(c).
2. Larger signs for auto dealerships are allowed per BMC 20.52.110.
3. Freestanding sign size for special purpose zones not listed in this table are subject to the requirements of BMC 20.52.130.
4. Freestanding sign size for special purpose zones not listed in this table is subject to the requirements of BMC 20.52.130.
5. Freestanding signs fronting Wheaton Way and Kitsap Way may increase the maximum height to fifteen (15) feet, and maximum area to one hundred (100) square feet per BMC 20.52.100(d), which is a permissible departure from the requirements listed in Figure 20.52(a).

~~Figure 20.52(a)~~

~~Freestanding Signs: Zone-Specific Size and Design Requirements~~[4]

~~Commercial Zones~~	~~Freestanding Sign Type~~	~~Max. Height~~[4, 5]	~~Max. Size~~[1, 2, 4]
~~Commercial Corridor (CC)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~Wheaton Way Redev. Corr. (WWRC)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~Neighborhood Business (NB)~~	~~Monument only~~	~~6'~~	~~60 sq. ft.~~
~~Limited Commercial (LC)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~Freeway Corridor (FC)~~	~~Any~~	~~35'~~	~~100 sq. ft.~~[3]
~~Marine Industrial (MI)~~	~~Monument only~~	~~8'~~	~~100 sq. ft.~~
~~Industrial Park (IP)~~	~~Monument only~~	~~8'~~	~~100 sq. ft.~~
~~Industrial (I)~~	~~Any~~	~~25'~~	~~-~~
~~Institutional (INST)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~Downtown and Centers Zones~~	**~~Freestanding Sign Type~~**	**~~Max. Height~~**	**~~Max. Size~~**
~~Neighborhood Center Core (NCC)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~District Center Core (DCC)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~Downtown Core (DC)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~Downtown Waterfront (DW)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~Business Core (BC)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~
~~Employment Center (EC)~~	~~Monument only~~	~~8'~~	~~60 sq. ft.~~

~~1. Larger signs for shopping centers or professional office complexes are allowable per BMC 20.52.100(c).~~
~~2. Larger signs for auto dealership groups are allowable per BMC 20.52.110.~~

3. Freestanding sign size for special purpose zones not listed in this table is subject to the requirements of BMC 20.52.130.
4. Freestanding signs fronting Wheaton Way and Kitsap Way may increase the maximum height to fifteen (15) feet, and maximum area to one hundred (100) square feet, which is a permissible departure from the requirements listed in Figure 20.52(a).
5. The structure that the freestanding sign is attached to shall not be more than twenty-five (25) percent taller than the height of the sign as defined in BMC 20.52.060(f).

Matrix of proposed amendments to BMC 20.60 Low Density Residential (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.60 Low Density Residential (R10)		
20.60.020 Permitted Uses	Revised outright permitted uses by the following: (a) added Community Facility (removed from Conditionally allowed); (b) revised residential uses for formatting	(a) Added community facility as our Legal Department identified that any zone that allows worship and religious facility should allow community facility. This was removed from the Conditionally allowed section (BMC 20.60.040). (b) Revised for formatting consistency throughout the chapters.
20.60.040 Conditional Uses	Revised the Conditional Use section (a) to remove the condition that uses must be located on a typology of a street (such as collector, arterial, highway, etc.). (b) Relocated BMC 20.46.090, Senior Housing Complex provisions to this section. (c) Revised name of Adaptive Reuses. (d) Removed "Neighborhood Business" and (e) relocated Community Facilities to outright permitted use.	(a) Many of the conditional allowed uses Staff is proposing to remove the requirement to be located on type of street. This is due to the fact that another portion of the Code, BMC 11.12, the Transportation Ordinance requires any new proposal needs to provide a study that identifies that the current capacity of the street is sufficient or concurrency upgrades will be required. Example is a huge senior housing complex is proposed at the end of residential road, the Traffic Impact Analysis would address impacts to the neighborhood, and if the capacity will be exceed, then additional road improvements will be required such as traffic lights, stop signs, extra lane, etc.). (b) For convenient, Staff has relocated the Senior Housing Complex to be located within the chapter. (c) Due to the changes within BMC 20.46.070, the name of adaptive reuses has been revised to be consistent. (d) Removed neighborhoods business as the adaptive reuse per BMC 20.46.070 incorporates this conditionally allowed use. (e) Community facility was relocated to BMC 20.60.020 Outright Permitted Uses (see explanation above).

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.60.065 Allowable Density and Lot Area	Revised this section to make the process of subdividing less confusing, which is a policy goal of the Comprehensive Plan.	The current code requires that when subdividing that consideration of the existing neighborhood be taken into consideration (Neighborhood Compatibility Study). As such Low, Medium and High densities were identified (Low was 6 dwelling units per acre (6,000 square feet per lot) and High was 10 dwelling units per acre (0.1 acres or 4,300 square feet per lot)). As the City is pushing urban development, and for simplicity, Staff is proposing to remove the Neighborhood Compatibility Study and associated code and require all subdivision to comply with the 5 to 10 dwelling units per acre. In addition, this is especially important for those neighborhoods on the City's outer boundaries where minimal development is, it would be require to be developed at a Low density (due to its current neighborhood compatibility) however, the higher the density, the more people utilizing the City infrastructure making it more cost effective.
20.60.066 Allowable Density and Lot Area in a Center	Removed section.	Staff has revised the zoning map within the District Centers removed R-10 zone from District Centers. In addition, all residential uses are allowed within District Center. This code is no longer necessary.
20.60.068 Allowable Density and Lot Area in Underutilize Urban Fringe Areas	Remove section.	Staff has revised the zoning map to remove urban fringe areas. As such this code is no longer necessary.

Chapter 20.60
LOW DENSITY RESIDENTIAL (R-10)

Sections:

20.60.010 INTENT.
20.60.020 PERMITTED USES.
20.60.030 ACCESSORY USES.
20.60.040 CONDITIONAL USES.
20.60.060 DEVELOPMENT STANDARDS.
20.60.065 ALLOWABLE DENSITY AND LOT AREA.
~~20.60.066 ALLOWABLE DENSITY AND LOT AREA IN A CENTER.~~
~~20.60.068 ALLOWABLE DENSITY AND LOT AREA IN UNDERUTILIZED URBAN FRINGE AREAS.~~
20.60.080 OFF-STREET PARKING REQUIREMENTS.
20.60.090 LANDSCAPING REQUIREMENTS.
20.60.100 SIGN STANDARDS.

20.60.010 INTENT.

The intent of the low density residential (R-10) zoning district is to accommodate single-family housing by infilling at a range of lot sizes consistent with urban growth patterns. Some attached single-family housing may be appropriate when responding to sensitive areas or with innovative design. Residential development at higher densities is encouraged at the edge of designated centers.

20.60.020 PERMITTED USES.

Only one (1) principal use shall be allowed on each residentially zoned lot unless allowed for otherwise by law. This limitation shall not include permitted accessory uses associated with a permitted principal use. The following uses are permitted outright:

(a) Cemetery;

(b) Co-location of wireless telecommunications per BMC 20.46.140;

(c) Community facilities of twenty thousand (20,000) square feet gross floor area or less;

(~~c~~d) Day care facility of twelve (12) or fewer persons receiving care;

(~~d~~e) Education and schools (K-12) of twelve (12) or fewer students;

(~~e~~f) Foster home;

(~~f~~g) Group residential home;

(~~g~~h) Manufactured home per BMC 20.46.040;

(~~h~~i) Parks, playgrounds and open space equal or less than one-half (0.5) acre (twenty-one thousand seven hundred eighty (21,780) square feet);

(i) Residential uses:

(~~i~~1) Single-unit dwelling unit, detached;

(~~j~~2) Single-unit dwelling unit, attached (zero (0) lot lines) per BMC 20.60.060(b);

(k) Worship and religious facilities of twenty thousand (20,000) square feet gross floor area or less;

(l) Incubator for business associated with a worship and religious facility or community facility, provided the following conditions are met:

(1) The incubated business is a use that is permitted outright in the neighborhood business zone, BMC 20.82.020;

(2) Landscaping and signage requirements of the neighborhood business zone, Chapter 20.82 BMC, shall be met; and

(3) The parcel upon which the incubated business is situated shall have frontage on an arterial street.

20.60.030 ACCESSORY USES.

The following accessory uses may be permitted when found in connection with a principal use:

(a) Attached or detached accessory dwelling unit per BMC 20.46.010;

(b) Detached garage, carport, and parking facilities for the residents of the property;

(c) Home occupation per BMC 20.46.030;

(d) Other necessary and customary uses determined by the Director to be appropriate, incidental and subordinate;

(e) Playhouses, patios, cabanas, porches, gazebos, swimming pools and incidental household storage buildings.

20.60.040 CONDITIONAL USES.

The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020 subject to the corresponding conditions:

(a) **Bed and breakfast**, provided:

(1) The operators of the business shall occupy the house as their primary residence;

(2) No more than one (1) full-time equivalent (FTE) employee who is not a resident of the dwelling may be employed;

(3) No more than six (6) bedrooms are made available for rent to guests and all guest rooms are contained within the principal structure;

(4) Two (2) off-street parking spaces, plus one (1) off-street parking space per each guest bedroom, are required;

(5) Off-street parking spaces may be reduced, provided the applicant can demonstrate parking will not spill over into nearby residential properties and any streets;

(6) Rooms shall not be made available to guests for more than fourteen (14) days during any thirty (30) day period;

(7) No commercial receptions, parties, or other public gatherings, or serving of meals to nonresident guests for compensation, are allowed; and

(8) Any remodeling of the residential structure shall maintain the residential nature of the structure and not alter the structure in such a manner that would prevent it from being used as a residence in the future.

(b) **Group residential facilities - Class I**, provided:

(1) All state licensing requirements are satisfied;

~~(2) The site is located on a collector or higher street;~~

(2~~3~~) Minimum setbacks, height and lot coverage of the underlying zone shall apply;

(3~~4~~) Off-street parking shall be at a minimum of one (1) space per each employee during the peak shift, plus one (1) space per two (2) residents the facility will provide service to;

(4~~5~~) If counseling services are provided to nonresidents, additional parking spaces are required at one (1) per three hundred (300) square feet of gross floor area used for counseling services;

(5~~6~~) The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets; and

(6~~7~~) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.

(c) **Senior housing complex**, provided the following conditions ~~set forth in BMC 20.46.090~~ are satisfied~~.~~:

(1) Minimum site area shall be no less than two (2) acres;

(2) Minimum setbacks, density, height and lot coverage of the underlying zone shall apply;

(3) Off-street parking shall be a minimum one (1) space per dwelling;

(4) Except for a community building/clubhouse for the exclusive use of complex residents, all accessory uses shall be located within a structure containing residential units;
(5) Attached or detached structure types are permitted and dwelling units may be owned by individuals or occupied as rentals;
(6) Access to alternative transportation such as public transit or on-site shuttle services to access daily goods or services shall be provided; and
(7) A management agreement or covenants on individual properties to maintain the complex as a senior citizen complex shall be recorded with the Kitsap County Auditor's office.

(d) **Nursing/convalescent homes**, provided:
(1) All state licensing requirements are satisfied;
~~(2) The site is located on a collector or higher street;~~
(2~~3~~) Minimum site area shall be no less than one (1) acre;
(3~~4~~) Minimum setbacks, height and lot coverage of the underlying zone shall apply;
(4~~5~~) Off-street parking shall be a minimum of one (1) space per six hundred (600) square feet of gross floor area;
(5~~6~~) The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets; and
(6~~7~~) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.

(e) **Day care facilities (thirteen (13) or more persons receiving care)**, provided:
(1) All state licensing requirements are satisfied;
~~(2) The site is located on a collector or higher street;~~
(2~~3~~) Off-street parking shall be a minimum one (1) space per each five (5) children based on the state license maximum occupancy load;
(3~~4~~) One (1) loading/unloading space without backup is required for the first twenty (20) children and one (1) additional space for up to each additional twenty (20) children;
(4~~5~~) The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets;
(5~~6~~) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties; and
(6~~7~~) The maximum height of a fence or wall within a front yard setback may be increased up to six (6) feet, provided it enhances safety and security of an outdoor play area.

(f) **Adaptive reuse of ~~public and semi-public~~commercial buildings**, provided the conditions set forth in BMC 20.46.070 are satisfied.

(g) **Manufactured home park or expansion of existing parks**, provided:
(1) It is exempt pursuant to RCW 58.17.040 from requirements for property segregation;
(2) The minimum site size shall be five (5) acres;
(3) Density shall meet the underlying zone;
(4) Adequate water, sewer, and utility services are available to all building sites;
(5) A fire protection system meeting the requirements of the City Fire Marshal is provided;
(6) Interior circulation shall meet the City Engineer road standards plus the following standards:
(i) All interior circulation routes shall be constructed within a tract or easement;
(ii) Roads and driveways shall be paved;
(iii) The City Fire Marshal and City Engineer shall approve all fire turnarounds;

(7) The following setbacks shall apply to manufactured homes or mobile homes, together with their additions and appurtenant structures, accessory structures, and other structures on the site (excluding fences), excluding any hitch or towing fixture:

(i) From interior roads, at least fifteen (15) feet from centerline of the tract or easement, but in no case shall the setback be less than five (5) feet from the paved surfaced edge;

(ii) Structures near the perimeter lot lines of the property shall comply with the setbacks of the underlying zone;

(iii) A minimum of ten (10) foot separation between all manufactured homes;

(8) Off-street parking spaces shall be provided in the following manner:

(i) One (1) parking space per home site; plus

(ii) One (1) parking space for each five (5) home sites for guest parking; plus

(iii) Additional parking spaces to provide for the parking needs of offices, community buildings, recreational facilities, or other uses within the park that may be used by park residents or others;

(9) Outside storage of vessels (boats), household items and equipment is prohibited, except a common central storage area may be provided for residents of the park. The storage area shall be screened by a minimum five (5) foot high by five (5) foot wide sight-obscuring barrier consisting of landscaping and fencing or wall, and shall meet minimum setbacks of the underlying zone;

(10) Ten (10) percent of the site shall be maintained as common recreational open space for the use of residents and:

(i) May include community areas and facilities such as playgrounds, swimming pools, and hobby and craft shops;

(ii) However, it shall not include required landscaping areas, perimeter setback areas, parking areas, storage areas, building separation areas or other areas deemed impractical by the Director for the recreational enjoyment of the residents;

(11) Trees meeting the standards set forth in Chapter 20.50 BMC shall be provided along all property lines abutting a residential zone and public streets. Exceptions for trees may be allowed when a property line abuts an alley or is obstructed by a building or other structure;

(12) Adequate lighting to illuminate streets, driveways, and walkways for the safe movement of pedestrians and vehicles is required; and

(13) All water, sewer, electrical, and communication service lines shall be underground.

(h) **Worship, religious, and community facilities greater than twenty thousand (20,000) square feet**, provided:

~~(1) The site is located on a collector or higher street;~~

(1~~2~~) The site area shall be one (1) acre or more; and

(2~~3~~) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.

(i) **Golf course**, provided:

(1) A site plan review and a site development permit are approved pursuant to Chapter 20.58 BMC;

(2) Through the conditional use permit, modifications to parking and landscaping may be allowed in order to facilitate good design;

~~(3) Access to the site shall be from an arterial street or highway; and~~

(3~~4~~) Other conditions are applied as deemed necessary to mitigate impacts to nearby residential properties and ensure compatibility with the neighborhood.

(j) **Schools, parks and associated uses** may be approved in accordance with the following:

(1) The following uses are permitted through approval of a conditional use permit:

(i) All public schools and associated gymnasiums and auditoriums;

(ii) Private schools (K-12) with thirteen (13) or more students;
(iii) Parks and playgrounds greater than one-half (1/2) acre;
(iv) Outdoor athletic fields;
(v) Boat launching and related facilities;
(vi) Maintenance and service yards;
(vii) Bus and other vehicle and equipment maintenance and storage facilities;
(viii) Administrative office related to the facilities greater than two thousand (2,000) square feet gross floor area;
(ix) Buildings and structures for nonprofit groups on public lands;

(2) Uses permitted pursuant to subsection (j)(1) of this section shall be subject to complying with the following conditions:

(i) Front, side and rear yard setbacks of structures and outdoor storage areas shall be at least thirty (30) feet;
(ii) Setbacks may be reduced for those portions of a structure fronting interior streets;
(iii) The maximum height for any new construction may be increased to match the architecture of existing buildings; provided, that it is set back an additional foot from any property line for each additional foot of allowed height, and in no case shall the new construction exceed forty-five (45) feet;
(iv) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties;
(v) Additional measures may be required if deemed necessary to mitigate any noise impacts to adjacent residential uses; and
(vi) The maximum height of a fence or wall within a front yard setback may be increased to six (6) feet, provided it enhances safety and security around an outdoor play area.

(k) **Public utility facilities located above ground**, provided:

(1) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties;
(2) The maximum height of a fence or wall may be increased within a front yard setback that will provide screening from adjacent uses and enhance safety and security around the facility; and
(3) Exceptions to setbacks may be allowed if the applicant can demonstrate that the public interest is better served by allowing the modification.

(l) **Law enforcement and fire facilities**, provided:

(1) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.
(2) The maximum height of a fence or wall may be increased within a front yard setback that will provide screening from adjacent uses and enhance safety and security around the facility.

~~(m) **Neighborhood businesses**, provided:~~

~~(1) The use is listed as a permitted use in BMC 20.82.020;~~
~~(2) The use is a preexisting use that has legally operated within the previous twelve (12) month period; and~~
~~(3) The use is not expanded beyond its existing footprints.~~

~~(n) **Community facilities under twenty thousand (20,000) square feet**, provided:~~

~~(1) Additional landscaping outside what is required in Chapter 20.50 BMC (Landscaping) may be required for screening purposes in order to mitigate impacts to adjoining residential properties;~~
~~(2) A parking analysis may be required to establish that adequate on-site parking will be available for the proposed use.~~

20.60.060 DEVELOPMENT STANDARDS.

(a) Lot Standards. Lot development requirements shall be in accordance with this section and the following standards unless allowed for by law otherwise:

(1) Setbacks.

(i) Minimum front yard setback is fifteen (15) feet;

(ii) Minimum side yard setback is five (5) feet;

(iii) Minimum rear yard setback is fifteen (15) feet.

(2) Maximum structure height is thirty-five (35) feet.

(3) Maximum structure height in (R-10) areas within the downtown regional center shall be pursuant to Figure 20.74(a) and shall supercede subsection (a)(2) of this section.

(4) Minimum lot width is thirty (30) feet.

(5) Maximum development coverage is sixty (60) percent.

(b) Zero (0) Lot Line (ZLL) Development. An attached single-family dwelling and/or garage structure may have a single shared side or rear lot line, and a setback reduced to zero (0), provided the structure complies with building code fire separation requirements.

(c) Accessory Structures. The following standards shall apply but are not limited to: garages, carports, shops, barns, covered patios, cabanas, gazebos, and incidental household storage buildings, excluding accessory dwelling units per BMC 20.46.010 and structures not requiring a building permit:

(1) The maximum area for all accessory structures shall be eighty (80) percent of the principal residential use not to exceed one thousand two hundred (1,200) square feet.

(2) Setbacks of detached accessory structures are pursuant to BMC 20.44.060.

(d) Garages, Storage Buildings and Shops.

(1) Any garage, storage building or shop structure shall be designed so that the appearance of the building remains that of a single-family residence including the following:

(i) Constructed of similar materials as the principal unit;

(ii) A roof of equal or greater pitch as the principal unit;

(iii) A height no more than twenty-five (25) percent greater than the principal unit not to exceed thirty-five (35) feet.

(2) Any garage, storage building, or shop may be exempt from the accessory structure size requirements provided it is contained within the principal unit.

(3) Garage, Carport, and Shop Vehicle Entrance Setbacks. When the vehicle entrance faces the street, the garage, carport, or shop shall have a front yard setback of at least twenty (20) feet, except as provided in BMC 20.44.020 (Traditional Front Yard Setbacks).

(e) Lot Area for Parks and Schools. Parks and schools may exceed maximum lot area requirements if approved by a conditional use permit.

20.60.065 ALLOWABLE DENSITY AND LOT AREA.

The purpose of this section is to establish compatible levels of density within existing neighborhoods. The intent is to allow infill residential development at densities equal to or slightly higher than existing residential densities in the vicinity to encourage neighborhood compatible infill over time. The following density and lot area standards are applicable to development within the zone:

(a) Minimum Density. The minimum required density is five (5) dwellings per acre.

(b) Maximum Density. The maximum allowed density is ten (10) dwellings per acre.~~subject to neighborhood compatibility and the neighborhood average lot area as determined in subsection (f) of this section, and the following corresponding target densities:~~

	~~Neighborhood Average Lot Area:~~	~~Target Density (Net) (Dwellings Per Acre):~~
~~(1)~~	~~Low 7,501 sq. ft. or greater~~	~~6~~
~~(2)~~	~~Medium 6,001 to 7,500 sq. ft.~~	~~8~~
~~(3)~~	~~High 6,000 sq. ft. or less~~	~~10~~

(c) Maximum Lot Area. The maximum lot area is eight thousand seven hundred twelve (8,712) square feet, with the following exceptions:

(1) The lot area may be modified through the approval of a residential cluster development pursuant to BMC 20.58.060;

(2) One (1) lot within a proposal for a division of land may exceed eight thousand seven hundred twelve (8,712) square feet, provided the remaining lots do not exceed the eight thousand seven hundred twelve (8,712) square foot maximum lot size; and

(3) A flag lot that complies with the requirements in BMC 20.44.100 may exceed eight thousand seven hundred twelve (8,712) square feet, provided the total area of the flag lot does not exceed thirteen thousand sixty-eight (13,068) square feet.

(d) Minimum Lot Area. The minimum allowed lot area is four thousand three hundred (4,300) square feet.

~~(d) Minimum Lot Area. The minimum allowed lot area is subject to neighborhood compatibility and the neighborhood average lot area as determined in subsection (f) of this section, and the following corresponding lot area:~~

	~~Neighborhood Average Lot Area:~~	~~Minimum Lot Area Allowed:~~
~~(1)~~	~~Low 7,501 sq. ft. or greater~~	~~6,000 sq. ft.~~
~~(2)~~	~~Medium 6,001 to 7,500 sq. ft.~~	~~5,000 sq. ft.~~
~~(3)~~	~~High 6,000 sq. ft. or less~~	~~4,300 sq. ft.~~

(e) Exception to Minimum Lot Areas~~ and Maximum Target Density~~.

(1) The minimum lot area may be modified through the approval of a residential cluster development pursuant to BMC 20.58.060, provided the development complies with the maximum density requirement set forth in subsection (b) of this section.

~~(2) The minimum lot area in a center may be modified pursuant to BMC 20.60.066(c).~~

~~(3) One (1) remainder lot within a proposal for a division of land may be less than the minimum allowable lot area, provided it is in no smaller than four thousand three hundred (4,300) square feet, and provided the reduction is the minimum necessary to create the other conforming lot(s).~~

~~(f) Determining Neighborhood Compatibility and Neighborhood Average Lot Area. New development is required to be compatible with the density of the surrounding neighborhood. Compatibility is determined~~

~~by calculating the average lot area of all existing lots within one hundred fifty (150) feet from the outer boundaries of the site subject to the following standards:~~

~~(1) All lots greater than eight thousand seven hundred twelve (8,712) square feet shall be rounded down to eight thousand seven hundred twelve (8,712) square feet to determine average lot area;~~

~~(2) The platted or unplatted lot boundaries recorded with the Kitsap County Assessor shall be used to determine average lot area;~~

~~(3) Flag lots meeting the requirements in BMC 20.44.100 shall have their lot area divided by one and one-half (1.5) to be used to determine lot area;~~

~~(4) All lots containing two (2) or more dwelling units (not including accessory dwelling units) and all lots containing nonresidential uses shall be rounded down to four thousand three hundred (4,300) square feet to determine average lot area;~~

~~(5) All lots containing multifamily residential uses with twenty-five (25) or more units shall be considered ten (10) lots with areas of four thousand three hundred (4,300) square feet each for the purposes of this calculation. No further bonus is allowed, regardless of the number of units exceeding twenty-five (25).~~

~~(g) Target Density/Minimum Lot Area Discrepancy. Should a discrepancy arise between the number of subdividable lots allowed through the use of the minimum allowable lot area and the target density, the minimum allowable lot area shall be the controlling factor in cases where nine (9) or fewer lots are being created, and the target density shall be the controlling factor in cases where ten (10) or more lots are being created.~~

~~20.60.066 ALLOWABLE DENSITY AND LOT AREA IN A CENTER.~~

~~When a property zoned low density residential (R-10) is located within an area designated a neighborhood or district center by the Comprehensive Plan, the following density and lot area standards apply:~~

~~(a) Minimum Density. The minimum required density is five (5) dwellings per acre.~~

~~(b) Maximum Density. The maximum allowed density is fifteen (15) dwellings per acre.~~

~~(c) Minimum Lot Area. The minimum allowed lot area is three thousand (3,000) square feet, except as modified by the approval of a residential cluster development pursuant to BMC20.58.060.~~

~~(d) Maximum Lot Area. The maximum lot area is pursuant to BMC 20.60.065(c).~~

~~20.60.068 ALLOWABLE DENSITY AND LOT AREA IN UNDERUTILIZED URBAN FRINGE AREAS.~~

~~(a) When a property zoned low density residential meets the criteria for an underutilized urban fringe area per subsection (a)(1) of this section, the density and lot area standards of subsection (b) of this section shall apply.~~

~~(1) A property shall be classified as underutilized urban fringe when the average lot size of all lots within three hundred (300) feet of the site's outer boundaries is greater than eight thousand seven hundred twelve (8,712) square feet, and the property meets one (1) of the following criteria:~~

~~(i) The property is outside of the December 1, 2005, Bremerton City limits; or~~

~~(ii) The property is inside of the December 1, 2005, Bremerton City limits and is a single project equal to or greater than fifty (50) acres in size.~~

~~(b) The following density and lot area standards shall apply to lots in underutilized urban fringe areas:~~

~~(1) Minimum Density. The minimum required density for that portion of the site not containing critical areas is seven (7) dwellings per acre.~~

~~(2) Maximum Density. The maximum allowed density is ten (10) dwellings per acre.~~

~~(3) Minimum Lot Area. The minimum lot area is four thousand three hundred (4,300) square feet.~~

~~(4) Maximum Lot Area. The maximum lot area is six thousand two hundred (6,200) square feet.~~

20.60.080 OFF-STREET PARKING REQUIREMENTS.
Off-street parking shall be provided in accordance with the requirements set forth in Chapter 20.48 BMC.

20.60.090 LANDSCAPING REQUIREMENTS.
Landscaping shall be provided in accordance with the requirements set forth in Chapter 20.50 BMC.

20.60.100 SIGN STANDARDS.
Signs shall meet the standards of Chapter 20.52 BMC and the following:
(a) One (1) sign with a sign area of up to eight (8) square feet may be allowed to advertise a permitted bed and breakfast, provided it matches the architectural features of the primary residence.
(b) For a home occupation sign, the residential district sign regulations in BMC 20.52.120 shall apply.
(c) When an established business use is located in the low density residential zone, the special purpose sign regulations in BMC 20.52.130 shall apply.

Matrix of proposed amendments to BMC 20.62 General Commercial (formerly Commercial Corridor) (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.62 Commercial Corridor	Renamed to "General Commercial (GC)."	Consolidate Commercial Corridor (BMC 20.62), Wheaton Way Redevelopment Corridor (BMC 20.64), Marine Industrial (BMC 20.88) and Industrial Park (BMC 20.90)
20.62.020 Outright Permitted Uses	By consolidating four zones, the proposal is to revise the outright permitted uses by adding the following: (a) Automobile sales to allow outdoor display and include boat sales; (b) remove "drive-through facility"; (c) fully enclosed boat storage; (d) hospital; (e) expand the allowable residential use from a secondary use (only mixed-use) to allow stand-alone residential uses (provided BMC 20.62.060(c); (f) kennel; (g) field and sports complex; and to remove the following: (h) remove size limitation for commercial uses; (i) remove nonmotorized outdoor recreational facility;	Staff is proposing to change the outright permitted uses for the following reasons: (a) automobile sales to allow outdoor sales, as this provides opportunity for sites to become utilized (Staff has refused many businesses per this provision) and to allow boat sales as Marine Industrial (MI) is now incorporated into this zone; (b) drive-through facility was removed though it is still allowed as an accessory use (per BMC 20.44.120); (c) fully enclosed boat storage was added, as MI was incorporated into this zone; (d) as Harrison Hospital is relocating, hospital has been added to allow for opportunity; (e) revised the residential uses to allow stand-alone residential, such as multifamily structures, townhomes, assisted living (group residential class I) and such. However there is a provision of BMC 20.62.060(c) that only allows stand-alone residential structures to be placed away from the public right-of-way (if it is near the road, it will be required to have a portion of the ground floor dedicated to commercial uses). (f) and (g) Added kennel and field and sports complex to permitted uses as it was listed in the Industrial Park (IP) zone, which was consolidated into the GC zone. (h) Removed size limitation for commercial uses to not exceed 20,000 square feet (sq ft). For reference: Safeway on Callow Avenue is 44,000 sq ft, Albertson's is 51,000 sq ft, and Winco is 53,000 sq ft). (i) Removed outdoor nonmotorized facility, as it is not defined in Title 20, and it is likely that it would fit into "Park, playground, and open space" definition.

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.62.040 Conditional Uses	Three uses were added to the conditionally permitted use: (a) dry storage of marine vessel (dry stacking); (b) mini-storage facilities; and (c) light industrial uses (excluding marijuana production or processing for distribution)	(a) Dry storage was added to the conditionally permitted uses as it was consolidated from the Marine Industrial (MI) zone. (b) Mini-storage was added to the conditionally permitted uses as it has been a consistent request from developers. However, Staff has been hesitant as many mini-storages are typically designed inappropriately for the surrounding area. As such, staff added design standards to contribute to the neighborhood from the building location away from the public road, and designed into a multistory structure with screening. (c) Added Light Industrial as Industrial Park was consolidated into this designation. Excluded marijuana processing or producing as this revision would allow many more areas in the City of Bremerton to become marijuana producers.
20.62.060 Development Standards	The following was changed in the development standards: maximum density was established and interior site design was added.	Maximum density was identified to match the Comprehensive Plan. A site design standard was included for residential development to provide for internal circulation connections for pedestrians and vehicles and screening. This provision was consolidated from the Wheaton Way Redevelopment Corridor (BMC 20.64) requirement.
20.62.070 Design Standards	Added further clarification to prohibit outdoor storage of hulk automobiles, RVs, boats.	As Staff has proposed to include automobile and boat service repair and mini-storage within this zone, further clarification is proposed to assist with potential negative impacts to the community by storing hulk vehicles outside, though it may be associated with the business.

Chapter 20.62
~~COMMERCIAL CORRIDOR (CC)~~GENERAL COMMERCIAL (GC)

Sections:

20.62.010 INTENT.
20.62.020 PERMITTED USES.
20.62.040 CONDITIONAL USES.
20.62.060 DEVELOPMENT STANDARDS.
20.62.070 DESIGN STANDARDS.
20.62.080 PARKING REQUIREMENTS.
20.62.090 LANDSCAPING REQUIREMENTS.
20.62.100 SIGN STANDARDS.

20.62.010 INTENT.

The intent of the ~~commercial corridor (CC)~~ general commercial (GC) district is to provide locations for high intensity commercial uses serving the entire community while preserving ~~maritime~~ views, forested areas, and buffering impacts to adjacent residential areas. The corridor accommodates access to businesses by automobile while also creating a pedestrian-friendly, transit-supporting corridor.

20.62.020 PERMITTED USES.

The following uses are permitted outright:

~~(a) The following uses, provided they do not exceed twenty thousand (20,000) square feet gross floor area:~~

~~(1) Automobile service and repair excluding outdoor display areas for cars, boats, or other vehicles;~~
~~(2) Community facility;~~
~~(3) Day care;~~
~~(4) Drinking place;~~
~~(5) Drive-through facility;~~
~~(6) Education and school;~~
~~(7) Entertainment use;~~
~~(8) Finance, insurance and real estate;~~
~~(9) General office and business service;~~
~~(10) General retail;~~
~~(11) Medical office and clinic;~~
~~(12) Personal service;~~
~~(13) Physical fitness and health club;~~
~~(14) Restaurant;~~
~~(15) Senior center;~~

~~(b) Co-location of wireless telecommunications facilities per BMC 20.46.140;~~
~~(c) Hotel and lodging place;~~
~~(d) Museum and gallery;~~
~~(e) Nonmotorized outdoor recreation facility;~~
~~(f) Public administration use;~~
~~(g) Residential as a secondary use;~~
~~(h) Veterinary clinic.~~

(a) Automobile sales
(b) Automobile or boat service and repair;
(c) Co-location of wireless communications facilities per BMC 20.46.140;

(d) Community facility;
(e) Day care;
(f) Drinking place;
(g) Education and school;
(h) Entertainment use;
(i) Finance, insurance and real estate;
(j) Fully enclosed boat storage
(k) General office and business service;
(l) General retail;
(m) Hospital
(n) Hotel and lodging place;
(o) Medical office and clinic;
(p) Museum and gallery;
(q) Park, playground, and open space
(r) Personal service;
(s) Physical fitness and health club;
(t) Public administration use;
(u) Recycling collection station
(v) Residential of all types except Group Residential Facility Class II.
(w) Restaurant;
(x) Senior housing complex;
(y) Transportation facility
(z) Veterinary clinic.

20.62.040 CONDITIONAL USES.

The following uses may be permitted provided a conditional use permit is approved pursuant to BMC 20.58.020:

(a) Hardware and materials supply stores including garden supply, provided:
  (1) The structure(s) is less than twenty thousand (20,000) square feet of gross floor area;
  (2) Outdoor storage and product display shall be screened from view by a solid fence or wall;
  (3) No loading areas shall be located in a front yard or side yard abutting or located across from a residentially zoned property; and
  (4) Outside storage is limited to five thousand (5,000) square feet.

(b) Gas stations and car washes, provided:
  (1) No more than two (2) points of ingress/egress are allowed per street frontage. Ingress/egress points shall be separated in accordance with City engineering requirements.
  (2) Buffering is provided pursuant to BMC 20.50.050, and in addition, trees at least ten (10) feet in height of two (2) inch caliper, measured four (4) feet above ground at time of planting and/or construction shall be included at intervals not greater than fifteen (15) feet.

(c) Dry storage of marine vessels commonly referred to as dry stacking, provided:
  (1) Located along Pennsylvania or Thompson Avenue
  (2) The maximum height of dry stacking may not exceed fifty (50) feet; and
  (3) The dry stacking facility will not substantially obscure existing views to the water from existing residences.

(d) Mini-Storage, provided:
  (1) Mini-storage facilities shall be within multi-story structures designed to emulate multifamily or office buildings.

(2) All structures that include mini-storage facilities located adjacent to, are oriented towards, or are viewable from a public right-of-way (not required on private streets or alleys) shall provide retail/commercial uses, not including the mini-storage facility office, along a minimum of sixty-five (65) percent of the ground floor building facade. On corner lots, the requirement shall be applied to both frontages facing a public right-of way.

(3) All storage units shall gain access from the interior of the buildings or site, such as access from the alley. No unit doors may face the public or private street.

(4) Mini-storage facilities located adjacent to a residential zone, shall:

(i) Not be visible from the residential property. This may require that the property be screened by a Type I visual screen per BMC 20.50.050.

(ii) Not operate or allow tenant access between the hours of 10:00PM and 7:00AM. The Director may permit extended hours of operation if the facility will not have significant noise impacts on the adjacent properties.

(5) Outdoor storage prohibited. All goods and property stored in a mini-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc. or storage in outdoor pods or shipping containers are permitted.

(6) Each storage unit shall be used for storage only. No commercial or manufacturing activities, vehicle repair or services, or related activities, whether for business or personal purposes, are permitted in any storage unit.

(e) Light industrial/manufacturing, excluding marijuana production or processing for distribution, provided:

(1) The applicant can demonstrate that the use will not significantly detract from the visual character as seen from public rights-of-way or any adjacent lot. No outdoor storage is allowed;

(2) No odor, dust or smoke byproduct will be clearly detectable on any abutting commercial or residential lot;

(3) All standards of the noise levels ordinance, Chapter 6.32 BMC, are met; and

(4) No unshielded light or glare will be visible during periods of darkness in a residential zone.

20.62.060 DEVELOPMENT STANDARDS.

(a) Lot development shall be in accordance with the following standards, unless allowed for otherwise by law:

(1) Maximum front yard setback: ten (10) feet. At least sixty-five (65) percent of the building's front facade must meet the maximum front yard setback. The setback may be increased if the Director finds that such increase is the minimum necessary to facilitate a superior site design. In order to obtain approval for an increased setback, the applicant shall submit a written analysis establishing how the project facilitates superior site design is the minimum necessary, is consistent with specific goals and policies within the Comprehensive Plan, and is compliant with all applicable sections of the BMC. The following list identifies examples of circumstances where increased setbacks may be found to be appropriate:

(i) When the site includes more than one (1) street frontage;

(ii) To accommodate existing topography, utilities, or other physical site constraints that make compliance with the setback infeasible;

(iii) To accommodate phasing of infill development;

(iv) On sites that are significantly developed with existing legally established nonconforming uses or structures whereby strict code compliance will not facilitate effective circulation; or

(v) For projects that in the opinion of the Director provide enhanced public amenities within the setback area which include, but are not limited to, the following: public plazas, increased landscaping, architectural features, improved pedestrian connections.

(2) Minimum side yard setback: zero (0) except when adjacent to the low or medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b).

(3) Minimum rear yard setback: zero (0), except when adjacent to the low or medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b).

(4) ~~No maximum density for secondary residential uses.~~ Maximum residential density: thirty (30) units per acre; provided, that:

(i) Site design provides for internal circulation connections for both pedestrians and vehicles between all portions of the site;

(ii) Landscaping and/or screening adjacent to residential zones shall be provided per BMC 20.50.040(c).

(5) Maximum building coverage: fifty (50) percent unless increased per subsection (b) of this section. In no case shall maximum lot coverage exceed seventy-five (75) percent.

(6) Maximum development coverage is seventy-five (75) percent unless increased per subsection (b) of this section. In no case shall maximum lot coverage exceed ninety-five (95) percent.

(7) Maximum height: forty-five (45) feet, except that structures within one hundred (100) feet of the low or medium density residential ~~(R-10)~~ zones (R-10 and R-10M) shall not exceed thirty-five (35) feet in height.

(8) Maximum building heights within the downtown regional center are pursuant to the Downtown Subarea Plan and shall supersede subsection (a)(7) of this section.

(b) A development that provides the following may have its maximum development and lot coverage increased by adding bonus percentages to the maximum base area percentage, provided the total does not exceed the maximum allowed above:

(1) Commercial/residential mixed use development: twenty (20) percent bonus;

(2) Development containing seventy-five (75) percent of the building footprint with three (3) and four (4) story buildings: ten (10) percent bonus;

(3) Ten (10) percent bonus if a sidewalk ten (10) feet in width or greater is installed extending to the front of the building and continuing along the entire arterial frontage of the parcel;

(4) Pedestrian through-corridor that provides pedestrian access to a location approved by the Director: five (5) percent bonus;

(5) Fifty (50) percent of off-street parking is provided underground or within a building designed for occupancy: twenty (20) percent bonus.

20.62.070 DESIGN STANDARDS.

The following design standards shall be applied to all new development or significant redevelopment of a site. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.

(a) Bulk Reduction. At least two (2) of the following criteria shall be used to reduce the appearance of mass and bulk of the facade of all buildings facing public streets:

(1) Upper floor setbacks of not more than ten (10) feet, provided the setbacks are not applied to more than twenty-five (25) percent of building facades facing a public street.

(2) One (1) or more of the following techniques:

(i) Recessing the entrance area at least three (3) feet.

(ii) An entrance area that protrudes at least three (3) feet.

(iii) A canopy, portico or overhang extending at least five (5) feet over the sidewalk in the entrance area.

(3) Buildings with at least five (5) foot overhangs, awnings, canopies or arcades elevated between eight (8) and twelve (12) feet above the sidewalk.

(4) Window Fenestration. Windows shall occupy at least fifty (50) percent of the ground floor facade measured to ten (10) feet above the sidewalk or finished grade.

(b) Outdoor storage of all materials shall be prohibited, including no outdoor storage of hulk items such as automobiles, RVs, boats, or other items that may be accessory to the primary use but are impactful to the visual character of the surrounding area. With an exception ~~except~~ for nurseries, which shall provide screening pursuant to BMC 20.50.050(b).

(c) Refuse Containers.

(1) Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six (6) feet high;

(2) No refuse container shall be permanently stored between a street and the front of a building;

(3) Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.

20.62.080 PARKING REQUIREMENTS.

On-site parking shall be provided in accordance with Chapter 20.48 BMC, and the following standards shall be met:

(a) On-site parking shall be to the rear or to the side of buildings on the site and shall not occupy more than fifty (50) percent of the site frontage facing the arterial street frontage(s). The site frontage includes all of the area between the right-of-way and front building wall which applies to the entire length of the property regardless of building width. Corner lots have two (2) site frontages as they are positioned on two (2) street frontages.

(b) All efforts shall be taken to avoid installing parking on street corners. Parking located between the building frontage and street corners shall be fully screened. Screening shall consist of the following:

(1) A four (4) foot tall decorative wall within the front yard landscaping area that fully screens the parking areas. The wall shall be located such that it blocks views of the parking from the right-of-way. For long spans of frontage (one hundred (100) feet or more), the wall shall include modular articulation to add architectural variety.

(2) Shrubs or other alternative materials may be substituted for the wall, provided it is demonstrated that the shrubs/alternative will provide equal to or better visual screening than the wall. Shrubs shall be a minimum of three (3) feet tall at time of installation and shall be additional to the landscaping required in Chapter 20.50 BMC.

(3) Openings may be required within a wall section in order to provide a sidewalk from the right-of-way to the building entry. The entry shall be the minimum necessary to accommodate a sidewalk that is a minimum of five (5) feet in width, clearly marked, and distinguished from driving surfaces by using decorative paving, stamped/stained concrete, or raised walkways with alternative materials (such as brick, cobblestone, decorative pavers). Paint striping does not meet this requirement.

(c) Access to parking may be from adjacent nonprincipal arterial streets, or from driveways off of the principal arterial.

(d) Driveways providing access to parking area shall be well marked.

20.62.090 LANDSCAPING REQUIREMENTS.

The landscaping requirements set forth in Chapter 20.50 BMC shall be satisfied.

20.62.100 SIGN STANDARDS.

Signage shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.

Matrix of proposed amendments to BMC 20.70 District Center Core (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.70 District Center Core		
20.70.010 Intent	Revised intent message	Made consistent with Comprehensive Plan
20.70.020 Outright Permitted Uses	Revised outright permitted uses to include hospitals.	As Harrison Hospital is relocating to Silverdale, consideration is being made to allow a hospital in Bremerton. Additional analysis is being made to identify proper locations for a hospital or medical office/clinic and within District Center Core is an appropriate location.
20.70.030 Accessory Uses	Added accessory uses for "mini storage" and corresponding design requirements to keep it an accessory use and have minimal impacts to the neighborhood.	"Mini storage" is being added as an accessory use to allow difficult spaces in a building to be utilized (such as a basement of commercial structure).
20.70.060 Development Standards	Made exception to requiring mixed-use building on a public road.	Exception is described further in the following section (BMC 20.70.070 Design Standards).
20.70.070 Design Standards	Revised design standards for building entrances to be more comprehensive by regulating ground oriented uses.	This code requirement was lifted from the Downtown Subarea Plan. The code allows for at least half of the ground floor to be "pedestrian oriented" or a transitional option is allowed, provided the ground floor is constructed to be converted into commercial use in the future. In other words, this allows a mixed-use development to be completely residential, until the center is developed and needs more commercial opportunities, then this building should be easily converted.

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.70.080 Parking Requirements	Added (a) exemption for parking for existing buildings and (b) removed reduction for off-street parking	(a) The exemption was added to address parking requirements for existing buildings as the Comprehensive Plan supports utilizing existing building locations. This is important especially for the Charleston District as many of the buildings on Callow have no parking, thus it has been difficult to approve businesses at these locations. (b) BMC 20.48.100 Off-street parking section has consolidated all parking reductions for zones, thus removed this reduction.

Chapter 20.70
DISTRICT CENTER CORE (DCC)

Sections:

20.70.010 INTENT.
20.70.020 OUTRIGHT PERMITTED USES.
20.70.030 ACCESSORY USES.
20.70.050 PROHIBITED USES.
20.70.060 DEVELOPMENT STANDARDS.
20.70.070 DESIGN STANDARDS.
20.70.080 PARKING REQUIREMENTS.
20.70.090 LANDSCAPING REQUIREMENTS.
20.70.100 SIGN STANDARDS.

20.70.010 INTENT.

~~The intent of the district center core (DCC) zone is to establish base threshold standards for district centers that preserve future opportunity for full realization of the centers concept. The DCC designation assumes that future amendments to the zoning code will more fully implement the centers intent.~~ The intent of the district center core (DCC) zone is to provide a mixed-use "town center" to support the surrounding neighborhoods and general public. The DCC provides opportunities for a variety of services including commercial and residential development that demonstrates planning and design to create a pedestrian friendly community while still accommodating a certain level of regional auto-dependent uses.

20.70.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

(a) Bed and breakfast;
(b) Co-location of wireless ~~tele~~communications facility per BMC 20.46.140;
(c) Community facility;
(d) Day care facility;
(e) Drinking place;
(f) Entertainment use;
(g) Finance, insurance and real estate;
(h) General office and business services;
(i) General retail;
(j) Group residential facilities - Class I;
(k) Hotel and lodging place;
(l) Hospital, Medical office and clinic;
(m) Motion picture theater;
(n) Museum and gallery;
(o) Nursing/convalescent home;
(p) Park, playground and open space;
(q) Personal services business;
(r) Physical fitness and health club;
(s) Public or private park, playground or open space;
(t) Public administration;
(u) Residential of all types except Group Residential Facility ~~Type~~ Class II;
(v) Restaurant;
(w) School and education;
(x) Senior housing complex;
(y) Transportation facility;

(z) Veterinary clinic.

20.70.030 ACCESSORY USES.

The following accessory uses may be permitted when found in connection with a principal use:

(a) Mini-Storage, provided:

(1) Mini-storage facilities are permitted as an accessory use, and may not occupy more than fifty (50) percent of the property's building gross floor area. With the exception of the mini-storage business office, mini-storage facilities shall not be permitted upon the street level of the multistory building where the primary entrance is located.

(2) All storage units shall gain access from the interior of the buildings or site, such as access from the alley. No unit doors may face the street.

(3) Mini-storage facilities located adjacent to a residential zone, shall:

(i) Not be visible from the residential property. This may require that the property be screened by a Type I visual screen per BMC 20.50.050 for the facility loading bays, docks or doors.

(ii) Not operate or allow tenant access between the hours of 10:00PM and 7:00AM. The Director may permit extended hours of operation if the facility will not have significant noise impacts on the adjacent properties.

(4) Outdoor storage prohibited. All goods and property stored in a mini-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc. or storage in outdoor pods or shipping containers are permitted.

(5) Each storage unit shall be used for storage only. No commercial or manufacturing activities, vehicle repair or services, or related activities, whether for business or personal purposes, are permitted in any storage unit.

20.70.050 PROHIBITED USES.

(a) Drive-through ~~lanes~~ facilities except within the Wheaton/Riddell District Center when the business has direct vehicular access from Wheaton Way.

20.70.060 DEVELOPMENT STANDARDS.

Lot development shall be in accordance with the following unless allowed for otherwise by law:

(a) Maximum front yard setback: ten (10) feet. At least sixty-five (65) percent of a building's front facade shall meet the maximum front yard setback. The setback may be increased if the Director finds that such increase is the minimum necessary to facilitate a superior site design. In order to obtain approval for an increased setback, the applicant shall submit a written analysis establishing how the project facilitates superior site design is the minimum necessary, is consistent with specific goals and policies within the Comprehensive Plan, and is compliant with all applicable sections of the BMC. The following list identifies examples of circumstances where increased setbacks may be found to be appropriate:

(1) When the site includes more than one (1) street frontage;

(2) To accommodate existing topography, utilities, or other physical site constraints that make compliance with the setback infeasible;

(3) To accommodate phasing of infill development;

(4) On sites that are significantly developed with existing legally established nonconforming uses or structures whereby strict code compliance will not facilitate effective circulation; or

(5) For projects that in the opinion of the Director provide enhanced public amenities within the setback area which include, but are not limited to, the following: public plazas, increased landscaping, architectural features, improved pedestrian connections.

(b) Side yard setback: zero (0) except when adjacent to the low or medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC20.50.050(b).

(c) Rear yard setback: zero (0) except when adjacent to the low and medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC20.50.050(b).

(d) There is no maximum density for residential use.

(e) Maximum building coverage: sixty (60) percent base maximum; provided, that through the use of any combination of the following, building coverage may be increased up to eighty-five (85) percent maximum:

(1) Projects containing mixed uses: ten (10) percent bonus.

(2) Projects with a three (3) or four (4) story building: ten (10) percent bonus; projects with five (5) or more story building: fifteen (15) percent bonus.

(3) Projects providing a pedestrian-oriented plaza or area of at least one hundred fifty (150) square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the City. Such areas shall contain seating for at least four (4) people, a trash receptacle and three (3) or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian-scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, an appropriately sized statue or sculpture, or a public restroom. Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: twenty (20) percent bonus.

(4) Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the City: five (5) percent bonus.

(5) Projects providing at least fifty (50) percent of their required parking underground or within the building: twenty (20) percent bonus.

(f) Maximum development coverage: maximum development coverage by impervious surfaces, seventy-five (75) percent; provided, that through the use of any combination of the mechanisms listed in subsections (e)(1) through (5) of this section, up to ninety-five (95) percent maximum development coverage may be allowed.

(g) Maximum building height: eighty (80) feet except:

(1) Structures within fifty (50) linear feet of parcels zoned for low density residential shall not exceed four (4) stories in height; and

(2) Structures within fifty (50) and one hundred (100) linear feet of parcels zoned for low density residential shall include architectural features to gradually transition the building height from four (4) stories to a maximum height of eighty (80) feet at the one hundred (100) foot distance from the low density residential zoned parcel.

(h) Mixed-Use Requirement. All structures that include residential uses located adjacent to, are oriented towards, or are viewable from a public right-of-way (not required on private streets) shall provide retail/commercial uses along a minimum of sixty-five (65) percent of the ground floor building facade. On corner lots, the requirement shall be applied to both frontages facing a public right-of way. Exceptions to this requirement will be made for projects that comply with BMC 20.70.070(a)(3).

20.70.070 DESIGN STANDARDS.

(a) Building Design.

(1) To enhance the pedestrian environment, commercial uses shall include large windows along any facade facing the public sidewalk or sidewalks providing circulation within a site. Windows shall allow views into interior building spaces. At least seventy-five (75) percent of all such facades, measured to ten (10) feet above the sidewalk or surface grade, shall be comprised of such windows.

(2) At least one (1) of the following amenities shall be required along building facades facing the public sidewalk: outdoor eating areas, street furniture such as benches, bike racks and trash receptacles, and plantings in window boxes.

(3) Ground Oriented Uses. Ground oriented uses must conform to either of the following:

a. At least fifty (50) percent of the floor area abutting the linear sidewalk level should be "pedestrian oriented."

b. The floor area abutting at least fifty (50) percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to "pedestrian oriented" commercial uses and may be occupied by any use permitted in the zoning district. The areas designed and constructed to accommodate future conversion shall meet the following standard, in addition to any other required basic or additional design standards:

(i)The sidewalk level façade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed to accommodate a single or multiple tenants when converted to the building uses listed in BMC 20.70.020.

~~(3) Building entrances shall be easily identifiable from the street and sidewalks. This may be accomplished by:~~

~~(a) Ornamentation and/or architectural detailing around the door; and~~

~~(b) One (1) or more of the following techniques:~~

~~(i) Recessing the entrance area at least three (3) feet;~~

~~(ii) An entrance area that protrudes at least three (3) feet;~~

~~(iii) A canopy, portico or overhang extending at least five (5) feet over the sidewalk in the entrance area.~~

(4) Bulk. Building modulation shall be used to reduce the appearance of mass and bulk of the structure. This can be achieved by utilizing any combination of at least two (2) of the following:

(a) Setback of upper floors by at least ten (10) feet. However, such setbacks shall not be applied to more than fifty (50) percent of a facade facing a major arterial.

(b) Recessed or protruding doorways per subsection (a)(3)(ii) of this section.

(c) Overhangs, awnings, canopies, or arcades between eight (8) and twelve (12) feet above the sidewalk.

(d) Window fenestration per subsection (a)(1) of this section.

(5) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.

(6) Structures at the intersection of two (2) arterial streets shall include a significant architectural feature at the building corner that provides visual emphasis at the corner. This may be accomplished in one (1) or more of the following ways:

(a) The inclusion of a major entryway at the corner. Such entryways must be marked by an awning, recessed area, colonnade, or other architectural feature that defines the entry.

(b) The inclusion of a building element the height of which varies from the remainder of the building by at least ten (10) percent.

(7) A plaza at the corner that includes a fountain, artwork, or planting of at least ten (10) feet in height.

(b) Site Design. In addition to other standards provided in this chapter, site design shall meet the following requirements:

(1) Circulation. Clearly defined pedestrian and vehicle circulation routes shall be provided such that all portions of the site are linked.

(2) Storage. Outside storage of any kind is prohibited with the exception of garbage cans and/or dumpsters. Garbage cans and dumpsters shall be placed in an enclosure per BMC 20.46.120. No garbage enclosure shall be permitted between a street and the front of a building.

20.70.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter 20.48 BMC and the following requirements~~:~~. For legally established existing buildings that comply with 20.48.020(b) the parking will be exempt from the following requirements.

(a) For nonresidential uses, the minimum parking requirement is one (1) space per employee.

(b) On-site parking for nonresidential uses shall not exceed four (4) spaces per one thousand (1,000) square feet of floor area.

(c) On-site parking shall be to the rear or side of buildings and shall not occupy more than fifty (50) percent of the site frontage facing the arterial street(s). The site frontage includes the area between the right-of-way and front building wall which applies to the entire length of the property regardless of building width. Corner lots have two (2) site frontages as they are positioned on two (2) street frontages.

(d) All efforts shall be taken to avoid placing parking on street corners. Parking located between the building frontage and street corners shall be fully screened as follows:

(1) A four (4) foot tall decorative wall within the front yard landscaping area that fully screens the parking areas. The wall shall be located such that it blocks views of the parking from the right-of-way. For long spans of frontage (one hundred (100) feet or more), the wall shall include modular articulation to add architectural variety.

(i) Alternate architectural features, shrubs may be substituted for the wall, provided it is demonstrated that the shrubs/alternative will provide equal to or better visual screening than the wall. Shrubs shall be a minimum of three (3) feet tall at time of installation and shall be additional to the landscaping required in Chapter 20.50 BMC.

(ii) Openings and architectural features may be required within a wall section in order to tie the wall feature into the architecture of the building and to provide pedestrian access. The entry shall be the minimum necessary to accommodate a sidewalk that is a minimum of five (5) feet in width, clearly marked, and distinguished from driving surfaces by using decorative paving, stamped/stained concrete, or raised walkways with alternative materials (such as brick, cobblestone, decorative pavers). Paint striping does not meet this requirement.

(e) Access to parking shall be provided per the following priority:

(1) First, from an alley if available; if an alley is not available, then from local street;

(2) If neither is available, then from a nonprincipal arterial street;

(3) If none of the above are available then from a principal arterial street.

Project applicants shall be required to demonstrate to the satisfaction of the City that access design has been considered with the preceding priorities. The applicant shall demonstrate that the proposed access is provided from the highest priority facility per the above list.

(f) Driveways providing access to parking shall be well marked.

~~(g) Reduction in Number of Required Parking Spaces. The Director may reduce the number of required parking spaces on a site by up to ten (10) when a remodel, expansion, alteration, or change in the use or tenancy of an existing building occurs, provided:~~

~~(1) For sites with multiple uses or structures, the reduction shall be applied to the entire site and not to individual uses.~~

~~(2) When a use is nonconforming to the required number of off-street parking spaces, it shall not be allowed to reduce the number of existing spaces.~~

20.70.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter 20.50 BMC and the following standards shall be met:

(a) All development proposed on properties abutting Almira Drive NE shall provide a Type II visual screen as established in BMC 20.50.050(b).

20.70.100 SIGN STANDARDS.

Signs shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.

Matrix of proposed amendments to BMC 20.74 Business Core (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.74 Business Core		
20.74.020 Outright Permitted Uses	Revised outright permitted uses to include (a) hospitals; remove (b) accessory parking facility; and (c) provided consistency with other chapters of how "Parks" were labeled.	(a) As Harrison Hospital is relocating to Silverdale, consideration is being made to allow a hospital in Bremerton. Additional analysis is being made to identify proper locations for a hospital or medical office/clinic and within downtown is an appropriate location. (b) Accessory parking facilities were removed as parking is allowed with any business, thus this would be more consistent with Title 20. (c) Park, playground and open space is still allowed, but it is not necessary to state that parks could be either "public or private," thus it was removed to be more consistent with Title 20.

Chapter 20.74
BUSINESS CORE (BC)

Sections:

20.74.010 INTENT.
20.74.020 OUTRIGHT PERMITTED USES.
20.74.080 PARKING REQUIREMENTS.
20.74.090 LANDSCAPING STANDARDS.
20.74.100 SIGN STANDARDS.

20.74.010 INTENT.

The intent of this zone is detailed in the adopted Downtown Regional Center Subarea Plan. This chapter supplements the adopted plan.

20.74.020 OUTRIGHT PERMITTED USES.

The following uses are permitted:

~~(a) Accessory parking facility;~~
~~(b)~~(a) Bed and breakfast;
~~(c)~~(b) Co-location of wireless ~~tele~~communications facility per BMC 20.46.140;
~~(d)~~(c) Communication/broadcasting facility;
~~(e)~~(d) Community facility;
~~(f)~~(e) Day care facility;
~~(g)~~(f) Detoxification center;
~~(h)~~(g) Finance, insurance and real estate;
~~(i)~~(h) General office and business services;
~~(j)~~(i) General retail;
~~(k)~~(j) Group residential facilities - Class I;
~~(l)~~(k) Hotel and lodging place;
~~(m)~~(l) Indoor automobile sales, service, repair, or car wash;
~~(n)~~(m) Indoor entertainment use;
~~(o)~~(n) Indoor recreational facility;
~~(p)~~(o) Hospital, Medical office and clinic;
~~(q)~~(p) Motion picture theater;
~~(r)~~(q) Museum and gallery;
~~(s)~~(r) Parking structure;
~~(t)~~(s) Personal services business;
~~(u)~~(t) Physical fitness and health club;
~~(v)~~(u) ~~Public or private p~~Park, playground or open space;
~~(w)~~(v) Public administration;
~~(x)~~(w) Public facility;
~~(y)~~(x) Residential use of all types;
~~(z)~~(y) Restaurant and drinking place;
~~(aa)~~(z) School and education use;
~~(bb)~~(aa) Social services facility;
~~(cc)~~(bb) Transportation facility;
~~(dd)~~(cc) Veterinary clinic;
~~(ee)~~(dd) Welfare and charitable services and facility;
~~(ff)~~(ee) Worship and religious facility.

20.74.080 PARKING REQUIREMENTS.
In addition to the off-street parking requirements set forth in Chapter 20.48 BMC, the automobile off-street parking spaces shall be provided in accordance with the Downtown Subarea Plan.

20.74.090 LANDSCAPING STANDARDS.
Landscaping shall meet the standards of Chapter 20.50 BMC.

20.74.100 SIGN STANDARDS.
Signage shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.

Matrix of proposed amendments to BMC 20.75 Downtown Core (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.75 Downtown Core		
20.75.020 Outright Permitted Uses	Revised outright permitted uses to include (a) hospitals and (b) mini-storage as an accessory use.	As Harrison Hospital is relocating to Silverdale, consideration is being made to allow a hospital in Bremerton. Additional analysis is being made to identify proper locations for a hospital or medical office/clinic and within downtown is an appropriate location. (b) Mini-storage was allowed as an accessory use to allow difficult spaces in a building to be utilized (such as a basement of commercial structure or areas only accessed from the alley way).
20.75.110 Change of Use or Rehabilitation of Existing Buildings	Added this section to address existing buildings within downtown that get redeveloped. It identifies thresholds of when a redevelopment would require compliance with the parking or landscaping requirements.	Within the currently Downtown Subarea Plan, it states that when redeveloping an existing building, compliance should be with section "BMC 20.75.110 Change of Use or Rehabilitation of Existing Buildings", however, that section had been removed. This resolves that issue.

Chapter 20.75
DOWNTOWN CORE

Sections:

20.75.010 INTENT.
20.75.020 OUTRIGHT PERMITTED USES.
20.75.050 PROHIBITED USES.
20.75.080 PARKING REQUIREMENTS.
20.75.090 LANDSCAPING.
20.75.100 SIGN STANDARDS.
20.75.110 CHANGE OF USE OR REHABILITATION OF EXISTING BUIDLING.

20.75.010 INTENT.

The intent of this zone is detailed in the adopted Downtown Regional Center Subarea Plan. This chapter supplements the adopted plan.

20.75.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

(a) Community facility;
(b) Drinking place;
(c) Education and school;
(d) Entertainment use;
(e) Finance, insurance and real estate;
(f) General retail;
(g) General office and business service;
(h) Hotel and lodging place;
(i) Hospitals, Medical office and clinic;
(j) Motion picture theater;
(k) Museum and gallery;
(l) Park, playgrounds and open space;
(m) Parking structure;
(n) Personal service business;
(o) Public administration;
(p) Restaurant;
(q) Residential uses of all types;
(r) Transportation facility;
(s) Veterinary clinic;
(t) Worship and religious facilities.
(u) Mini-storage, as an accessory use, provided access is not located on the ground floor were the pedestrians oriented access is to the primary use, and the design standards emulate an office-type or multi-family structure from the view of the public street.

20.75.050 PROHIBITED USES.

The following uses are specifically prohibited:

(a) Light and heavy industrial/manufacturing uses;
(b) Drive-through facility;
(c) Automobile sales, service, repair or car wash;
(d) Storage of equipment and materials;
(e) Adult entertainment;
(f) Work release facility;
(g) Commercial surface parking lot not serving a permitted use.

20.75.080 PARKING REQUIREMENTS.
In addition to the off-street parking requirements set forth in Chapter 20.48 BMC, the automobile off-street parking spaces shall be provided in accordance with the Downtown Subarea Plan.

20.75.090 LANDSCAPING.
Landscaping shall meet the standards of Chapter 20.50 BMC.

20.75.100 SIGN STANDARDS.
Signage shall meet the standards of Chapter 20.52 BMC. For freestanding signs the maximum size and height standards of Figure 20.52(a) shall apply.

20.75.110 CHANGE OF USE OR REHABILITATION OF EXISTING BUILDING.
When an existing building or structure is remodeled, improved or a change in use or tenancy occurs, it shall be exempt from off-street parking and landscaping requirements provided that:

(a) The structure is not enlarged, extended or structurally altered outside the existing building envelope in a manner that would require additional parking pursuant to BMC Section 20.48;

Matrix of proposed amendments to BMC 20.76 Downtown Waterfront (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.76 Downtown Waterfront		
20.76.020 Outright Permitted Uses	Revised outright permitted use to include (a) hospitals and (b) medical office and clinics; in alphabetical order.	As Harrison Hospital is relocating to Silverdale, consideration is being made to allow a medical office or hospital in Bremerton. Additional analysis is being made to identify proper locations for a hospital or medical office/clinic and within downtown is an appropriate location.
20.76.050 Prohibited Uses	Removed (c) Boat sales, storage and repair and revised numbering.	Removed as the definition for “automobile sales” covers boat sales, and thus removing redundancies.

Chapter 20.76
DOWNTOWN WATERFRONT

Sections:

20.76.010 INTENT.
20.76.020 OUTRIGHT PERMITTED USES.
20.76.050 PROHIBITED USES.
20.76.080 PARKING REQUIREMENTS.
20.76.090 LANDSCAPING REQUIREMENTS.
20.76.100 SIGN STANDARDS.
20.76.110 MEASURING HEIGHT.

20.76.010 INTENT.

The intent of this zone is detailed in the adopted Downtown Regional Center Subarea Plan. This chapter supplements the adopted plan.

20.76.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

~~(a) Drinking places;~~
~~(b) General office and business services comprising no more than twenty-five (25) percent of the total gross floor area of a mixed-use development;~~
~~(c) General retail, including marine retail;~~
~~(d) Hotels and lodging places;~~
~~(e) Parks, playgrounds and open spaces;~~
~~(f) Residential uses of all types;~~
~~(g) Restaurants;~~
~~(h) Structured parking with other permitted uses;~~
~~(i) Transportation facilities;~~
~~(j) Veterinary clinics.~~

(a) Drinking places;
(b) General office and business services comprising no more than twenty-five (25) percent of the total gross floor area of a mixed-use development;
(c) General retail, including marine retail;
(d) Hospitals
(e) Hotels and lodging places;
(f) Medical office, and clinics
(g) Parks, playgrounds and open spaces;
(h) Residential uses of all types;
(i) Restaurants;
(j) Structured parking with other permitted uses;
(k) Transportation facilities;
(l) Veterinary clinics.

20.76.050 PROHIBITED USES.

The following uses are specifically prohibited:

(a) Adult entertainment;
(b) Automobile sales, service, repair and car wash;
~~(c) Boat sales, storage and repair;~~
(c~~d~~) Commercial surface parking lots not serving a permitted use;

(d~~e~~) Drive-through facilities and drive-through lanes;
(e~~f~~) Light and heavy industrial/manufacturing uses;
(f~~g~~) Stand-alone commercial parking not serving a permitted use;
(g~~h~~) Storage of equipment and materials;
(h~~i~~) Work release facilities.

20.76.080 PARKING REQUIREMENTS.
In addition to the off-street parking requirements set forth in Chapter 20.48 BMC, the automobile off-street parking spaces shall be provided in accordance to the Downtown Subarea Plan.

20.76.090 LANDSCAPING REQUIREMENTS.
Landscaping shall meet the standards in Chapter 20.50 BMC.

20.76.100 SIGN STANDARDS.
Signage shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.

20.76.110 MEASURING HEIGHT.
The maximum height shall be measured from the average grade on Washington Avenue adjacent to the subject property's front lot line.

Matrix of proposed amendments to BMC 20.78 Medium Density Residential (formerly City Core Residential). Draft Chapter follows this matrix:

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.78 City Core Residential to Medium Density Residential	The City Core Residential zone section of code has been completely removed and revised with the Medium Density Residential (R10-M) zone.	The code is very similar to the Low Density Residential (BMC 20.60) and much of the code was lifted from that chapter, including identifying the 5 to 10 dwelling units per acre. Difference from the code sections (R-10M to R10) was to allow duplexes and townhouses within the R-10M, provided they meet the underlying density (if you want to build a duplex, you must have a minimum of 0.2 acres (to meet the 10 units per acre density)).

Chapter 20.78

~~CITY CORE RESIDENTIAL (CCR)~~ MEDIUM DENSITY RESIDENTIAL (R-10M)

Sections:

20.78.010 INTENT.
20.78.020 OUTRIGHT PERMITTED USES.
20.78.030 ACCESSORY USES.
20.78.040 CONDITIONAL USES.
20.78.060 DEVELOPMENT STANDARDS.
20.78.065 ALLOWABLE DENSITY AND LOT AREA.
20.78.080 OFF-STREET PARKING REQUIREMENTS.
20.78.090 LANDSCAPING REQUIREMENTS.
20.78.100 SIGN STANDARDS.

20.78.010 INTENT.

The intent of the medium density residential (~~MDR~~R-10M) zoning district is to accommodate single-family housing and existing medium density-type development, and encourage redevelopment opportunities by permitting a wider variety of housing types. Consistency throughout the neighborhoods between Low Density Residential (R-10) and Medium Density Residential shall be implemented.

20.78.020 OUTRIGHT PERMITTED USES.

Only one (1) principal use shall be allowed on each residentially zoned lot unless allowed for otherwise by law. This limitation shall not include permitted accessory uses associated with a permitted principal use. The following uses are permitted outright:

(a) Cemetery;
(b) Co-location of wireless telecommunications per BMC 20.46.140;
(c) Community facilities of twenty thousand (20,000) square feet gross floor area or less;
(d) Day care facility of twelve (12) or fewer persons receiving care;
(e) Education and schools (K-12) of twelve (12) or fewer students;
(f) Foster home;
(g) Group residential home;
(h) Manufactured home per BMC 20.46.040;
(i) Parks, playgrounds and open space equal or less than one-half (0.5) acre (twenty-one thousand seven hundred eighty (21,780) square feet);
(i) Residential uses:
  (1) Single-unit dwelling unit, detached;
  (2) Single-unit dwelling unit, attached (zero (0) lot lines) per BMC 20.78.060(b);
  (3) Duplexes (meeting underlying zoning);
  (4) Townhouse (meeting underlying zoning)
(k) Worship and religious facilities of twenty thousand (20,000) square feet gross floor area or less;
(l) Incubator for business associated with a worship and religious facility or community facility, provided the following conditions are met:
  (1) The incubated business is a use that is permitted outright in the neighborhood business zone, BMC 20.82.020;
  (2) Landscaping and signage requirements of the neighborhood business zone, Chapter 20.82 BMC, shall be met; and
  (3) The parcel upon which the incubated business is situated shall have frontage on an arterial street.

20.78.030 ACCESSORY USES.

The following accessory uses may be permitted when found in connection with a principal use:

(a) Attached or detached accessory dwelling unit per BMC 20.46.010;

(b) Detached garage, carport, and parking facilities for the residents of the property;

(c) Home occupation per BMC 20.46.030;

(d) Other necessary and customary uses determined by the Director to be appropriate, incidental and subordinate;

(e) Playhouses, patios, cabanas, porches, gazebos, swimming pools and incidental household storage buildings.

20.78.040 CONDITIONAL USES.

The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020 subject to the corresponding conditions:

(a) **Bed and breakfast**, provided:

(1) The operators of the business shall occupy the house as their primary residence;

(2) No more than one (1) full-time equivalent (FTE) employee who is not a resident of the dwelling may be employed;

(3) No more than six (6) bedrooms are made available for rent to guests and all guest rooms are contained within the principal structure;

(4) Two (2) off-street parking spaces, plus one (1) off-street parking space per each guest bedroom, are required;

(5) Off-street parking spaces may be reduced, provided the applicant can demonstrate parking will not spill over into nearby residential properties and any streets;

(6) Rooms shall not be made available to guests for more than fourteen (14) days during any thirty (30) day period;

(7) No commercial receptions, parties, or other public gatherings, or serving of meals to nonresident guests for compensation, are allowed; and

(8) Any remodeling of the residential structure shall maintain the residential nature of the structure and not alter the structure in such a manner that would prevent it from being used as a residence in the future.

(b) **Group residential facilities - Class I**, provided:

(1) All state licensing requirements are satisfied;

(2) Minimum setbacks, height and lot coverage of the underlying zone shall apply;

(3) Off-street parking shall be at a minimum of one (1) space per each employee during the peak shift, plus one (1) space per two (2) residents the facility will provide service to;

(4) If counseling services are provided to nonresidents, additional parking spaces are required at one (1) per three hundred (300) square feet of gross floor area used for counseling services;

(5) The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets; and

(6) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.

(c) **Senior housing complex**, provided the following conditions are satisfied:

(1) Minimum site area shall be no less than two (2) acres;

(2) Minimum setbacks, density, height and lot coverage of the underlying zone shall apply;

(3) Off-street parking shall be a minimum one (1) space per dwelling;

(4) Except for a community building/clubhouse for the exclusive use of complex residents, all accessory uses shall be located within a structure containing residential units;

(5) Attached or detached structure types are permitted and dwelling units may be owned by individuals or occupied as rentals;

(6) Access to alternative transportation such as public transit or on-site shuttle services to access daily goods or services shall be provided; and

(7) A management agreement or covenants on individual properties to maintain the complex as a senior citizen complex shall be recorded with the Kitsap County Auditor's office.

(d) **Nursing/convalescent homes**, provided:

(1) All state licensing requirements are satisfied;

(3) Minimum site area shall be no less than one (1) acre;

(4) Minimum setbacks, height and lot coverage of the underlying zone shall apply;

(5) Off-street parking shall be a minimum of one (1) space per six hundred (600) square feet of gross floor area;

(6) The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets; and

(7) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.

(e) **Day care facilities (thirteen (13) or more persons receiving care)**, provided:

(1) All state licensing requirements are satisfied;

(2) Off-street parking shall be a minimum one (1) space per each five (5) children based on the state license maximum occupancy load;

(3) One (1) loading/unloading space without backup is required for the first twenty (20) children and one (1) additional space for up to each additional twenty (20) children;

(4) The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets;

(5) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties; and

(6) The maximum height of a fence or wall within a front yard setback may be increased up to six (6) feet, provided it enhances safety and security of an outdoor play area.

(f) **Adaptive reuse of commercial buildings**, provided the conditions set forth in BMC 20.46.070 are satisfied.

(g) **Worship, religious, and community facilities greater than twenty thousand (20,000) square feet**, provided:

(1) The site area shall be one (1) acre or more; and

(2) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.

(h) **Golf course**, provided:

(1) A site plan review and a site development permit are approved pursuant to Chapter 20.58 BMC;

(2) Through the conditional use permit, modifications to parking and landscaping may be allowed in order to facilitate good design;

(3) Other conditions are applied as deemed necessary to mitigate impacts to nearby residential properties and ensure compatibility with the neighborhood.

(i) **Schools, parks and associated uses** may be approved in accordance with the following:

(1) The following uses are permitted through approval of a conditional use permit:

(i) All public schools and associated gymnasiums and auditoriums;

(ii) Private schools (K-12) with thirteen (13) or more students;

(iii) Parks and playgrounds greater than one-half (1/2) acre;
(iv) Outdoor athletic fields;
(v) Boat launching and related facilities;
(vi) Maintenance and service yards;
(vii) Bus and other vehicle and equipment maintenance and storage facilities;
(viii) Administrative office related to the facilities greater than two thousand (2,000) square feet gross floor area;
(ix) Buildings and structures for nonprofit groups on public lands;

(2) Uses permitted pursuant to subsection (j)(1) of this section shall be subject to complying with the following conditions:

(i) Front, side and rear yard setbacks of structures and outdoor storage areas shall be at least thirty (30) feet;
(ii) Setbacks may be reduced for those portions of a structure fronting interior streets;
(iii) The maximum height for any new construction may be increased to match the architecture of existing buildings; provided, that it is set back an additional foot from any property line for each additional foot of allowed height, and in no case shall the new construction exceed forty-five (45) feet;
(iv) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties;
(v) Additional measures may be required if deemed necessary to mitigate any noise impacts to adjacent residential uses; and
(vi) The maximum height of a fence or wall within a front yard setback may be increased to six (6) feet, provided it enhances safety and security around an outdoor play area.

(j) **Public utility facilities located above ground**, provided:

(1) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties;
(2) The maximum height of a fence or wall may be increased within a front yard setback that will provide screening from adjacent uses and enhance safety and security around the facility; and
(3) Exceptions to setbacks may be allowed if the applicant can demonstrate that the public interest is better served by allowing the modification.

(k) **Law enforcement and fire facilities**, provided:

(1) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.
(2) The maximum height of a fence or wall may be increased within a front yard setback that will provide screening from adjacent uses and enhance safety and security around the facility.

20.78.060 DEVELOPMENT STANDARDS.

(a) Lot Standards. Lot development requirements shall be in accordance with this section and the following standards unless allowed for by law otherwise:

(1) Setbacks.

(i) Minimum front yard setback is fifteen (15) feet;
(ii) Minimum side yard setback is five (5) feet;
(iii) Minimum rear yard setback is fifteen (15) feet.

(2) Maximum structure height is thirty-five (35) feet.
(3) Maximum structure height in (R-10) areas within the downtown regional center shall be pursuant to Figure 20.74(a) and shall supercede subsection (a)(2) of this section.

(4) Minimum lot width is thirty (30) feet.

(5) Maximum development coverage is sixty (60) percent.

(b) Zero (0) Lot Line (ZLL) Development. An attached single-family dwelling and/or garage structure may have a single shared side or rear lot line, and a setback reduced to zero (0), provided the structure complies with building code fire separation requirements.

(c) Accessory Structures. The following standards shall apply but are not limited to: garages, carports, shops, barns, covered patios, cabanas, gazebos, and incidental household storage buildings, excluding accessory dwelling units per BMC 20.46.010 and structures not requiring a building permit:

(1) The maximum area for all accessory structures shall be eighty (80) percent of the principal residential use not to exceed one thousand two hundred (1,200) square feet.

(2) Setbacks of detached accessory structures are pursuant to BMC 20.44.060.

(d) Garages, Storage Buildings and Shops.

(1) Any garage, storage building or shop structure shall be designed so that the appearance of the building remains that of a single-family residence including the following:

(i) Constructed of similar materials as the principal unit;

(ii) A roof of equal or greater pitch as the principal unit;

(iii) A height no more than twenty-five (25) percent greater than the principal unit not to exceed thirty-five (35) feet.

(2) Any garage, storage building, or shop may be exempt from the accessory structure size requirements provided it is contained within the principal unit.

(3) Garage, Carport, and Shop Vehicle Entrance Setbacks. When the vehicle entrance faces the street, the garage, carport, or shop shall have a front yard setback of at least twenty (20) feet, except as provided in BMC 20.44.020 (Traditional Front Yard Setbacks).

(e) Lot Area for Parks and Schools. Parks and schools may exceed maximum lot area requirements if approved by a conditional use permit.

20.78.065 ALLOWABLE DENSITY AND LOT AREA.

The purpose of this section is to establish compatible levels of density within existing neighborhoods. The intent is to allow infill residential development at densities equal to or slightly higher than existing residential densities in the vicinity to encourage neighborhood compatible infill over time. The following density and lot area standards are applicable to development within the zone:

(a) Minimum Density. The minimum required density is five (5) dwellings per acre.

(b) Maximum Density. The maximum allowed density is ten (10) dwellings per acre.

(c) Maximum Lot Area. The maximum lot area is eight thousand seven hundred twelve (8,712) square feet, with the following exceptions:

(1) The lot area may be modified through the approval of a residential cluster development pursuant to BMC 20.58.060;

(2) One (1) lot within a proposal for a division of land may exceed eight thousand seven hundred twelve (8,712) square feet, provided the remaining lots do not exceed the eight thousand seven hundred twelve (8,712) square foot maximum lot size; and

(3) A flag lot that complies with the requirements in BMC 20.44.100 may exceed eight thousand seven hundred twelve (8,712) square feet, provided the total area of the flag lot does not exceed thirteen thousand sixty-eight (13,068) square feet.

(d) Minimum Lot Area. The minimum allowed lot area is four thousand three hundred (4,300) square feet.

(e) Exception to Minimum Lot Areas.

(1) The minimum lot area may be modified through the approval of a residential cluster development pursuant to BMC 20.58.060, provided the development complies with the maximum density requirement set forth in subsection (b) of this section.

20.78.080 OFF-STREET PARKING REQUIREMENTS.
Off-street parking shall be provided in accordance with the requirements set forth in Chapter 20.48 BMC.

20.78.090 LANDSCAPING REQUIREMENTS.
Landscaping shall be provided in accordance with the requirements set forth in Chapter 20.50 BMC.

20.78.100 SIGN STANDARDS.
Signs shall meet the standards of Chapter 20.52 BMC and the following:
(a) One (1) sign with a sign area of up to eight (8) square feet may be allowed to advertise a permitted bed and breakfast, provided it matches the architectural features of the primary residence.
(b) For a home occupation sign, the residential district sign regulations in BMC 20.52.120 shall apply.
(c) When an established business use is located in the medium density residential zone, the special purpose sign regulations in BMC 20.52.130 shall apply.

~~Chapter 20.78~~
~~CITY CORE RESIDENTIAL (CCR)~~

~~Sections:~~
~~20.78.010 INTENT.~~
~~20.78.020 OUTRIGHT PERMITTED USES.~~
~~20.78.030 ACCESSORY USES.~~
~~20.78.040 CONDITIONAL USES.~~
~~20.78.060 DEVELOPMENT STANDARDS.~~
~~20.78.080 PARKING REQUIREMENTS.~~
~~20.78.090 LANDSCAPING REQUIREMENTS.~~
~~20.78.100 SIGN STANDARDS.~~

~~**20.78.010 INTENT.**~~
~~The intent of the city core residential (CCR) zone is to enhance opportunities for significant population growth in the City core and increase activity levels along a planned "loop" trail system connecting the two downtown bridges and three closely related nodes of future growth. While based on the permitted uses and development standards of the low density residential (R-10) zone, the CCR zone also permits higher density housing, including attached multifamily units, when developed on large lots in conjunction with a public trail that links the City's core centers: Manette neighborhood center, Harrison employment center, and downtown regional center. Along with a distinct pedestrian orientation, uses in this zone shall be well served by public transit.~~

~~**20.78.020 OUTRIGHT PERMITTED USES.**~~
~~The following uses are permitted:~~
~~(a) Day care facility (twelve (12) or fewer persons receiving care);~~
~~(b) Foster home;~~
~~(c) Multi-unit dwelling units and townhouses, provided:~~
~~(1) Within a project comprising ten (10) or more acres;~~
~~(2) Units are developed in conjunction with a public trail improvement;~~
~~(d) Park, playground and open space;~~

~~(e) Single-unit dwelling unit, detached;~~
~~(f) Single-unit dwelling unit, attached (zero (0) lot lines) per BMC 20.60.066(b);~~
~~(g) Transportation facility.~~

~~20.78.030 ACCESSORY USES.~~
~~Permitted accessory uses are those set forth in BMC 20.60.030 (low density residential (R-10) zone).~~

~~20.78.040 CONDITIONAL USES.~~
~~The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020. Conditions for approval of the following uses shall be the standards listed for the corresponding use in BMC 20.60.040, the conditional uses section of the low density residential (R-10) zone:~~
~~(a) Bed and breakfast;~~
~~(b) Class I group residential facilities;~~
~~(c) Senior housing complex;~~
~~(d) Nursing/convalescent home;~~
~~(e) Day care facilities;~~
~~(f) Worship, religious, and community facilities;~~
~~(g) Schools, parks and associated facilities of the types set forth in BMC 20.60.040(j).~~

~~20.78.060 DEVELOPMENT STANDARDS.~~
~~Development standards shall be in accordance with the development standards in the low density residential (R-10) zone set forth in BMC 20.60.060 unless modified per the following:~~
~~(a) Maximum density may be increased to twenty (20) dwelling units per acre, provided:~~
~~(1) Within a project comprising ten (10) or more acres;~~
~~(2) Units are developed in conjunction with a public trail improvement linking the City's core centers as approved by the City;~~
~~(3) Units are developed in conjunction with on-site provisions to improve existing access to public transit.~~

~~20.78.080 PARKING REQUIREMENTS.~~
~~Parking shall meet the standards of Chapter 20.48 BMC.~~

~~20.78.090 LANDSCAPING REQUIREMENTS.~~
~~Landscaping shall meet the standards of Chapter 20.50 BMC.~~

~~20.78.100 SIGN STANDARDS.~~
~~Signage shall meet the standards of Chapter 20.52 BMC.~~

Matrix of proposed amendments to BMC 20.79 Multifamily Residential (formerly Multiple Residential). Draft Chapter follows this matrix:

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.79 Multiple Residential	Renamed to Multifamily Residential (R-20).	This designation is utilized as supportive code to the Downtown Subarea Plan (Multifamily 1+2 designation), and will now be extended to other areas in the City.
20.79.020 Outright Permitted Uses	Added duplexes to the list.	This was an oversight in the current code that it allowed single family, townhouses, multifamily structures but not duplexes.
20.79.030 Accessory Uses	Instead of requiring someone to look up the code cited, the code section was included.	As Staff is trying to assist in streamlining processes, this is being proposed.
20.79.060 Development Standards	This section was added into this Chapter.	As this code was being utilize in the Downtown Subarea Plan (DSAP), the DSAP identifies development standards but for the new areas it was silent. Staff is proposing code similar to R10 and R10M with the following edits: (a) height is increased to 45' for outright permitted uses and 60' for conditionally allowed uses. (b) Maximum and minimum density was added to be compliant with the Comprehensive Plan Update.
20.79.080 Parking Requirements	Revised to include exception to DSAP requirements.	

Chapter 20.79

~~MULTIPLE RESIDENTIAL (MR)~~MULTIFAMILY RESIDENTIAL (R-20)

Sections:

20.79.010 INTENT.
20.79.020 OUTRIGHT PERMITTED USES.
20.79.030 ACCESSORY USES.
20.79.040 CONDITIONAL USES.
20.79.080 PARKING REQUIREMENTS.
20.79.090 LANDSCAPING REQUIREMENTS.
20.79.100 SIGN STANDARDS.

20.79.010 INTENT.

The intent of the multifamily residential (R20) zoning district is to provide a high standard of development for residential multifamily type structures and to provide a variety of housing options for a wide diversity of people, within neighborhoods that are currently developed with multifamily development. In addition to supporting the adopted Downtown Subarea Plan. ~~The intent of this zone is detailed in the adopted Downtown Regional Center Subarea Plan. This chapter supplements the adopted plan.~~

20.79.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

(a) Co-location of wireless telecommunications per BMC 20.46.140;

(b) Residential Use. Residential uses include:

(1) Day care facility (twelve (12) or fewer persons receiving care);

(2) Foster home;

(3) Class I group residential facility;

(4) Multi-unit dwelling units;

(5) Single-unit dwelling unit, attached (zero (0) lot lines);

(6) Single-unit dwelling unit, detached;

(7) Townhouses;~~.~~

(8) Duplexes;

20.79.030 ACCESSORY USES.

~~Permitted accessory uses are those set forth in BMC 20.60.030 (low density residential (R-10) zone).~~ The following accessory uses may be permitted when found in connection with a principal use:

(a) Attached or detached accessory dwelling unit per BMC 20.46.010;

(b) Detached garage, carport, and parking facilities for the residents of the property;

(c) Home occupation per BMC 20.46.030;

(d) Other necessary and customary uses determined by the Director to be appropriate, incidental and subordinate;

(e) Playhouses, patios, cabanas, porches, gazebos, swimming pools and incidental household storage buildings.

20.79.040 CONDITIONAL USES.

The following conditional uses shall be permitted pursuant to BMC 20.58.020, provided the conditional use complies with the corresponding standard as listed in BMC 20.60.040 (low density residential (R-10) zone):

(a) Bed and breakfast;

(b) Senior housing complex;

(c) Nursing/convalescent home;
(d) Day care facilities (more than twelve (12) persons receiving care);
(e) Worship, religious, and community facilities;
(f) Schools, parks and associated facilities of the types set forth in BMC 20.60.040(j).

20.79.060 DEVELOPMENT STANDARDS.

(a) For properties located within the Downtown Regional Center, the Downtown Subarea Plan will regulated development standards. The following development standards listed are for all other locations where the R20 zone is located.

(b) Lot Standards. Lot development requirements shall be in accordance with this section and the following standards unless allowed for by law otherwise:

(1) Setbacks.

(i) Minimum front yard setback is fifteen (15) feet;

(ii) Minimum side yard setback is five (5) feet;

(iii) Minimum rear yard setback is fifteen (15) feet.

(2) Maximum structure height is forty-five (45) feet, except that conditionally allowed uses per BMC 20.79.040 may be sixty (60) feet unless otherwise noted.

(3) Minimum lot width is thirty (30) feet.

(4) Maximum development coverage is sixty (60) percent.

(b) Zero (0) Lot Line (ZLL) Development. An attached single-family dwelling and/or garage structure may have a single shared side or rear lot line, and a setback reduced to zero (0), provided the structure complies with building code fire separation requirements.

(c) Garages, Storage Buildings and Shops.

(1) Garage, Carport, and Shop Vehicle Entrance Setbacks. When the vehicle entrance faces the street, the garage, carport, or shop shall have a front yard setback of at least twenty (20) feet, except as provided in BMC 20.44.020 (Traditional Front Yard Setbacks).

(d) Lot Area for Parks and Schools. Parks and schools may exceed maximum lot area requirements if approved by a conditional use permit.

(e) Minimum Density: five (5) dwelling units per acre.

(f) Maximum Density: twenty (20) dwelling units per acre.

20.79.080 PARKING REQUIREMENTS.

In addition to the off-street parking requirements set forth in Chapter 20.48 BMC, the automobile off-street parking spaces located within the Downtown Regional Center shall be provided in accordance to the Downtown Subarea Plan.

20.79.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter 20.50 BMC.

20.79.100 SIGN STANDARDS.

Signage shall meet the standards of Chapter 20.52 BMC.

Matrix of proposed amendments to BMC 20.82 Neighborhood Business (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.82 Neighborhood Business	Removed "zone" in title	Consistent with other chapters in Title 20.
20.82.010 Intent	Revised intent to comply with Comprehensive Plan description.	Was necessary to revise intent as the Neighborhood Business zone consolidated the Limited Commercial (BMC 20.84) and Neighborhood Center Core (20.66) zones.
20.82.020 Outright Permitted Uses	Consolidated outright permitted uses list from LC, NCC and NB.	Many listed permitted uses were identical and will not be listed here, however the following were only allowed in one or two zones (not all three) but have been added to the combined list: (a) Bed & Breakfast; (b) Day Care Facility; (c) Community Facility; (d) Medical office and clinics; (e) Park, playground, and open space; (f) Worship and religious facility; (g) Entertainment Use; (h) Financial insurance and real estate; (i) Hotel and Lodging; (j) Museum and gallery; (k) Transportation Facility; (l) Veterinary clinic; (m) Recycling Collection Station; and (n) Senior Housing Complex. Outright permitted uses <u>not</u> added were (o) Gas Stations at the intersection or arterial roads; and (p) automobile repair and services. Please note that there are no existing gas stations or automobile repair shops within the current proposed Neighborhood Business boundaries (thus not creating further nonconforming uses). (q) Removed size limitations as it is located within the proposed "Design Standards."
20.82.040 Conditional Uses	Removed conditionally allowed use section thus removing "Restaurants larger than 2,500 square feet" and "community use" as conditional allowed uses.	As the size limitation has been removed in the Outright Permitted Use section, this is not necessary. As for the "Community Use" Staff has struggled using this provision as there is no clear definition or requirements on what is a "community use." Community facility and parks are outrightly allowed within this zone, thus this provision seems unnecessary.
20.82.060	Consolidate Development	As Staff consolidated the three zones, many

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
Development Standards	Standards including changes to (a) "Maximum building size", (b) "Maximum building coverage"; (c)"Maximum development coverage"; and (d) identifying no maximum density for residential as a secondary use (such as mixed use building)	development standard requirements were identical. As for (a) Maximum building size, that was reviewed to be compliant with the Comprehensive Plan as it requires "small scale development" within the Neighborhood Business designation. Thus, size limits were included in the outright permitted uses which limits development to 5,000 square feet area, and maximum building size at ground floor to 20,000 square feet (thus four permitted uses, or suites may be located in one building's ground floor level). As for the development and building coverage, the Neighborhood Center Core designation had more specific development standards for (b) the maximum building and (c) maximum development coverage with incentives for public amenities (such as seating area, bike racks, street vendor location, etc.) or more intense developed site (such as a two story mixed use building gets an increase in development coverage). As for (d) no maximum density for residential uses as a secondary use (mixed use), language is being added as the code was silent. Height and lot coverage will limit maximum density; this revision provides clarity.
20.82.070 Design Standards	Consolidate Design Standards, which incorporate Neighborhood Center Core zone's design standards into this zone.	Neighborhood Center Core (BMC 20.66.070) design standards were the most descriptive. Limited Commercial (BMC 20.84.070) only addressed "Bulk reduction." Neighborhood Business was silent on design standards.
20.82.080 Parking Requirements	Revised BMC 20.82.080(c) to priority locations for access to a business parking area.	The three consolidated zones all had requirements regarding locations for access to the parking area. Staff is proposing to include the Neighborhood Center Core zone requirement for this item as it contained a list of priority locations for access.

Chapter 20.82
NEIGHBORHOOD BUSINESS ~~ZONE~~ (NB)

Sections:

20.82.010 INTENT.
20.82.020 OUTRIGHT PERMITTED USES.
20.82.030 PROHIBITED USES.
~~20.82.040 CONDITIONAL USES.~~
20.82.060 DEVELOPMENT STANDARDS.
20.82.070 DESIGN STANDARDS
20.82.080 PARKING REQUIREMENTS.
20.82.090 LANDSCAPING REQUIREMENTS.
20.82.110 SIGN STANDARDS.

20.82.010 INTENT.

The intent of the neighborhood business (NB) zone is to provide for small-scale business districts that reflect the scale and character of surrounding neighborhoods. The NB zone shall include uses such as small groceries, convenience stores, offices, restaurants, and mixed use opportunities.

~~The intent of the neighborhood business (NB) zone is to provide for small-scale business districts outside of centers and corridors that reflect the scale and character of surrounding neighborhoods. These NB locations support neighborhoods which generally lack walkable access to a designated center. The NB zone shall include uses such as small groceries, convenience stores, offices, and restaurants. Neighborhood business districts are generally limited in size to one (1) acre each and are typically comprised of a tight cluster of businesses on several parcels.~~

20.82.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

~~(a) Bed and breakfast;~~
~~(b) Co-location of wireless telecommunications facilities per BMC 20.46.140;~~
~~(c) Day care facility, and foster home;~~
~~(d) General office and business service under five thousand (5,000) gross square feet;~~
~~(e) General retail under five thousand (5,000) gross square feet;~~
~~(f) Medical offices and clinics;~~
~~(g) Park, playground and open space;~~
~~(h) Personal services under five thousand (5,000) gross square feet;~~
~~(i) Public administration;~~
~~(j) Residential as a secondary use;~~
~~(k) Restaurant under two thousand five hundred (2,500) gross square feet;~~
~~(l) Worship and religious facility located on a collector or higher street.~~

(a) Bed and breakfast;
(b) Co-location of wireless communications facilities per BMC 20.46.140;
(c) Community facility;
(d) Day care facility;
(e) Drinking place under five thousand;
(f) Entertainment uses;
(g) Finance, insurance and real estate;
(h) General office and business services;
(i) General retail;
(j) Hotel and lodging places;

(k) Medical offices and clinics;
(l) Museum and gallery;
(m) Park, playground and open space;
(n) Personal services;
(o) Public administration;
(p) Recycling collection station;
(q) Residential as a secondary use;
(r) Restaurant drinking place;
(s) Senior housing complex
(t) Transportation facility;
(u) Veterinary clinic;
(v) Worship and religious facility.

20.82.030 PROHIBITED USES.

(a) Drive-through ~~lanes~~facilities~~-~~.

~~**20.82.040 CONDITIONAL USES.**~~

~~The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020:~~

~~(a) Restaurants larger than two thousand five hundred (2,500) gross square feet and all drinking places, provided:~~

~~(1) All seating, dining, and cooking areas are located within the principal structure at all times;~~

~~(2) All refuse and recycling containers are fully enclosed and screened from view from all adjacent and adjoining properties, and meet the standards of Chapter 20.46 BMC;~~

~~(3) Measures are taken to ensure that parking will not spill over into the neighborhood;~~

~~(b) Community uses, provided:~~

~~(1) The applicant can demonstrate that all provisions of the noise levels ordinance, Chapter 6.32 BMC, shall be met;~~

~~(2) Measures are taken to ensure that parking will not spill over into the neighborhood;~~

~~(3) Public events, programs or performances shall not continue later than 10:00 p.m.~~

20.82.060 DEVELOPMENT STANDARDS.

Lot development requirements shall be in accordance with the following standards unless allowed for by law otherwise:

(a) Maximum front yard setback: ten (10) feet. At least sixty-five (65) percent of a building's front facade must meet the maximum front yard setback. The setback may be increased if the Director finds that such increase is the minimum necessary to facilitate a superior site design. In order to obtain approval for an increased setback, the applicant shall submit a written analysis establishing how the project facilitates superior site design is the minimum necessary, is consistent with specific goals and policies within the Comprehensive Plan, and is compliant with all applicable sections of the BMC. The following list identifies examples of circumstances where increased setbacks may be found to be appropriate:

(1) When the site includes more than one (1) street frontage;
(2) To accommodate existing topography, utilities, or other physical site constraints that make compliance with the setback infeasible;
(3) To accommodate phasing of infill development;
(4) On sites that are significantly developed with existing legally established nonconforming uses or structures whereby strict code compliance will not facilitate effective circulation; or

(5) For projects that in the opinion of the Director provide enhanced public amenities within the setback area which include, but are not limited to, the following: public plazas, increased landscaping, architectural features, improved pedestrian connections;

(b) Side yard setback: zero (0) except when adjacent to ~~the low density~~a residential zone ~~(R-10)~~ where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC20.50.050(b);

(c) Rear yard setback: zero (0) except when adjacent ~~to the low density~~a residential zone ~~(R-10)~~ where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC20.50.050(b);

(d) Maximum building size: nonresidential structures~~uses~~ may not exceed a footprint of five thousand (5,000) gross square feet at ground level,~~;~~ and the total structure shall not exceed twenty thousand (20,000) gross square feet.

(e) Maximum building coverage: sixty (60) percent base maximum; provided, that through the use of any combination of the following, building coverage may be increased up to eighty-five (85) percent maximum.

(1) Projects containing mixed uses: twenty (20) percent bonus.

(2) Projects within a two (2) or three (3) story building: ten (10) percent bonus.

(3) Projects providing a pedestrian-oriented plaza or area of at least one hundred fifty (150) square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the city. Such areas shall contain seating for at least four (4) people, a trash receptacle and three (3) or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian-scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, a statue or sculpture, or a public restroom. Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: ten (10) percent bonus.

(4) Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: five (5) percent bonus.

(5) Projects providing at least fifty (50) percent of their required parking underground or within the building: twenty (20) percent bonus.

(f) Maximum development coverage: maximum coverage by impervious surfaces seventy-five (75) percent; provided, that through the use of any combination of the mechanisms listed in subsections (e)(1) through (5) of this section, up to ninety-five (95) percent maximum development coverage may be allowed.

~~(e) Maximum building coverage: eighty-five (85) percent;~~

~~(f)~~(g) Maximum building height: thirty-five (35) feet;

~~Maximum building heights within the downtown regional center are pursuant to Figure 20.74(a), and shall supersede subsection (g) of this section;~~

~~(g)~~(h) There is no maximum density for residential as a secondary use.

~~(h)~~(i) Outdoor storage of any kind shall be prohibited, except for refuse and recycling containers, which shall meet the standards set forth in Chapter 20.46 BMC.

20.82.070 DESIGN STANDARDS.

(a) Building Design. The following guidelines apply to mixed use and commercial structures only:

(1) To enhance the pedestrian environment, commercial uses shall include large windows along any ground floor facade facing the public sidewalk or sidewalks providing circulation within a site. Windows shall allow views into interior building spaces. At least seventy-five (75) percent of all such facades, measured to ten (10) feet above the sidewalk or surface grade, shall be comprised of such windows.

(2) At least one (1) of the following amenities shall be required along any ground floor facade facing the public sidewalk: outdoor eating areas; street furniture such as benches, bike racks and trash receptacles; plantings in window boxes; public art; or public display cases, kiosks, or boards.

(3) Building entrances shall be easily identifiable from the street and sidewalks. This may be accomplished by:

(i) Ornamentation and/or architectural detailing around the door; and

(ii) One (1) or more of the following techniques:

(A) Recessing the entrance area at least three (3) feet.

(B) An entrance area that protrudes at least three (3) feet.

(C) A canopy, portico or overhang extending at least five (5) feet over the sidewalk in the entrance area.

(4) Bulk. Building modulation shall be used to reduce the appearance of mass and bulk of the structure. This can be achieved by utilizing any combination of at least two (2) of the following;

(i) Setback of upper floors by at least ten (10) feet. However, such setbacks shall not be applied to more than fifty (50) percent of a facade facing a major arterial.

(ii) Recessed or protruding doorways per subsection (a)(3)(ii) of this section.

(iii) Overhangs, awnings, canopies, or arcades between eight (8) and twelve (12) feet above the sidewalk.

(iv) Window fenestration per subsection (a)(1) of this section.

(6) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.

(7) Structures at the intersection of two (2) arterial streets shall include a significant architectural feature at the building corner that provides visual emphasis at the corner. This may be accomplished in one or more of the following ways:

(i) The inclusion of a major entryway at the corner. Such entryways must be marked by an awning, recessed area, colonnade, or other architectural feature that defines the entry.

(ii) The inclusion of a building element the height of which varies from the remainder of the building by at least ten (10) percent.

(iii) A plaza at the corner that includes a fountain, artwork, or planting of at least ten (10) feet in height.

20.82.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter 20.48 BMC and the following:

(a) On-site parking shall be to the rear or to the side of buildings on the site and shall not occupy more than fifty (50) percent of the site frontage facing the arterial street frontage(s). The site frontage includes the area between the right-of-way and front building wall which applies to the entire length of the property regardless of building width. Corner lots have two (2) site frontages as they are positioned on two (2) street frontages.

(b) All efforts shall be taken to avoid placing parking on street corners. Parking located between the building frontage and street corners shall be fully screened as follows:

(1) A four (4) foot tall decorative wall within the front yard landscaping area that fully screens the parking areas. The wall shall be located such that it blocks views of the parking from the right-of-way. For long spans of frontage (one hundred (100) feet or more), the wall shall include modular articulation to add architectural variety.

(i) Alternate architectural features, shrubs may be substituted for the wall, provided it is demonstrated that the shrubs/alternative will provide equal to or better visual screening than the wall. Shrubs shall be a minimum of three (3) feet tall at time of installation and shall be additional to the landscaping required in Chapter 20.50 BMC.

(ii) Openings and architectural features may be required within a wall section in order to tie the wall feature into the architecture of the building and to provide pedestrian access. The

entry shall be the minimum necessary to accommodate a sidewalk that is a minimum of five (5) feet in width, clearly marked, and distinguished from driving surfaces by using decorative paving, stamped/stained concrete, or raised walkways with alternative materials (such as brick, cobblestone, decorative pavers). Paint striping does not meet this requirement.

(c) Access to parking shall be provided per the following priority:

(1) First, from an alley if available; if an alley is not available, then from local street;

(2) If neither is available, then from a nonprincipal arterial street;

(3) If none of the above are available then from a principal arterial street.

~~Access to parking may be from adjacent nonprincipal arterial streets, or from driveways off of the principal arterial.~~

(d) Driveways providing access to parking area shall be well-defined, highly visible entryways.

20.82.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter 20.50 BMC.

20.82.110 SIGN STANDARDS.

Signs shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.

Matrix of proposed amendments to BMC 20.86 Freeway Corridor (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.86 Freeway Corridor		
BMC 20.86.060 Development Standards	For visual screening between zoning designations, make the requirement more generic.	As there are multiple residential zones (R-10, and R-10M), visual screening should be provided between commercial uses and the residential zones of low and medium density residential.

Chapter 20.86
FREEWAY CORRIDOR ZONE (FC)

Sections:

20.86.010 INTENT.
20.86.020 OUTRIGHT PERMITTED USES.
20.86.040 CONDITIONAL USES.
20.86.050 PROHIBITED USES.
20.86.060 DEVELOPMENT STANDARDS.
20.86.070 DESIGN STANDARDS.
20.86.080 PARKING REQUIREMENTS.
20.86.090 LANDSCAPING REQUIREMENTS.
20.86.100 SIGN STANDARDS.

20.86.010 INTENT.

The intent of the freeway corridor (FC) zone is to identify areas for commercial activities that will typically be region-serving in nature and scale. Uses in the zone benefit from high visibility from freeways serving the region, incorporate signage legible to fast-moving traffic, provide large areas for parking, and may include large-scale structures and/or outdoor display or storage areas. Design standards, buffering and/or other techniques are used to mitigate the effects of the intense uses allowed in the FC zone on less intense adjacent uses.

20.86.020 OUTRIGHT PERMITTED USES.

In the freeway corridor zone all uses are permitted outright except for those uses set forth as conditional uses per BMC 20.86.040, and those uses prohibited per BMC 20.86.050.

20.86.040 CONDITIONAL USES.

A conditional use permit, which is approved pursuant to BMC 20.58.020, may permit the following uses:

(a) Heavy industrial/manufacturing, provided:

(1) All standards of the noise levels ordinance, Chapter 6.32 BMC, are met;

(2) No unshielded light or glare will be visible during periods of darkness in a residential zone;

(3) No odor, dust or smoke byproduct will be clearly detectable on any adjacent or adjoining commercial or residential lot;

(4) The applicant can demonstrate that the use will not significantly detract from the visual character of the area as seen from public rights-of-way or any adjacent lot. Unkept or unsightly storage, refuse, yard, or equipment areas are elements with the potential to negatively impact visual character.

(b) Adult business per BMC 20.46.110.

(c) Class II group residential facilities, provided:

(1) The facility will not create an operational conflict with the efficiency of large-scale freeway-oriented commercial use.

(d) Opiate substitution treatment facility, provided:

(1) The permit shall be processed as a Type III Hearing Examiner decision;

(2) No opiate substitution treatment facility shall be sited within 1,000 (one thousand) feet of another opiate substitution treatment facility;

(3) Off-street parking shall be provided one (1) parking space per one hundred fifty (150) square feet of gross floor area; and

(4) Landscaping is provided meeting the minimum requirements for nonresidential uses as prescribed in Chapter 20.50 BMC.

20.86.050 PROHIBITED USES.

The following uses are prohibited in the freeway corridor zone:

(a) Residential, as a primary or secondary use, except for Class II group residential facilities as a conditional use per BMC 20.86.040;

(b) Recreational vehicle park;

(c) Junk yard;

(e) Motion picture theater;

(d) Any use with significant adverse impacts on less intense uses in neighboring residential zones, determined by the City by having any combination of the following criteria:

(1) Noise Encroachment. Generation of sound not meeting the provisions of the noise levels ordinance, Chapter 6.32 BMC;

(2) Light/Glare Encroachment. Unshielded glare visible during periods of darkness in an adjacent residential zone;

(3) Odor, Dust or Smoke Encroachment. Emission of an odor, dust or smoke byproduct clearly detectable in any residential zone.

20.86.060 DEVELOPMENT STANDARDS.

Lot development requirements shall be in accordance with the following standards unless allowed for by law otherwise:

(a) Minimum front yard setback: twenty (20) feet;

(b) Minimum side yard setback: zero (0) except when adjacent to the low or medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);

(c) Rear yard setback: zero (0) except when adjacent to the low or medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC20.50.050(b);

(d) No maximum building coverage, except all setback and landscaping requirements shall be met;

(e) No maximum development coverage, except all setback and landscaping standards shall be met;

(f) Maximum building height: sixty (60) feet.

20.86.070 DESIGN STANDARDS.

The following design standards shall be met:

(a) Bulk. The horizontal dimension of any structure facing a public right-of-way shall include visual treatment at intervals not to exceed one hundred (100) feet, for a width of not less than twenty (20) feet. Visual treatment shall be one or more of the following types:

(1) An offset with a minimum depth of five (5) feet;

(2) A facade material, texture or color that is visually different and distinct from the base material, texture or color.

(b) Curb Cuts. The number of curb cut site entries from public rights-of-way shall be limited to the minimum number of curb cuts required for safe and efficient vehicle circulation into and out of the site. No curb cut width may exceed forty-eight (48) feet.

20.86.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter 20.48 BMC.

20.86.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter 20.50 BMC and the following requirements:

(a) Buffers and screening adjacent to rights-of-way. All off-street parking areas, vehicle storage areas, and outdoor storage or work areas, except for those areas for display of vehicles or products for sale or lease, shall be screened or buffered from public rights-of-way by any combination of the following:

(1) Five (5) foot wide landscaped buffer with evergreen hedge or other screen plantings of a size that will provide an immediate effective visual screen having a minimum height of five (5) feet;

(2) Solid fence or wall a minimum of five (5) feet in height unless modified by the City to correct a visibility obstruction; or

(3) An earthen berm planted with grass, shrubs, or other groundcover and having an effective visual height of at least five (5) feet;

(b) Buffers or screening between commercial uses. The City may determine that landscape buffering or screening is required along an interior property line shared by commercial uses in cases where a higher intensity use such as light or heavy manufacturing/industry abuts a commercial use that is frequently visited by members of the public. Such buffering or screening is intended to minimize potential conflicts.

20.86.100 SIGN STANDARDS.

Signs shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.

Matrix of proposed amendments to BMC 20.92 Employment Center (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.92 Employment Center		
20.92.020 Outright Permitted Uses	(a) Added "hospitals" to the permitted uses which was placed alphabetically, thus the complete list is shown in track changes though there are minor revisions proposed; (b) revised the clarifying list of "Residential uses" to "all types but Group Residential Type II;" (c) and minor tweaks to the wording to be consistent with definitions (example: "Community use facility" is proposed as "Community facility")	(a) Added "hospitals" as Harrison Hospital is located in this area. (b) Revised "Residential uses" to simplify the list, however this does add "duplexes" to the list which was an oversight in the 2005 code as it allowed single family homes (one unit) and townhouses and multiunit structures (three or more units), but not duplexes (two units).
20.92.030 Accessory Uses.	(a) Added accessory uses for "Light Industrial/manufacturing" and (b) "mini storage" and corresponding design requirements to keep it an accessory use and have minimal impacts to the neighborhood.	(a) To provide clarification as "Light Industrial/manufacturing" is currently being allowed by Staff as an accessory use. Example is a Playground equipment business has a primary use of "general retail" to sell the playground equipment, but a portion of his onsite business is assembling the structure and warehousing the equipment, which is considered accessory. (b) "Mini storage" is being added as an accessory use to allow difficult spaces in a building to be utilized (such as a basement of commercial structure).
20.92.040 Conditional Uses.	Added clarifying provision to Conditionally Allowed Uses for Light Industrial uses to (a) clarify that outdoor storage needs to be fully screened or fully enclosed, and (b) that marijuana production or processing within this center is not allowed.	The clarifying provisions have been added for (a) visual screening to protect the visual character of this Center, and (b) to not allow marijuana production or processing as it is an allowed use with the Freeway Corridor and Industrial zones, and this is a center.
20.92.080 Parking	Removed reduction for off-street parking	BMC 20.48 Off-street parking chapter has added reductions that all zones may utilize, thus removed this reduction.

Chapter 20.92
EMPLOYMENT CENTER (EC)

Sections:

20.92.010 INTENT.
20.92.020 OUTRIGHT PERMITTED USES.
20.92.030 ACCESSORY USES.
20.92.040 CONDITIONAL USES.
20.92.060 DEVELOPMENT STANDARDS.
20.92.070 DESIGN STANDARDS.
20.92.080 PARKING REQUIREMENTS.
20.92.090 LANDSCAPING REQUIREMENTS.
20.92.100 SIGN STANDARDS.

20.92.010 INTENT.

The intent of the employment center (EC) zone is to offer a well planned and designed environment where a potentially large employee population is offered the option to live near places of employment. The EC zone provides for integration of employment activities with housing and commercial activities scaled to serve the employee population at the center, thereby reducing home-to-workplace commute trips. Employment centers create large numbers of jobs in uses to include office and services.

20.92.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

~~(a) Co-location of wireless telecommunications facilities per BMC 20.46.140;~~
~~(b) Community use facility;~~
~~(c) Day care facility, all;~~
~~(d) General office and business services;~~
~~(e) Finance, insurance and real estate;~~
~~(f) General retail;~~
~~(g) Hotels and lodging places;~~
~~(h) Medical offices;~~
~~(i) Outdoor athletic fields;~~
~~(j) Park playgrounds and open space, and parks;~~
~~(k) Personal service business;~~
~~(l) Physical fitness and health clubs;~~
~~(m) Public administration;~~
~~(n) Residential uses of the following types:~~
~~(1) Group residential facility - Class I;~~
~~(2) Nursing convalescent home;~~
~~(3) Senior housing complex;~~
~~(4) Single-unit dwelling structure, attached or detached;~~
~~(5) Multi-unit dwelling structure;~~
~~(6) Townhouse;~~
~~(o) Restaurants and drinking places;~~
~~(p) Schools and education uses;~~
~~(q) Transportation facility;~~
~~(r) Veterinary clinic;~~
~~(s) Worship and religious facility.~~
(a) Co-location of wireless communications facilities per BMC 20.46.140;

(b) Community facility;
(c) Day care facility;
(d) General office and business services;
(e) Finance, insurance and real estate;
(f) General retail;
(g) Hospitals;
(h) Hotels and lodging places;
(i) Medical offices and clinic;
(j) Outdoor athletic fields;
(k) Park, playgrounds and open space;
(l) Personal service;
(m) Physical fitness and health clubs;
(n) Public administration;
(o) Residential uses of all types except group residential facility - Class II;
(p) Restaurants and drinking places;
(q) Schools and education uses;
(r) Transportation facility;
(s) Veterinary clinic;
(t) Worship and religious facility.

20.92.030 ACCESSORY USES.

The following accessory uses may be permitted when found in connection with a principal use:

(a) Light industrial/manufacturing to support the associated primary use, such as development of products onsite, provided the business is primarily involved in the products distribution (general retail).
    (1) The applicant shall demonstrate that the use will not significantly detract from the visual character as seen from public rights-of-way or any adjacent lot. This accessory use~~s~~ shall be fully screened or fully enclosed, with no outdoor storage visible from the right-of-way or adjacent lot.

(b) Mini Storage, provided:
    (1) Mini storage facilities are permitted as an accessory use, and may occupy no more than fifty (50) percent of the property's building gross floor area. With the exception of the mini storage business office, mini storage facilities shall not be permitted upon the street level of the multistory building where the primary entrance is located.
    (2) All storage units shall gain access from the interior of the buildings or site, such as access from the alley. No unit doors may face the street.
    (3) Mini storage facilities located adjacent to a residential zone~~,~~ shall:
        (i) Not be visible from the residential property. This may require that the property be screened by a Type I visual screen per BMC 20.50.050 for the facility loading bays, docks or doors.
        (ii) Not operate or allow tenant access between the hours of 10:00PM and 7:00AM. The Director may permit extended hours of operation if the facility will not have significant noise impacts on the adjacent properties.
    (4) Outdoor storage prohibited. All goods and property stored in a mini storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc. or storage in outdoor pods or shipping containers are permitted.

(5) Each storage unit shall be used for storage only. No commercial or manufacturing activities, vehicle repair or services, or related activities, whether for business or personal purposes, are permitted in any storage unit.

20.92.040 CONDITIONAL USES.

The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020:

(a) Light industrial/manufacturing, provided:

(1) No odor, dust or smoke byproduct will be clearly detectable on any abutting commercial or residential lot;

(2) All standards of the noise levels ordinance, Chapter 6.32 BMC, are met;

(3) No unshielded light or glare will be visible during periods of darkness on adjacent commercial or residential lots;

(4) The applicant can demonstrate that the use will not significantly detract from the visual character as seen from public rights-of-way or any adjacent lot. Unkempt or unsightly storage, refuse, yard, or equipment and mechanical areas are elements with potential to negatively impact visual character. This use~~s~~ shall be fully screened or fully enclosed, with no outdoor storage visible from the right-of-way or adjacent lot(s).

(5) Does not include business activities related to marijuana production or processing for distribution.

20.92.060 DEVELOPMENT STANDARDS.

Development shall be in accordance with the following standards:

(a) Minimum density for residential uses: fifteen (15) dwelling units/acre;

(b) Minimum side yard setback: zero (0), except when adjacent to the low or medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);

(c) Minimum rear yard setback: zero (0), except when adjacent to the low or medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);

(d) Minimum front yard setback requirements: zero (0), except that for residential uses with garages facing a public right-of-way, the garage shall have a setback five (5) feet greater than that of the principal structure;

(e) Maximum building coverage: sixty-five (65) percent base maximum; provided, that through the use of any combination of the following, building coverage may be increased to a maximum of eighty-five (85) percent:

(1) Projects with two or more stories: ten (10) percent bonus;

(2) Projects containing mixed uses: ten (10) percent bonus;

(3) Projects incorporating at least fifty (50) percent of required parking underground or within the structure: twenty (20) percent bonus;

(f) No maximum development coverage, provided all setbacks and landscaping requirements are met;

(g) Maximum Building Height. Eighty (80) feet for residential uses and sixty (60) feet for nonresidential uses. For mixed uses, the building height will be based on the use that predominately (fifty (50) percent or greater) occupies the structure.

20.92.070 DESIGN STANDARDS.

(a) Blank Facades. The horizontal dimension of any structure facing the perimeter of the site along a public right-of-way shall provide one (1) of the following visual treatments for a width of twenty (20) feet at intervals not to exceed one hundred (100) feet:

(1) An offset with a minimum depth of five (5) feet;

(2) A facade material, texture or color that is visually different and distinct from that of the base material, texture or color;

(b) Structures containing general retail uses, restaurant uses, drinking place uses, or personal service business uses shall have the following features:

(1) Large windows along any facade facing the public sidewalk or a sidewalk providing circulation within the site. At least sixty-five (65) percent of all such facades measured to ten (10) feet above sidewalk or surface grade shall be comprised of such windows.

(2) Either a clearly identifiable entrance that is recessed or protruding at least three (3) feet, or a canopy or overhang extending at least five (5) feet over the sidewalk in the entrance area.

20.92.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter 20.48 BMC. ~~except as modified by the following:~~

~~(a) Required parking for a nonresidential use may be reduced by twenty (20) percent if the project is within one thousand three hundred (1,300) feet of designated transit-oriented development.~~

20.92.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter 20.50 BMC.

20.92.100 SIGN STANDARDS.

Signage shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.

Matrix of proposed amendments to BMC 20.20.94 Industrial (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.94 Industrial		
20.94.020 Outright Permitted Uses	Revised Outright Permitted Uses to compare to the Freeway Corridor zone.	This provided consistency throughout the two more intense zoning designations and provides more opportunities in the Industrial zones.
20.94.050 Prohibited Uses	Added this section as Staff is proposing to provide more flexibility on Outright Permitted Uses, prohibited uses needed to be identified.	This list is similar to the Freeway Corridor prohibited uses.

Chapter 20.94
INDUSTRIAL (I)

Sections:

20.94.010 INTENT.
20.94.020 OUTRIGHT PERMITTED USES.
20.94.030 CONDITIONAL USES.
30.94.050 PROHIBITED USES.
20.94.060 DEVELOPMENT STANDARDS.
20.94.080 PARKING REQUIREMENTS.
20.94.090 LANDSCAPING REQUIREMENTS.
20.94.100 SIGN STANDARDS.

20.94.010 INTENT.

The intent of the industrial (I) zone is to accommodate light and heavy industrial uses in locations where there is limited interaction with residential uses. Uses include large-scale and/or heavy industries in a manner that reduces impact to the community while meeting industry's needs for easy access, large sites, and locations that do not cause conflicts with residential and other less intense use areas.

20.94.020 OUTRIGHT PERMITTED USES.

In the Industrial zone, all uses are permitted outright except for those uses set forth as conditional uses per BMC 20.94.030, and those uses prohibited per BMC 20.94.050.

~~The following uses are permitted:~~

~~(a) Automobile service and repair;~~
~~(b) Car wash;~~
~~(c) Drive-through facility;~~
~~(d) Gas station;~~
~~(e) General office and business services over five thousand (5,000) gross square feet;~~
~~(f) Heavy industrial/manufacturing;~~
~~(g) Kennel;~~
~~(h) Light industrial/manufacturing;~~
~~(i) Nursery and greenhouse;~~
~~(j) Outdoor storage;~~
~~(k) Public administration;~~
~~(l) Recycling collection station;~~
~~(m) Outdoor athletic fields;~~
~~(n) Stadiums and sports complex;~~
~~(o) Transportation facility;~~
~~(p) Veterinary clinic;~~
~~(q) Warehousing;~~
~~(r) Wireless telecommunications facilities per BMC 20.46.140.~~

20.94.030 CONDITIONAL USES.

The following uses may be permitted, provided a conditional use permit pursuant to BMC 20.58.020 is approved:

(a) Junk yard, provided:
  (1) The use is not adjacent to a residentially zoned lot;
  (2) A view-obscuring screen consisting of a solid wall or dense evergreen shrub to a height of ten (10) feet is provided along all lot lines.

(b) Adult business as defined in BMC 20.46.110.
(c) Group residential facility - Class II, provided the facility will not create an operational conflict with the efficiency of large-scale industrial uses.

20.94.050 PROHIBITED USES.
The following uses are prohibited in the Industrial zone:
(a) Residential, as a primary or secondary use, except for Class II group residential facilities as a conditional use per BMC 20.94.030(c);
(b) Recreational vehicle park;
(c) Junk yard;
(d) Motion picture theater;
(e) Any use with significant adverse impacts on less intense uses in neighboring residential zones, determined by the City by having any combination of the following criteria:
(1) Noise Encroachment. Generation of sound not meeting the provisions of the noise levels ordinance, Chapter 6.32 BMC;
(2) Light/Glare Encroachment. Unshielded glare visible during periods of darkness in an adjacent residential zone;
(3) Odor, Dust or Smoke Encroachment. Emission of an odor, dust or smoke byproduct clearly detectable in any residential zone.

20.94.060 DEVELOPMENT STANDARDS.
Lot development requirements shall be in accordance with the following standards unless otherwise allowed by law:
(a) Minimum front yard setback: ten (10) feet, except twenty (20) feet where abutting or across a public right-of-way from a residential zone;
(b) Minimum side yard setback: zero (0) except when adjacent to the low and medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);
(c) Minimum rear yard setback: zero (0) except when adjacent to the low and medium density residential zones (R-10 and R-10M) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);
(d) No maximum building coverage, provided all setbacks and landscaping standards are met;
(e) No maximum development coverage, provided all setbacks and landscaping standards are met;
(f) Maximum building height: fifty (50) feet for structures intended for human occupancy, and no height limit for unoccupied structures such as cranes, antennas, and mechanical apparatuses employed in industry, provided setback requirements are met;
(g) Where abutting a residential zone, structures shall be set back one (1) additional foot for each additional foot of height above thirty-five (35) feet.

20.94.080 PARKING REQUIREMENTS.
Off-street parking shall be provided in accordance with Chapter 20.48 BMC.

20.94.090 LANDSCAPING REQUIREMENTS.
Landscaping shall be provided per the requirements set forth in Chapter 20.50 BMC.

20.94.100 SIGN STANDARDS.
Signs shall meet the requirements set forth in Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.

Matrix of proposed amendments to BMC 20.96 City Utility Lands (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.96 City Utility Lands		
20.96.020 Outright Permitted Use.	Minor revision: "Wireless *tele*communications facility" to "Wireless communications facility"	Consistent with the changes to BMC 20.46.140 Wireless Communication Facility provisions.

Chapter 20.96
CITY UTILITY LANDS (CUL)

Sections:

20.96.010 INTENT.
20.96.020 OUTRIGHT PERMITTED USES.
20.96.030 ACCESSORY USES.
20.96.040 CONDITIONAL USES.
20.96.060 DEVELOPMENT STANDARDS.
20.96.080 PARKING REQUIREMENTS.
20.96.090 LANDSCAPING REQUIREMENTS.
20.96.100 SIGN STANDARDS.

20.96.010 INTENT.

The intent of the city utility lands (CUL) zone is to preserve resource-related functions of land, and to protect watersheds and timberlands. The CUL zone is also intended to ensure healthy forest cover and provide habitat for wildlife. The zone will accommodate some limited commercial and recreational activities, which adhere to a high standard of environmental best management practices, and low impact development.

20.96.020 OUTRIGHT PERMITTED USES.

The following uses are permitted:

(a) Educational and resource activities compatible with forest resources;
(b) Forest and wildlife management activities and forest practices;
(c) Groundwater development and aquifer protection;
(d) Hydropower activities and facilities;
(e) Public utilities functions and activities, and nonresidential structures necessary to execute such functions and activities;
(f) Wireless ~~tele~~communications facilities per BMC 20.46.140.

20.96.030 ACCESSORY USES.

The following accessory uses may be permitted:

(a) Caretaker's residence associated with a permitted use;
(b) Temporary quarters associated with a permitted use.

20.96.040 CONDITIONAL USES.

The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020. The conditional use permit may allow modifications to parking, landscaping and other development requirements necessary to mitigate environmental impacts.

(a) Residential development, provided:
  (1) The project consists of attached or detached single-unit dwelling units, townhouses, or senior housing complex;
  (2) The location does not interfere with City public utility functions and activities;
  (3) The location is adjacent to an existing recreational or residential use;
  (4) Sustainable development and best environmental management practices are employed to minimize environmental impacts such as:
    (i) Low impact stormwater management and natural drainage;
    (ii) Preservation of significant trees;
    (iii) Clustered development;

(iv) Minimization of impervious surfaces;

(5) Maximum density shall be ten (10) dwelling units per acre, except twenty (20) dwelling units per acre for senior housing complexes;

(6) Development standards per the low density residential zone, BMC 20.60.060(a)(2) through (d) are met;

(b) Passive outdoor public recreation such as trails, provided:

(1) The location does not interfere with City public utility functions and activities;

(2) The location is adjacent to an existing recreational or residential use;

(3) Sustainable development and best environmental management practices are employed to minimize environmental impacts such as:

(i) Low impact stormwater management and natural drainage;

(ii) Identification and preservation of significant trees;

(iii) Minimization of impervious surfaces.

20.96.060 DEVELOPMENT STANDARDS.

Development standards for conditional uses shall be pursuant to the criteria set forth in BMC 20.96.040.

20.96.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter 20.48 BMC and the following requirements:

(a) Parking may not exceed two (2) stalls per residential dwelling unit;

(b) On-site parking requirements for a permitted or a conditional use may be reduced by up to forty (40) percent, provided it can be demonstrated through a parking analysis that the reduction would decrease impervious surface area, and the reduction would not cause parking to spill over into adjacent areas.

20.96.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter 20.50 BMC, except landscaping requirements may be modified or reduced if it can be demonstrated that such modifications or reductions preserve existing or native vegetation.

20.96.100 SIGN STANDARDS.

Signage shall meet the standards of Chapter 20.52 BMC.

Matrix of proposed amendments to BMC 20.97 Watershed (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.97 Watershed		
20.97.020 Outright Permitted Use	Minor revision: "Wireless *tele*communications facility" to "Wireless communications facility"	Consistent with the changes to BMC 20.46.140 Wireless Communication Facility provisions.

Chapter 20.97
WATERSHED (WS)

Sections:

20.97.010 INTENT.
20.97.020 OUTRIGHT PERMITTED USES.
20.97.030 ACCESSORY USES.
20.97.060 DEVELOPMENT STANDARDS.
20.97.080 PARKING REQUIREMENTS.
20.97.090 LANDSCAPING REQUIREMENTS.
20.97.100 SIGN STANDARDS.

20.97.010 INTENT.

The intent of the watershed (WS) zone is to protect the Bremerton public water supply by controlling activities and maintaining high water quality at the source, consistent with state and federal regulations. It is further intended to maintain strict control of access to and activities within the Union River drainage to allow the Union River water supply source to continue in its unfiltered status.

20.97.020 OUTRIGHT PERMITTED USES.

The following uses are permitted:

(a) Educational and resource activities compatible with public water supply;
(b) Forest and wildlife management activities, and forest practices;
(c) Groundwater development and aquifer protection;
(d) Hydropower activities and facilities;
(e) Location of wireless ~~tele~~communications facilities per BMC 20.46.140;
(f) Public utilities functions and activities related to the monitoring and distribution of potable water.

20.97.030 ACCESSORY USES.

The following accessory uses may be permitted:

(a) Caretaker's residence or gate guard associated with an outright permitted use;
(b) Nonresidential structures necessary for the execution of an outright permitted use;
(c) Temporary quarters associated with an outright permitted use.

20.97.060 DEVELOPMENT STANDARDS.

Development shall be in accordance with the following standards:

(a) All developments shall minimize the amount of impervious surface to that necessary to execute a permitted use;

(b) Sustainable development and best environmental management practices shall be employed to minimize environmental impacts such as:

(1) Low impact storm water management and natural drainage;
(2) Identification and preservation of significant trees;
(3) Minimization of impervious surfaces.

20.97.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter 20.48 BMC, except required parking may be reduced or waived by the Director in the watershed (WS) zone in order to reduce impervious surface area.

20.97.090 LANDSCAPING REQUIREMENTS.
Landscaping shall meet the standards of Chapter 20.50 BMC, except landscaping requirements may be modified or reduced if it can be demonstrated that such modifications or reductions preserve existing or native vegetation.

20.97.100 SIGN STANDARDS.
Signage shall meet the standards of Chapter 20.52 BMC.

Matrix of proposed amendments to BMC 20.98 Institutional (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.98 Institutional	Removed Hospital reference as Institutional regulated the area near the hospital.	Throughout chapter.
20.98.010 Intent	Revised intent message	Made consistent with Comprehensive Plan
20.98.020 Outright Permitted Uses	Removed "hospital" use; added "duplex" as outrightly allowed uses	Oversight that single family (one unit), townhouses and multifamily (3 or more units) were allowed, but not duplexes (two units).
20.98.040 Conditional Uses	Removed Opiate Substitution Treatment Facility as a conditionally allowed use.	Through City Council's public process this area was approved as a potential location for Opiate Substitution Treatment Facilities due to its proximity to the hospital. As the hospital is being removed, so it this potential location. Opiate Substitution Treatment Facility are still allowed in the Freeway Corridor zone.

Chapter 20.98
INSTITUTIONAL (INST)

Sections:

20.98.010 INTENT.
20.98.020 OUTRIGHT PERMITTED USES.
20.98.030 ACCESSORY USES.
~~20.98.040 CONDITIONAL USES.~~
20.98.060 DEVELOPMENT STANDARDS.
20.98.080 PARKING REQUIREMENTS.
20.98.090 LANDSCAPING REQUIREMENTS.
20.98.100 SIGN STANDARDS.

20.98.010 INTENT.

~~The intent of the institutional (INST) zone is to provide for continued operation and facilitate managed growth of existing major institutions within the City. Institutions in the zone shall also be compatible with surrounding neighborhoods. Major institutions include the Olympic College campus, and the Harrison Hospital.~~ The intent of the institutional (INST) zone is to provide for continued operation and facilitate managed growth of Olympic College. Growth of the College and supporting uses should be promoted in the zone while being compatible with the surrounding neighborhoods and nearby areas.

20.98.020 OUTRIGHT PERMITTED USES.

The following uses are permitted:

(a) Co-location of wireless ~~tele~~communications facilities per BMC 20.46.140;
(b) Community facility;
(c) General office and business services;
(d) General retail associated with an institution;
(e) Higher education and colleges;
(f) ~~Hospitals;~~
(g) Medical offices and clinics;
(h) Outdoor athletic fields and park playground and open spaces;
(i) Parking as a principal use;
(j) Public administration;
(k) Residential uses of the following types:
  (1) Group residential facility - Class I;
  (2) Nursing convalescent home;
  (3) Senior housing complex;
  (4) Single-unit dwelling unit structure, attached or detached;
  (5) Multi-unit dwelling structure;
  (6) Townhouse;
  (7) Duplex
(l) Restaurants;
(m) Schools and education uses;
(n) Transportation facility;
(o) Welfare and charitable services and facility;
(p) Worship and religious facility.

20.98.030 ACCESSORY USES.
Any subordinate use with a direct connection to or association with the core functions of a higher education college ~~or a hospital~~ may be permitted by the Director as an accessory use.

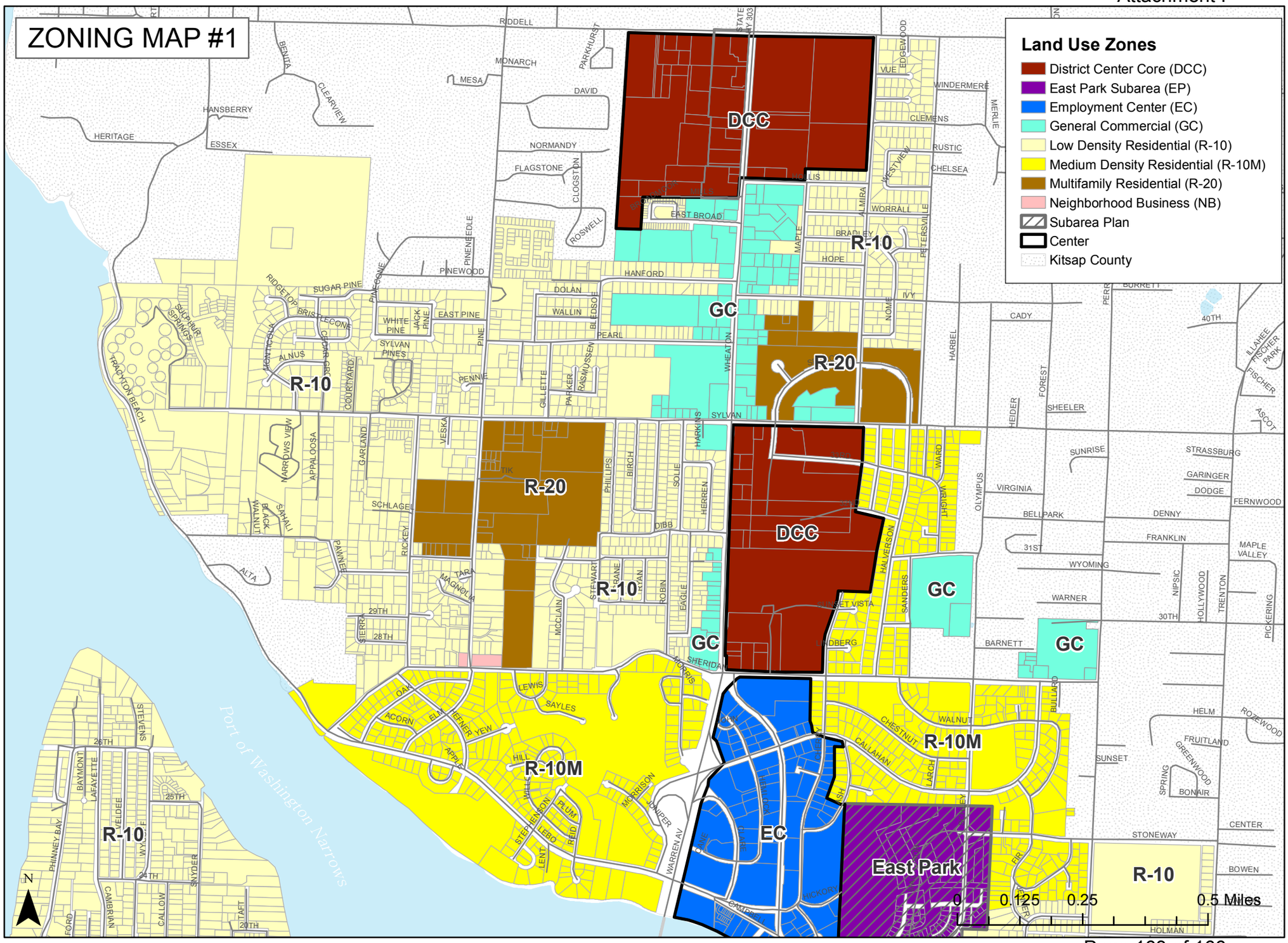
~~**20.98.040 CONDITIONAL USES.**~~
~~A conditional use permit, which is approved pursuant to BMC 20.58.020, may permit the following uses:~~
~~(a) Opiate substitution treatment facility, provided:~~
~~(1) The permit shall be processed as a Type III Hearing Examiner decision;~~
~~(2) May only be located in the Institutional zone where the Harrison Medical Center campus is sited, in the vicinity of Cherry Avenue, Wheaton Way, and Clare Avenue;~~
~~(3) No opiate substitution treatment facility shall be sited within 1,000 (one thousand) feet of another opiate substitution treatment facility;~~
~~(4) Off-street parking shall be provided one (1) parking space per one hundred fifty (150) square feet of gross floor area; and~~
~~(5) Landscaping is provided meeting the minimum requirements for nonresidential uses as prescribed in Chapter 20.50 BMC.~~

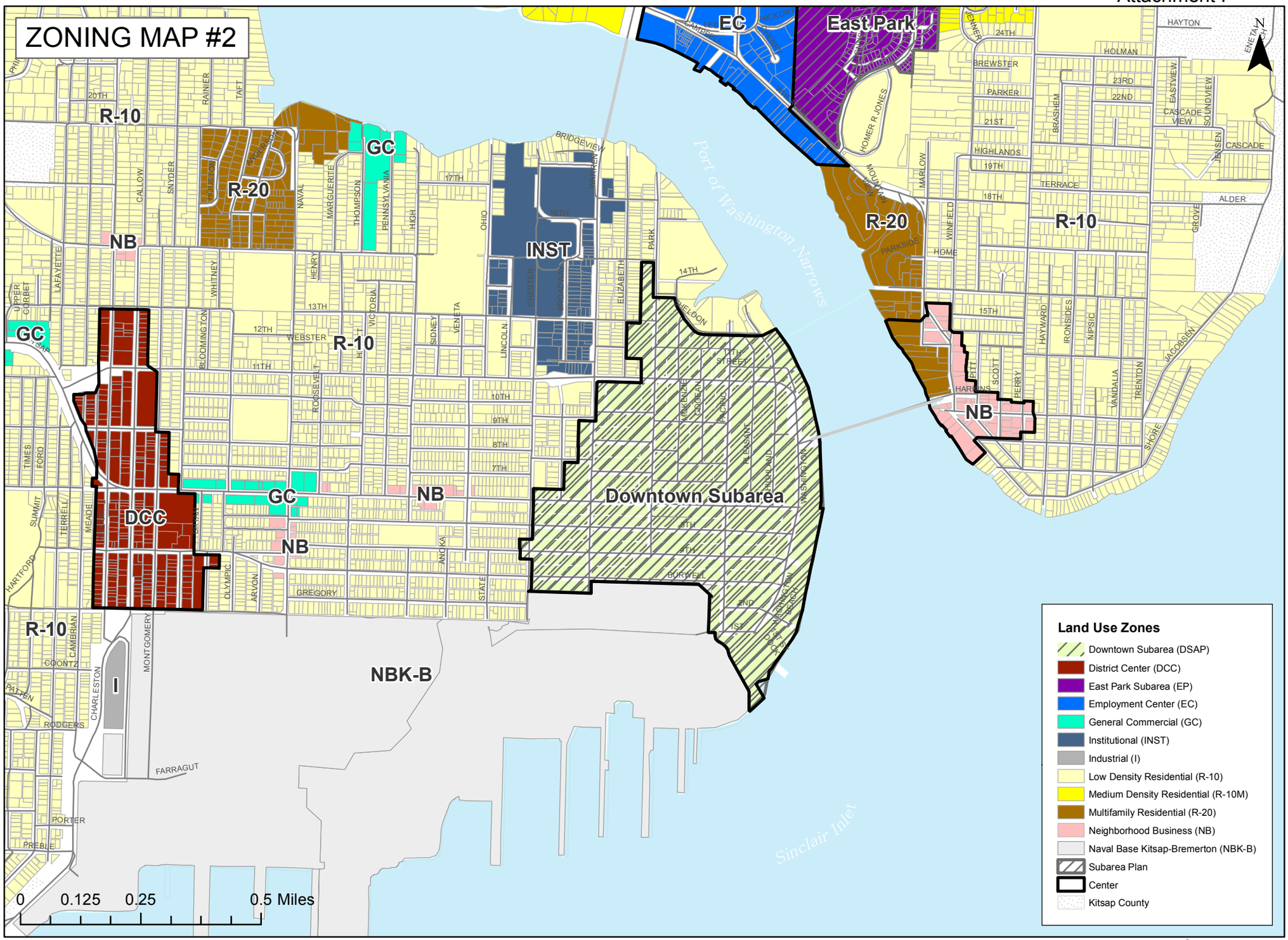
20.98.060 DEVELOPMENT STANDARDS.
Development shall be in accord with the following standards:
(a) Minimum front yard setback: zero (0), except ten (10) feet where adjacent to any lot not within the institutional zone;
(b) Minimum side yard setback: zero (0), except when adjacent to ~~the low density~~a residential zone ~~(R-10)~~ where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);
(c) Minimum rear yard setback: zero (0), except when adjacent to ~~the low density~~a residential zone ~~(R-10)~~ where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);
(d) Maximum height: eighty-five (85) feet, provided all upper level setback requirements are met;
(e) Upper level setbacks: where adjacent to any lot not within the institutional (INST) zone, structures shall be set back one (1) additional foot for each additional foot of height above thirty-five (35) feet.

20.98.080 PARKING REQUIREMENTS.
Parking shall meet the standards of Chapter 20.48 BMC.

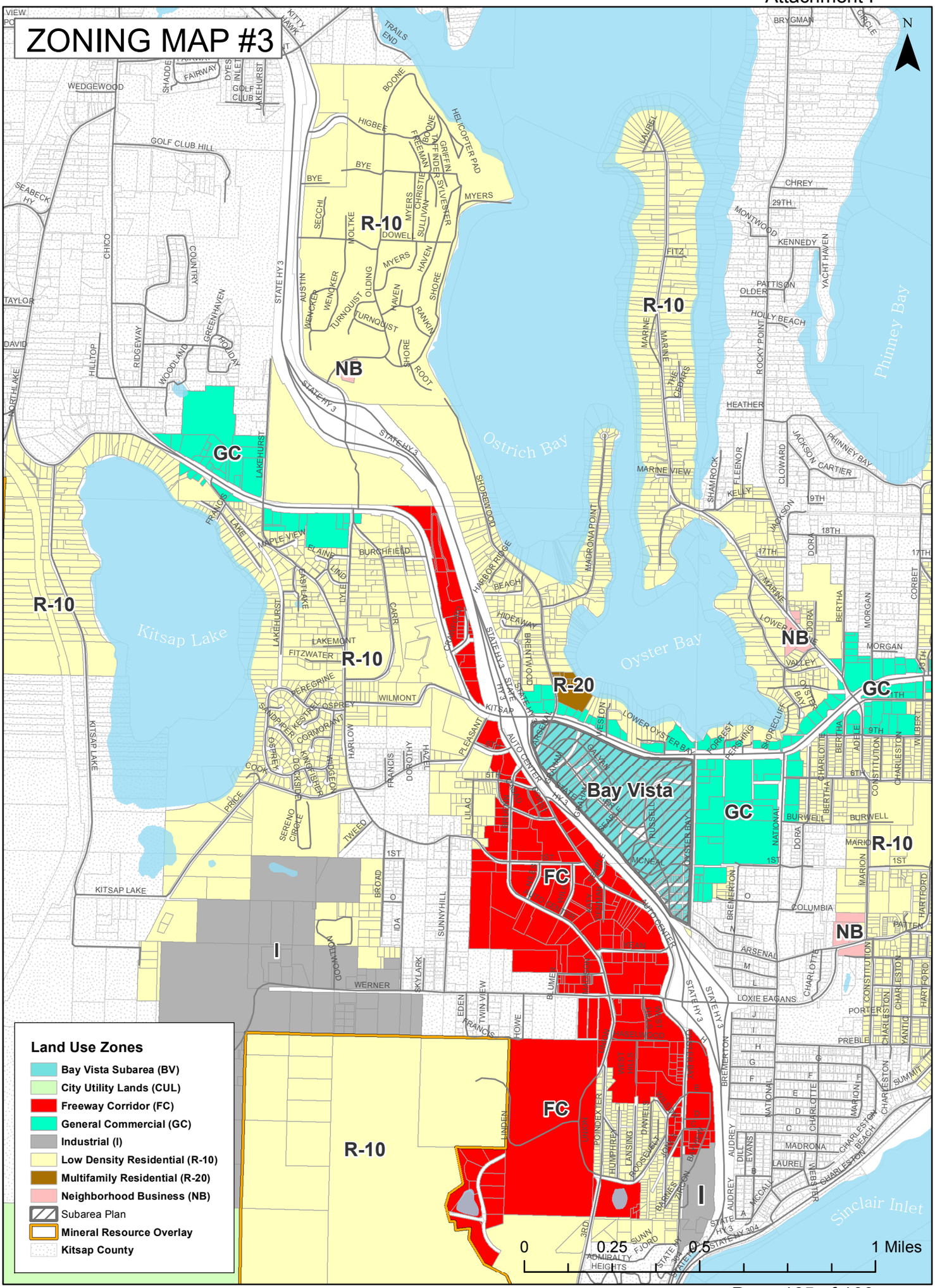
20.98.090 LANDSCAPING REQUIREMENTS.
Landscaping shall meet the standards of Chapter 20.50 BMC.

20.98.100 SIGN STANDARDS.
Signage shall meet the standards of Chapter 20.52 BMC.

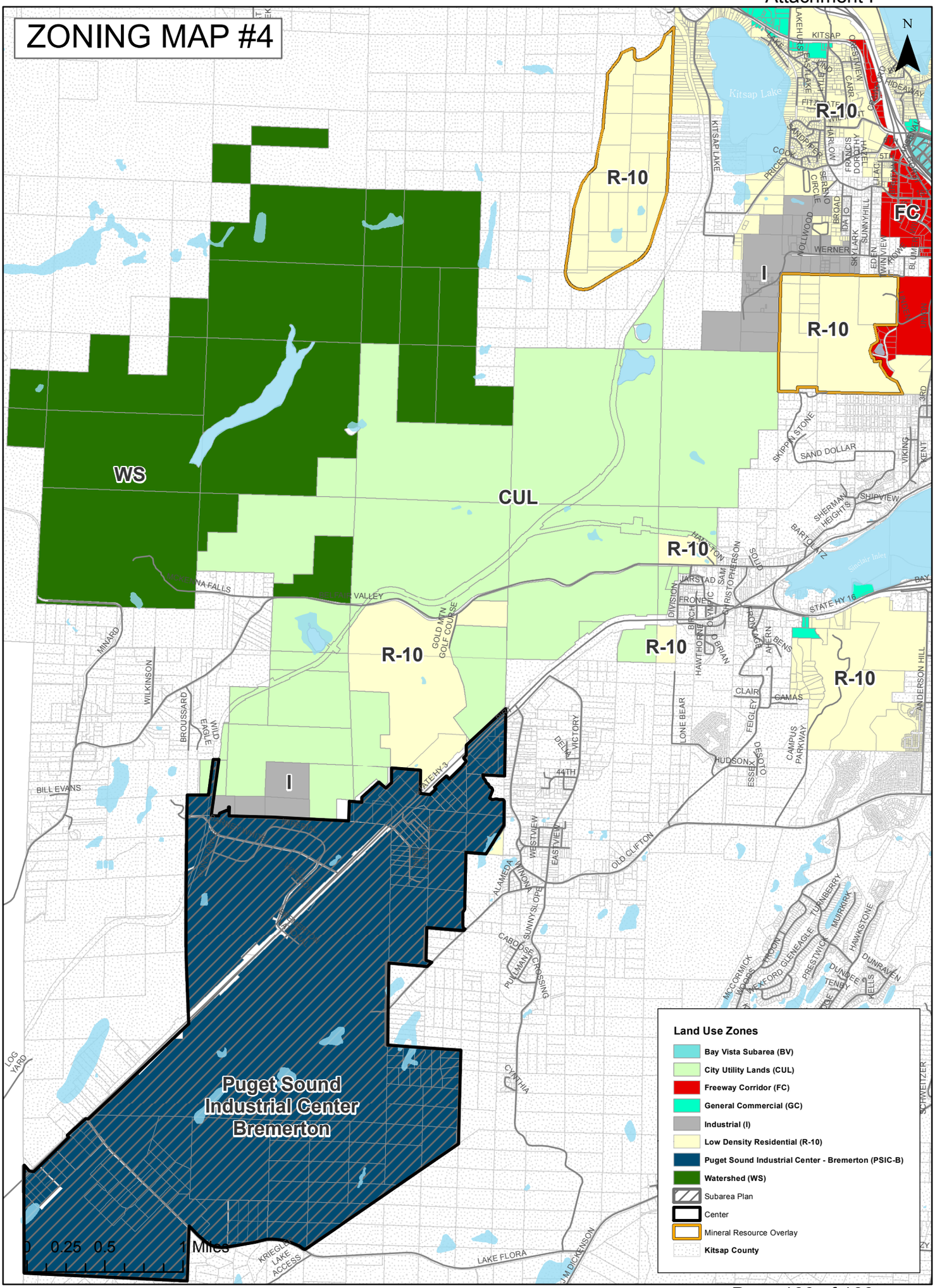

ZONING MAP #1
Land Use Zones
District Center Core (DCC)
East Park Subarea (EP)
Employment Center (EC)
General Commercial (GC)
Low Density Residential (R-10)
Medium Density Residential (R-10M)
Multifamily Residential (R-20)
Neighborhood Business (NB)
Subarea Plan
Center
Kitsap County
DCC
R-10
GC
R-20
R-10M
EC
East Park
Port of Washington Narrows
0 0.125 0.25 0.5 Miles
N


ZONING MAP #2
EC
East Park
R-10
R-20
GC
NB
INST
DCC
Downtown Subarea
NBK-B
I
Port of Washington Narrows
Sinclair Inlet
0 0.125 0.25 0.5 Miles
Land Use Zones
Downtown Subarea (DSAP)
District Center (DCC)
East Park Subarea (EP)
Employment Center (EC)
General Commercial (GC)
Institutional (INST)
Industrial (I)
Low Density Residential (R-10)
Medium Density Residential (R-10M)
Multifamily Residential (R-20)
Neighborhood Business (NB)
Naval Base Kitsap-Bremerton (NBK-B)
Subarea Plan
Center
Kitsap County

ZONING MAP #3


Land Use Zones
Bay Vista Subarea (BV)
City Utility Lands (CUL)
Freeway Corridor (FC)
General Commercial (GC)
Industrial (I)
Low Density Residential (R-10)
Multifamily Residential (R-20)
Neighborhood Business (NB)
Subarea Plan
Mineral Resource Overlay
Kitsap County
0
0.25
0.5
1 Miles
N
Ostrich Bay
Kitsap Lake
Oyster Bay
Phinney Bay
Sinclair Inlet
Bay Vista
R-10
R-20
GC
NB
FC
I

ZONING MAP #4


N
R-10
R-10
R-10
R-10
R-10
R-10
FC
I
I
WS
CUL
Kitsap Lake
Puget Sound
Industrial Center
Bremerton
0 0.25 0.5 1 Miles
Land Use Zones
Bay Vista Subarea (BV)
City Utility Lands (CUL)
Freeway Corridor (FC)
General Commercial (GC)
Industrial (I)
Low Density Residential (R-10)
Puget Sound Industrial Center - Bremerton (PSIC-B)
Watershed (WS)
Subarea Plan
Center
Mineral Resource Overlay
Kitsap County

Downtown Subarea Plan Proposed Amendments Errata Sheet:

The Downtown Subarea Plan can be seen: http://www.ci.bremerton.wa.us/371/Downtown or at the City of Bremerton website: www.ci.bremerton.wa.us: Home-Our Government-Community Development-Downtown.

	Page	Title or Figure for Proposed Revisions	Proposed Revisions	Other Information
1	Introduction: page 1-5	1.0 Introduction, Purpose and Need; second paragraph	Revise second paragraph to reference 2016 Comprehensive Plan Update: "The Sub Area Plan supports and implements the policies presented in the 2004 and the updated 2016 City of Bremerton Comprehensive Plan…"	Updated to be current with Comprehensive Plan Update.
2	Introduction: page 1-5	Downtown Subarea Study Area Boundaries Map	Revise map to provide additional area that was identified in the Comprehensive Plan Update	This includes the area west of Warren Avenue between Burwell and 6th Streets. Replacement page has been included as **Exhibit A.**
3	Circulation: page 5-70	5.4 Street Typologies Map	(a) Revised map to include the street from the Center expansion proposed in the Comprehensive Plan Update. Street Typologies should be the following: Burwell Avenue is a Regional Arterial typology; and 4th Street, 5th Street, 6th Street, Chester Avenue, and Broadway Avenue are proposed as Residential Streets. (b) Include the following provision at the beginning of Street Typologies: In following sections of descriptions of street typologies, existing right-of-ways that do not meet the identified width for all improvements will be required to coordinate with Department Public Works and Utilities on appropriate streetscapes.	Replace page with revised map – it has been included as **Exhibit B**. (b) This was an issue for a project that had an existing right of way that was 40' yet, the improvements required 60'. This provision will allow Staff to work within the Code.
4	Circulation: page 5-76	Graphic image of "Green	Revise the total lineal feet of roadway from "~~40~~'" to "60'."	The number is incorrect and should be 60'.

	Page	Title or Figure for Proposed Revisions	Proposed Revisions	Other Information
		Streets" layout		
5	Circulation: page 5-79	5.4.7 Street Typology Summary Table	Within the Primary Pedestrian column, under the Furniture row, it states that Newspaper boxes are allowed. That checkmark should be removed to not allow newspaper boxes on primary pedestrian roadways.	On page 5-75, the Pedestrian Primary Street identifies that "No newspaper boxes are allowed as street furniture." This will provide consistency within the code sections.
6	Development Standards page 6-100	Land Use Map Figure 6.1	Revised map to include the additional DTSAP areas proposed in the Comprehensive Plan Update.	Replace page with revised map – it has been included as **Exhibit C**.
7	Development Standards: page 6-102	6.3.4 Height Requirements within the Downtown Core zone	This code references "Figure 6.5.1" for a Height map. It should be "Figure 6.3"	Typo that needed to be corrected. That Figure can be seen on Page 6-101.
8	Development Standards: pages 6-103 and 6-104	6.3.10 Parking Design Standards within Downtown Core zone	(1) Proposing to add requirement to subsection that states: "(6) Parking shall meet the requirements of Chapter 20.48 BMC except where conflicting the principles of this Chapter supersede." (b) Numbering of the requirements should be corrected to not have two #2 provisions.	This chapter in the code addressed parking requirements, but requirements were not included such as parking stall dimensions, lighting requirements, circulation, etc. This reference to the BMC 20.48 Off-Street Parking chapter addresses those dimensional items to the citywide standards.
9	Development Standards: page 6-114	6.5.8 Parking Requirements within the Multifamily Residential 1+2 zones	Proposing to add subsection (4) to this section that states: "(4) Parking shall meet the requirements of Chapter 20.48 BMC except where conflicting the principles of this Chapter supersede."	This chapter in the code addressed parking requirements, but requirements were not included such as parking stall dimensions, lighting requirements, circulation, etc. This reference to the BMC 20.48 Off-Street Parking

	Page	Title or Figure for Proposed Revisions	Proposed Revisions	Other Information
				chapter addresses those dimensional items to the citywide standards.
10	Development Standards: page 6-120	6.6.8 Parking and 6.6.9 Garage Requirements within the One and Two Family Residential zone.	Revised numbering to not have duplicative "6.6.8" code citation for two sections. The sections should be revised as the following: "6.6.9 Parking Requirements" and "6.6.10 Garage."	
11	Development Standards: page 6-122	Neighborhood Business Overlay Map	Map should reflect map on page 6-101 for the Neighborhood Overlay	Mapping error that needed to be corrected.
12	Development Standards: page 6-122	6.7.2 Use Standards within Neighborhood Business Overlay	(1) Part of section (2) should be changed from "BMC Chapter 20.80.020" to "BMC Chapter 20.82.020" (b) In subsection (2)(i) there is a requirement that should be revised to the following: "i. Free-standing neighborhood serving commercial businesses, such as corner stores and restaurants are permitted ~~only on corner lots~~."	(a) Citing correct Bremerton Municipal Code (BMC) link. The appropriate code is the Neighborhood Business zone, BMC 20.82 (not the Master Development zone, BMC 20.80) (b) Staff is requesting that this provision be revised to allow standalone commercial uses on the whole block and not just the corners. There is an existing commercial building (formerly Northwest Radio & TV) that would no longer be nonconforming and this revision would allow more opportunities to this neighborhood surrounding Park Avenue (and leads to Evergreen Park)
13	Development Standards: page 6-139	Setbacks within Warren Avenue Corridor Zone	As proposed Amendment #3 for the Downtown Subarea Plan Road Typology Map is proposed to be	Use same criteria for Residential Streets with Multifamily 1+2 zone

	Page	Title or Figure for Proposed Revisions	Proposed Revisions	Other Information
			revised to include *Residential Streets*, the Warren Avenue Corridor needs to be revised to include the following addition to the chart:	development standards for *Residential Streets*.

Setbacks WC Zone

Street Type	Structure Height Condition	Building Frontage (Front Setback)	Street Allocation	Minimum Side	Minimum Rear
Residential Street	Less than 40' in height	10'	4'	5'	15'
	Greater than 40' in height	16'*	4'	15'	15'

*Portions of the front façade above forty (40) feet must include a change in ma~~ar~~terial to designate street wall.

	Page	Title or Figure for Proposed Revisions	Proposed Revisions	Other Information
14	Page 6-143	Chart for Public Amenity or Benefit	Revised Public Amenity #2 for *Public Plazas (a) Uncovered* (b) Covered to remove "2B" under Land Use Ratio for DW: "N/A see 2A ~~and 2B~~"	There is no "2B"

1.1 Sub Area Plan Goals

1.1.1

Optimize Bremerton's existing infrastructure investments by increasing the downtown population without sacrificing livability.

1.1.2

Create user-friendly development and street standards that will foster active street life, support the public realm, and add appropriate development intensity with an aim towards building a superior identity for downtown Bremerton.

1.1.3

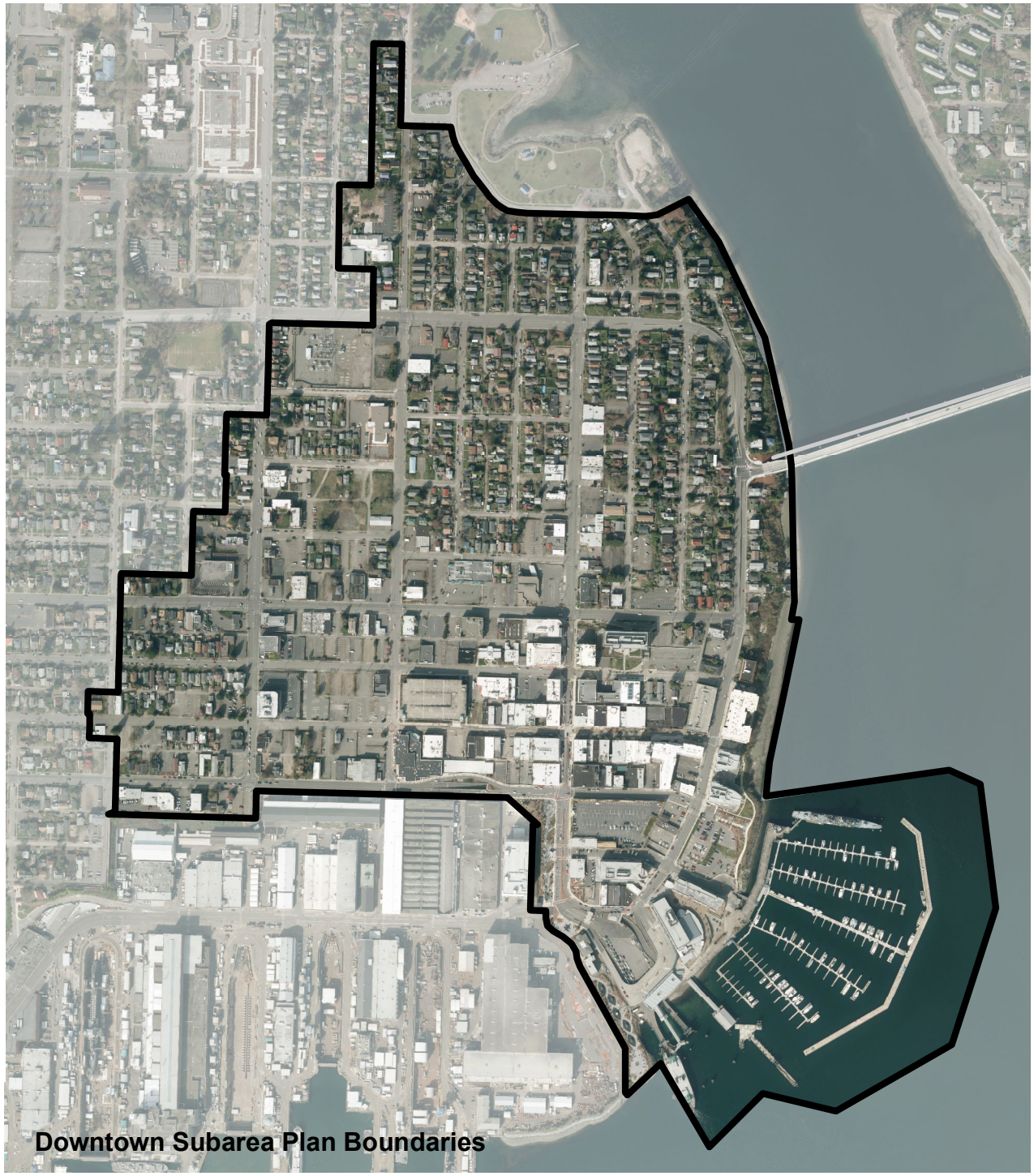
Promote fine grained and pedestrian-oriented development by enabling desired intensification to be achieved through a public bonus amenity system in downtown core and downtown waterfront areas.

1.1.4

Create a functional and accessible downtown by designing streets that act as links between neighborhoods.

1.1.5

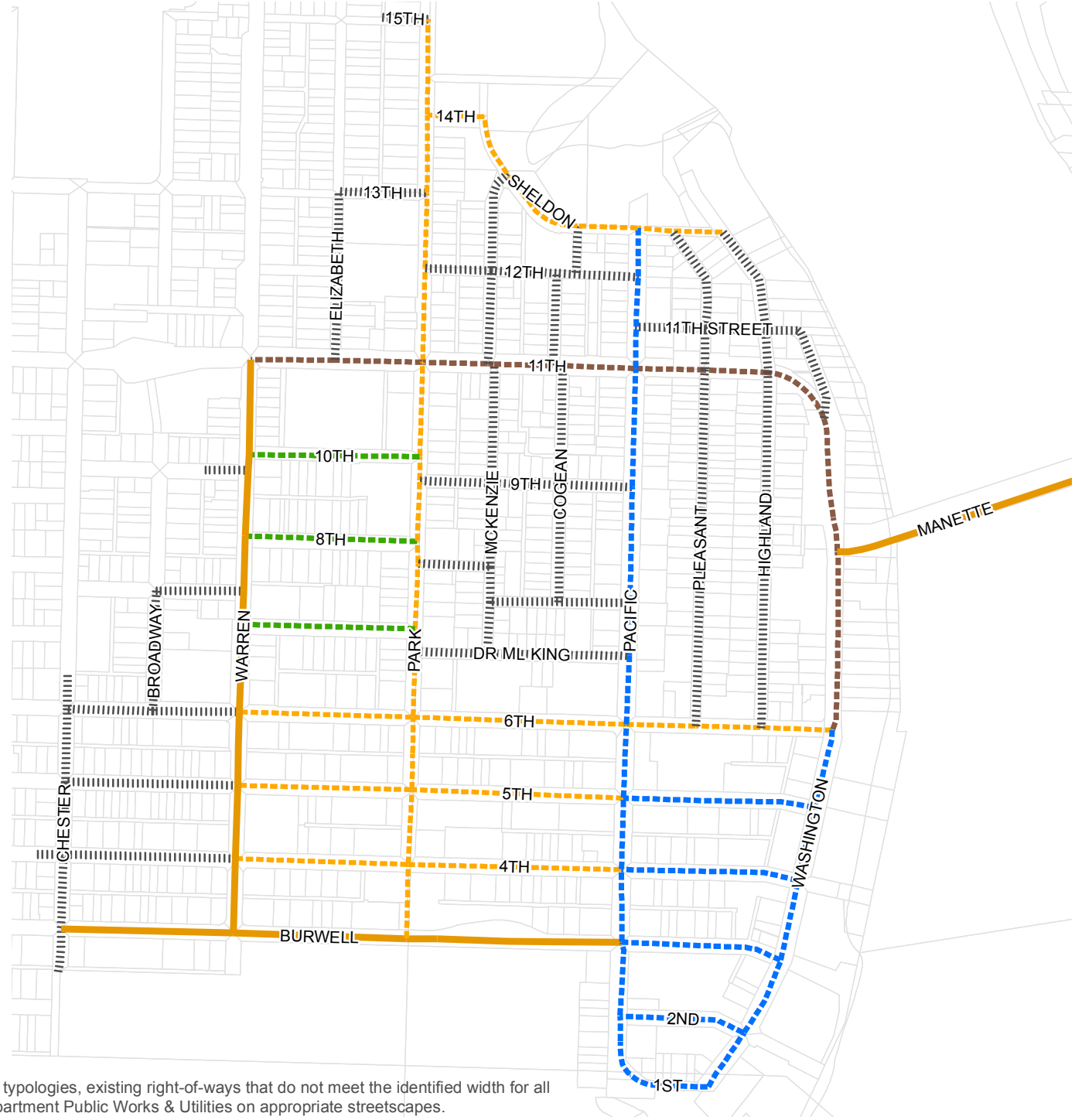
Recommend a centralized and strategic management plan for both long- and short term parking in downtown bremerton to reduce existing spill over impacts.



Downtown Subarea Plan Boundaries

5.4 Street Typologies

- Regional Arterial
- Multimodal Street
- Community Boulevard
- Pedestrian Primary
- Green Street
- Residential Street



NOTE: In following sections of descriptions for street typologies, existing right-of-ways that do not meet the identified width for all improvements will be required to coordinate with Department Public Works & Utilities on appropriate streetscapes.

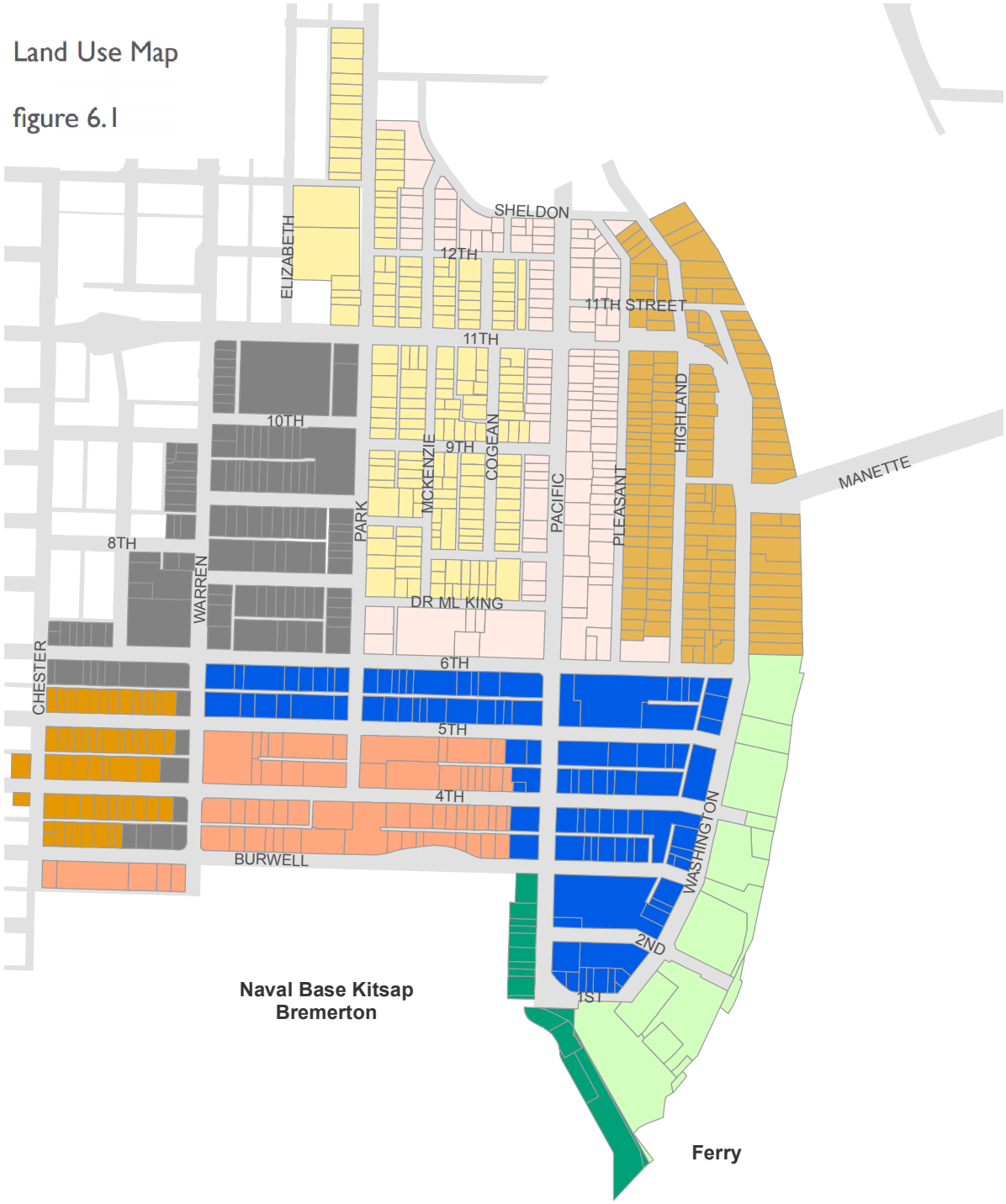
DEVELOPMENT STANDARDS

6-100

Land Use Map

figure 6.1

- Downtown Core (DC)
- Downtown Waterfront (DF)
- Empolyment District (ED)
- Multifamily Residential 1 (MR1)
- Multifamily Residential 2 (MR2)
- Parks (P)
- Pedestrian Oriented Mixed Use (POMU)
- One and Two Family Residential (R-20)
- Warren Avenue Corridor (WC)

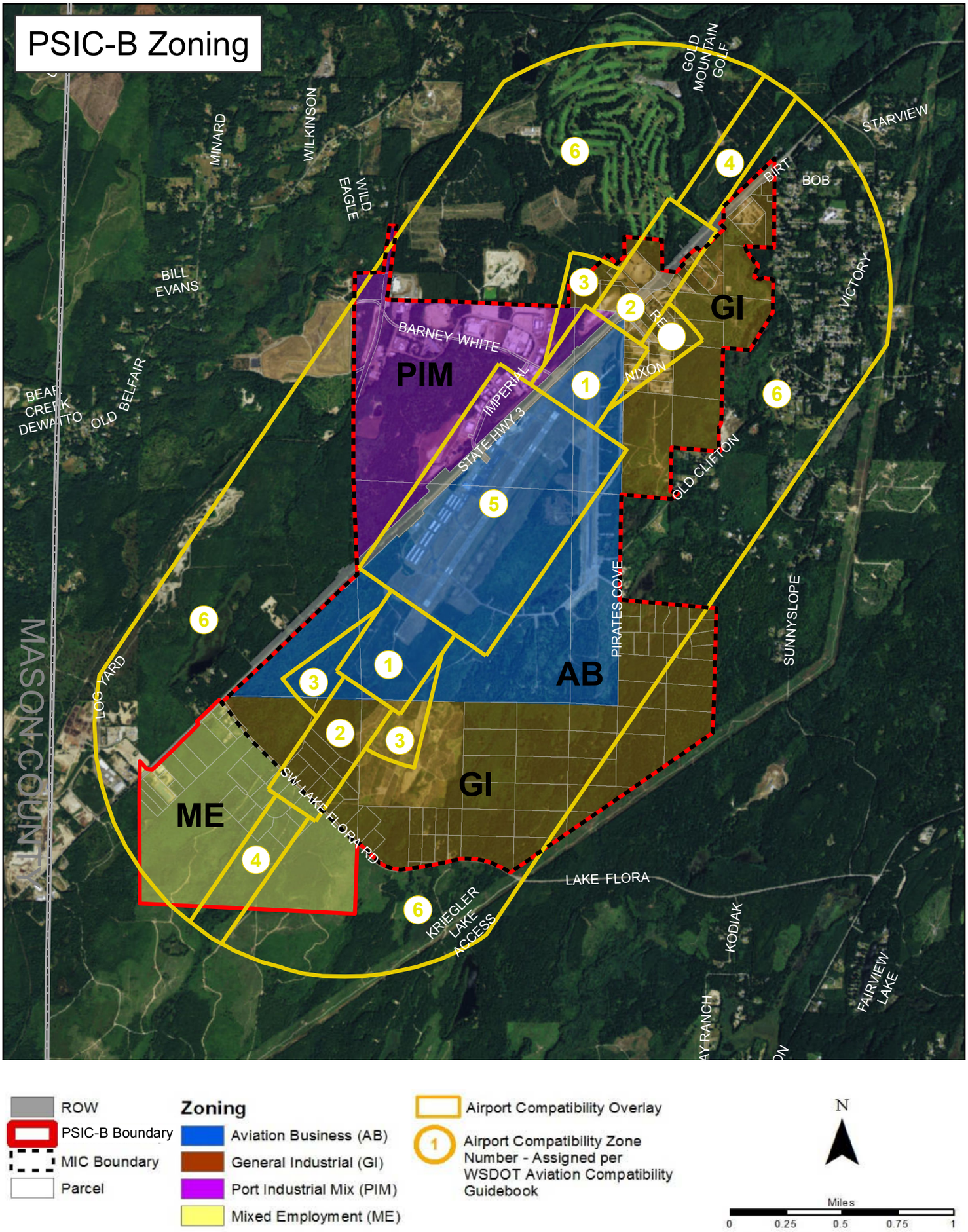


South Kitsap Industrial Area Subarea Plan Proposed Amendments Errata Sheet:

The South Kitsap Industrial Area Subarea Plan can be seen: http://www.ci.bremerton.wa.us/398/SKIA-PSIC or at the City of Bremerton website: www.ci.bremerton.wa.us: Home-Our Government-Community Development-SKIA/PSIC.

Page	Title or Figure for Proposed Revisions	Proposed Revisions	Other Information
	Document Overview	Proposing to provide the following revision to the Document Overview section: Since the adoption of this subarea plan, this area has been rebranded as the "Puget Sound Industrial Center-Bremerton." Any references to the South Kitsap Industrial Area shall be now known as the "Puget Sound Industrial Center-Bremerton."	This subarea plan will be known as the Puget Sound Industrial Center-Bremerton Subarea Plan.
Page C-10	Figure C-1: SKIA Zoning Map	The Zoning Map should be updated to exclude one General Industrial parcel: (tax parcel number 122301-1-010-1002) from the PSIC-Bremerton Subarea Plan boundary.	Due to critical areas near and within the site, access to the parcel is from Sunnyslope residential area. Thus any proposal for Industrial use on the site will impact that residential community. Staff has proposed to remove it from the PSIC-Bremerton boundary and rezone it as Low Density Residential zoning. Replace page with revised map – it has been included as **Exhibit D**.

Figure C-1: PSIC-B Zoning Map



Bay Vista Subarea Plan Proposed Amendments Errata Sheet:

The Bay Vista Subarea Plan can be seen: http://www.ci.bremerton.wa.us/370/Bay-Vista or at the City of Bremerton website: www.ci.bremerton.wa.us: Home-Our Government-Community Development-Bay Vista.

Page	Title or Figure for Proposed Revisions	Proposed Revisions	Other Information
(IV) Zoning & Development Standards: page 21	A. Land Use Zones; fourth and fifth paragraphs	Revised text in the manner: ~~"The current zoning classification for the Bay Vista site is Master Development (MD) [Chapter 20.80 BMC]. The MD zone is applied to site envisioned for large-scale planned development.~~ The Bay Vista site was developed as a Master Development plan per the 2004 Comprehensive Plan. These proposals must meet a public need… ~~Proposals in the MD zone are~~ The Bay Vista development was required to prepare a Master Development Plan (MDP), which includes…"	Master Development zone is removed from the Comprehensive Plan Update, as there are no remaining sites appropriate for a Master Development Plan. However, the Bay Vista is still compliant with the 2016 Comprehensive Plan update.
(IV) Zoning & Development Standards: page 23	3. Multi-Family/Mixed Use; second paragraph	Text should be revised as the following: "Mixed-Use standards shall be in accordance with the standards of BMC ~~20.66~~ 20.82"	Revisions are proposed as the Comprehensive Plan update consolidated designations, 20.66 (Neighborhood Center Core) has been consolidated into 20.82, the Neighborhood Business zone. Citation needed to be corrected.
(IV) Zoning & Development Standards: page 25	4. Village Commercial, (v) Development Standards; first paragraph	Text should be revised as the following: "Site development shall be in accordance with the standards of BMC ~~20.66.060~~ 20.82.060 with the following additions… "	Revisions are proposed as the Comprehensive Plan update consolidated designations, (see above reference).

Page	Title or Figure for Proposed Revisions	Proposed Revisions	Other Information
(IV) Zoning & Development Standards: page 28	6. Public Facility	6.i.a. Permitted Uses, Design & Development Standards: "a. Shall be in accordance with BMC ~~20.90~~ 20.62 including…"	Industrial Park zone (BMC 20.90) has been consolidated into BMC 20.62 General Commercial in the Comprehensive Plan Update.
(IV) Zoning & Development Standards: page 32	B. General Development Standards, Table F-1 Parking Requirements	Remove column for maximum number of automobile parking spaces.	Regulations that limit parking spaces conflict with Comprehensive Plan Economic Development goal ED5. There is still a minimum parking requirement, just removing the maximum allowed as it is prohibitive to development.

COMMENTS RECEIVED FOR COMPREHENSIVE PLAN UPDATE						
	Commenter	**Date**	**Address**	**City**	**Comment Summary**	**Staff Response Regarding Comprehensive Plan Update**
1	Dan Webster	9/8/2014	1350 N Callow Ave	Bremerton	Strongly object to rezone property in District 6 (casino proposal)	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
2	Cary Clayton	9/12/2014	PO Box 15 B	Newport Beach, CA	Own properties at: 1350 N. Wycoff, 2712 15th Street, and 2720 15th Street. Does not agree with rezone of property for casino proposal	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
3	Tiffany Gay	9/14/2014	1309 N. Montgomery Ave	Bremerton	Interested in hearing all sides of proposal in regards to the casino.	Staff has proposed recommendations within the Work Program to maintain residential zoning in this area, however applications from the property owners for the Plan Update are accepted from January 5, 2015 to April 1, 2015. All complete applications will come before Planning Commission Public Hearing for deliberation.
4	Leigh LeMar	9/15/2014	1333 N. Montgomery Ave	Bremerton	Object to rezoning property at 1333 N. Montgomery Ave for casino but recommend area near freeway	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. The City has zoning districts established by the freeway where casino uses are allowed.
5	Robert Reiher	9/20/2014	1715 N Wycoff Ave	Bremerton	Crime is already a concern in neighborhood, the Casino will increase the crime. Please keep neighborhood safe	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
6	Robert Ragge	9/23/2014	1324 N. Liberty Lake Rd. #273	Liberty Lake, WA	In support of casino proposal on Callow Avenue	An application for Comprehensive Plan Amendment will be accepted from January 5, 2015 to April 1, 2015. Applications must be made by property owners or their authorized representatives.
7	Douglas Whittle	10/9/2014	3238 Ridgeview Drive	Bremerton	Owns property at 1305 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
8	Shane Trepasso	10/10/2014	1320 N, Callow Ave	Bremerton	Owns property at 1320 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
9	Greg & Michelle Dawson	10/10/2014	1424 Lindberg Place	Bremerton	Owns property at 1330 and 1326 N. Callow Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
10	Priscilla Bailey	10/10/2014	4171 Wheaton Way	Bremerton	Owns commercial property on Wheaton Way, and supports recent change to commercial zoning within the Wheaton Way District Center. Concern about property between Hanford and Broad St, and should support Senior Housing and small commercial in area. Supports adding housing to East Bremerton and encouraging small businesses.	The current Work Program supports Wheaton Way District Center as currently designated. The area between Hanford and Board Street currently allows for a Senior Housing Complex and small commercial business, no changes are proposed with this process. East Bremerton consists of many designations, but they do include residential and commercial uses to support her recommendations.
11	Billy Kay	10/10/2014	Kitsap Lake Area	Bremerton	Visiting musician first impressions of Bremerton: too many police patrols/red-light cameras, too many taxes on controlled substances (cigarettes), but the people are wonderful.	Comment has been noted and forwarded to the Police Department regarding Police enforcement.
12	Kono Enterprises	10/14/2014	3512 141th Street	Gig Harbor	Owns property at 1338 & 1519 N. Wycoff Ave. Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
13	Ron Ragge	10/14/2014	1324 N. Liberty Lake Rd. #273	Liberty Lake	Bremerton has an opportunity to host a casino which would greatly benefit the City with employment and bringing additional businesses. Please consider allowing 18 parcels within the Callow Area to be considered to be rezoned commercial. Additional discussions regarding Fireworks sales, and encouraging City Council to hear proposal of Casino.	An application for Comprehensive Plan Amendment will be accepted from January 5, 2015 to April 1, 2015. Applications must be made by property owners or their authorized representatives.
14	Dan Grimbly	10/14/2014	1333 Ford Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
15	Tiffany Gay	10/16/2014	1309 Montgomery Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
16	Dan & Jean Webster	10/20/2014	1350 N Callow Ave	Bremerton	Against rezoning parcels for casino proposal due to traffic concerns and criminal activity.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
17	Vic Caba (assumed)	10/20/2014	1301 N Callow Ave	Bremerton	Supports rezoning parcel to commercial for casino proposal. States that City should provide opportunity for additional commercial development. No signature or identification was provided on formed letter. Pre-addressed envelope was to Vic Caba so staff assumed was the originator of letter, but origin can not be confirmed.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
18	John Hogan	10/21/2014	N/A	N/A	Owns Milan Apartments at 1019 Burwell Street which is currently designated as Limited Commercial. Supports redesignating this area to be included into Downtown Regional Center as this block includes multifamily buildings and the nonconforming provisions hinders potential improvements to the site.	Staff has proposed this change within the District 3 Profile. Proposal is to considering expanding Downtown Regional Center to areas that predominately consist of nonconforming buildings in this area.
19	Phil Hamlin	10/21/2014	N/A	N/A	Does not support rezoning of area for casino in any part of the City.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. However, there are existing areas within the City that allow for Casinos, such as the Freeway Corridor.
20	Adam Simon	10/29/2014	1107 N. Callow Ave	Bremerton	Supports a expedited process to utilized existing buildings (or portions of buildings) that have been classified as nonconforming uses since the 2004 adoption and cannot reasonably be used for a use permitted by the current zone.	Staff has proposed within Work Program Summary #28 to evaluate options for reuse of existing nonconforming commercial structures.
21	Larry Taylor	10/30/2014	N/A	Bremerton	Supports Staff proposal to rezone property on 13th as identified in the Work Summary #15 only if 13th Street no longer connects to Kitsap Way. He is the owner of the proposed property to be redesignated from CC to LDR.	Staff will consider the comments when revising the Land Use Map and review with the Public Works Department regarding the road closure.
22	Donna Nielson	11/4/2014	7986 Diane Ct. NE	Bremerton	Supports rezoning the area north of St. Vincent's from Residential to Commercial. Major road connection, and this is an great economic	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
23	Donna Nielson	11/5/2014	7986 Diane Ct. NE	Bremerton	Would like commercial zoning on her property at 1333 N. Callow Avenue.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
24	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Please redesignated my properties south of 15th Street and north of 11th Street on Callow Ave to commercial.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
25	Greg Dawson	11/6/2014	1424 Lindberg Place	Bremerton	Same request as Comment #26.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
26	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as it will boost the economy.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
27	Unknown	11/7/2014	Unknown	Unknown	Postcard with no identification. Supports casino as all neighbors want commercial zoning.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
28	Kelly Hudson	11/10/2014	Unknown	Unknown	Postcard. "The majority of our neighborhoods want commercial"	Staff is uncertain of address or way of contacting individual. Uncertain which parcels she supports for rezoning.
29	Unknown	11/12/2014	Unknown	Unknown	Postcard with no identification. "Would like to zoned commercial at 1304 Callow Avenue.	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
30	J Ross	11/12/2014	Unknown	Bremerton	Postcard. "Neighboring homes are between commercial zones and the majority of neighbors want commercial zoning",	Staff assumes this is in regards to the casino proposal. Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
31	Chad Mountjoy	11/13/2014	Callow Avenue	Bremerton	Postcard. "Keep this area residential. No casino please."	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
32	HRF	11/13/2014	Unknown	Unknown	Postcard. "My home town has not changed in over 60 years. It is time for a change. Make it happen before I get too old to appreciate it."	Comments noted.
33	Unknown	11/13/2014	Unknown	Unknown	Postcard. "The neighboring homes are between two commercial areas."	Staff assumes this is in regards to the casino proposal. Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
34	Shane Trepasso	11/17/2014	1320 N, Callow Ave	Bremerton	Postcard. Owns 1320 N. Callow Ave and would like property rezoned to commercial	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
35	Douglas Whittle	11/17/2014	3238 Ridgeview Drive	Bremerton	Postcard. Would like to see area of his property between 13th and Callow Avenue rezoned to commercial	Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
36	Larry Taylor	11/20/2014	N/A	Bremerton	Email: Would only support re-designating my property of 3131 13th Street from Commercial Corridor to Low Density Residential is if 13th Street was closed to through traffic. It is unsafe to have this intersection, and should be discontinued.	Noted the request to not redesignated his property from Commercial Corridor to Low Density Residential unless closing 13th Street. Following initial conversations with Public Works, uncertain if 13th Street can be closed at this time, thus this property will remain as commercial, but will remain as part of the discussion.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
37	Unknown	11/20/2014	Unknown	Unknown	Postcard: "It would provide employment to many people. Bring business a boost. Attracts new vigor and activity to the community."	Staff assumes this is in regards to the casino proposal. Staff has proposed within District 6 Profile to not support rezoning of this area due to: (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets.
38	John Hogan	1/15/2015	1119 Burwell Ave	Bremerton	Supports Draft Land Use Map in regards to expanding the Downtown Regional Center to include the 1100 block of Burwell. "Bringing the boundary from Warren further west to Chester Ave as the draft shows is a welcome site in that this location transitions as a "gateway entrance" into the City while traveling eastbound on Burwell".	It is correct that the Staff proposed Draft Land Use Maps re-designated this area to be included in the Downtown Regional Center. Mr. Hogan is a owner of the Milan Apartment on Burwell Avenue which, under current designation of Low Density Residential, makes his multifamily complex a nonconforming use. This revision would make his property conforming.
39	Bill Broughton	1/16/2015	Washington Ave	Silverdale	Supports staff draft map, but would like mini storage to be considered in commercial designations	The Zoning Code is developed after the Comprehensive Plan Update. Your comment is noted and will be considered in the zoning code update.
40	Deirdre McKeel	1/18/2015	Unknown	Bremerton	Concerned with creating an industrial area near the hospital, and would like to see high density residential and shops. Also concerned with District Center designation around the Youth Center and the strenuous permitting process.	Reponses to commenter was that the Harrison Employment Center will continue to support higher density residential and retail, but will be renamed "Eastside Employment Center". In addition, great efforts have been made and are continuing to be made to simplify the permitting process. The Bremerton School District and Youth Wellness Campus has been supportive of the District Center Designation.
41	Bob Reiher	1/22/2015	1715 Wycoff Avenue	Bremerton	In response to the January Planning Commission Special Meeting, a citizen requested 13th Street to be vacated at the "5-way intersection." If this happens please consider removing access route to Ford Avenue through NAPA/West Bay Auto Store parking lot.	The City of Bremerton Public Work's Department is participating with the Comprehensive Plan Update and a formal proposal to vacate 13th Street has not been proposed or accepted. As the citizen claimed, this road is well utilized and as such additional analysis is required if this street is proposed for vacation. At this time, Staff is not proposing to vacate 13th Street, but your comment has been passed to the Public Works Department for their consideration.
42	Michael Mjelde	1/21/2015	Unknown	Bremerton	Supports redesignating the area at 11th and Warren (former tennis courts) to Higher Education designation. This provides additional opportunites for the community.	Staff is proposing to redesignate the area south of the current Olympic College to Higher Education, which allows multifamily structures such as dormortories which would provide greater opportunity for students and the community.
43	Paul Dutky	1/29/2015	Dockside	Bremerton	Surports mutlimodal transportation options including a trail around Kitsap Lake. Include infromation from the Bremerton's Non-Motorized Transportation Plan (2007). Additional note from Mr. Dukty was for staff to consider additional bike lanes on 6th Street from the Downtown to Kitsap Way to connect to the Sharrows	The Comprehensive Plan contains the big picture concepts, which has many goals and policies for multimodal transportation options, including suporting bike and pedestrain paths. The Comprehensive Plan references many more specific implementation plans that would better address and analysis specific trails. The City of Bremerton Non-motorized Transporation Plan (NMTP) identifies trails throughout Bremerton and connects to the County. The City of Bremerton Parks, Recreation, and Open Space Plan (PROS) addresses trails that are located with the parks. This comment has been forward to the Public Work's Department for their consideration when updating the NMTP. The NMTP & PROS will be incorportated as "functional plans" with the Comprehensive Plan.
44	Cherl & Robert Reiher	1/29/2015	1715 Wycoff Avenue	Bremerton	In regards to area between N. Wycoff Avenue and N. Callow Avenue, and 13th Street and 15th Street, citizen is concerned that by designating the northern portion of the block as Neighborhood Commercial, this may open the door for rezoning the whole block for potential commercial.	This area has been discussed at the previous Planning Commssion Workshops in regards the potential casino proposal. This area is currently desingated as Neighborhood Commercial and remains in the new Plan. The northern portion of this block contains an old gas station site and the parking lot for Hi-Los Restuarant. Staff has proposed reducing the Neighborhood Center Designation in the vicinity due (1) established neighborhood and (2) the findings in the Update Land Capacity Analysis, indicates that the City has ample land zoned to accommodate Residential and Commercial uses for the City's Growth targets. Staff believes that the proposed land use changes in the vicinity address the concerns raised by the commenter.
45	Mike Mauren	2/4/2015	Unknown	Unknown	Supports Mineral Resource Overlay for the Low Density Residential in specific areas of West Bremerton. Encourages Zoning Code update to further support this overlay to follow.	Staff has proposed a Mineral Resource Overlay on large undeveloped parcels in west Bremerton. Part of the Mineral Resource Overlay approval will be to reclaim the site (inlcuding grading) at the end of the process for residential development.
46	Jack Stanfill	1/20/2015	Unknown	Bremerton	Document provided: Port Blakely Kitsap Lake JPA from May 12, 1999.	Staff received this document at the Open House and it provided for Planning Commission's consideration.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
47	Steve Guiberson	2/14/2015	Unknown	Gig Harbor	Supportive of General Commercial designation along Wheaton Way, however he owns a car dealership there and cannot expand. Please consider allowing car dealerships not just in auto center but along the main corridors. Currently there seems to be a monopoly out near Auto Center Way for car dealerships.	In 2004, the Comprehensive Plan the zoning only allowed auto dealerships in the Freeway Corridor. Revisions to the Zoning Code will be considered following the Comprehensive Plan Update, which will have specific details on what land uses are allowed in specific zones. Planning Commission will consider appropriate uses in this detail during this Zoning Code update.
48	Lesley Kabelac	2/16/2015	3021 W State Hwy 16	Bremerton	Property north of her property is being proposed as General Commercial. Concern as she has access easements that may make this property hard to develop and access.	The subject property to the west is adjacent to State Hwy 16 (across from the Mattress Ranch). Staff is proposing General Commercial for this area and the Land Use designation line follows the topography of the site (the area that is relatively flat could be developed with General Commercial activities). The current designation is Low Density Residential. As for the easements, if this property is to be developed, the developer will need to comply with the easements (or revise them accordingly with the property owner) at the point of permit applications. Staff is not suggesting any further changes to the map to address the easement locations.
49	Jack Stanfill	2/17/2015	PO Box 4773	Bremerton	Provided the following documentation to be considered during the environmental review: Partial Transcription to Ueland Tree Farm Final Environmental Appeal Hearing (Dec 2009); pages 32 and 36 of Port Blakely Subarea Plan; Preliminary Scope for the Project page 5; Infiltration Map of the area; and a Mineral Resource Development Wetland Review.	These materials are excerpts from an Environmental Impact Statement for a project that is outside the City limits (Kitsap County jurisdiction). Documentation will be reviewed in conjunction to the Comprehensive Plan Update Environmental Review.
50	Judy Friedberg-Nerf	2/23/2015	Madrona Point	Bremerton	Had general inquires on the Draft Land Use Plan including the following: (1) Where is the development regulations for each designation (2) Why bring back the Multifamily Residential Designation (more information); (3) Council Districts should not separate existing neighborhoods; (4) express kudos to the District Profiles.	(1) The General Development parameters are addressed in the proposed Comprehensive Plan in the Draft Land Use Chapter at a higher level (generally what kind of development and what character should it have). The specifics will be addressed in the Zoning Code Update that will come after the Comprehensive Plan Update. (2) Staff is trying to reduce the nonconforming uses throughout the City, currently areas throughout the City that are primarily developed with multifamily structures, are being proposed to be redesignated from Low Density Residential (which allows one house, per one lot) to a more appropriate designation. (3) Council Districts were re-mapped a few years ago based on population, and unfortunately this did separate some cohesive neighborhoods. (4) Appreciate the kind words on the District Profiles. Staff created those in-house with the support of City Council.
51	Laura Gardner	2/24/2015	1027 Walnut Street	Bremerton	Represents the owner at 1027 Walnut Street who supports the redesignation of Medium Density.	Staff proposed to redesignated this area as it is primarily developed with duplex type structures to reduce nonconforming uses within City of Bremerton.
52	John Stieber	3/6/2015	Unknown	Unknown	Feels the direction the Comprehensive Plan is heading in is generally good. Wants to make sure that consideration is coming downtown and having access for those that may not be able to get around easy (such as the senior citizens). Wants more sidewalks like the Manette Bridge	Appreciate the comments, and the Comprehensive Plan Update is strongly encouraging multi-modal options including wide sidewalks throughout the City. The Downtown area has additional criteria to support pedestrians of all types, including the those of a vulnerable population. This information is discussed in the Draft Land Use Chapter and will be further discussed in the Transportation element.
53	Bruce Riveland (Olympic College)	3/11/2015	1600 Chester Ave	Bremerton	The Olympic College supports Staff's proposal for the Higher Education desingation as proposed.	The Staff's proposed Higher Education desingation can be seen on Draft Land Use #2.
54	Vic Ulsh	3/20/2015	400 Warren Ave	Bremerton	Writing to ensure property at 800 11th Street maintains the current Neighborhood Business overlay in the Downtown subarea plan.	Staff does not foresee removal of the existing Neighborhood Business overlay in the Downtown Subarea Plan.
55	Dan Nelson	3/31/2015	Unknown	Unknown	Encourages the City to make literature available to the public which provides tips on submitting a complete permit application. Acknowledges this information may exist, but needs to be made more readily available.	The draft Economic Development chapter, policy ED4(A), seeks a permitting process which advocates for development by providing predictable requirements and timelines. This comment was forwarded to the Building Official for her consideration to implement into the City informational handouts and method of dissemination.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
56	Mark Kulman	4/6/2015	3141 W State HWY 16	Bremerton	Seeks to enlarge portions of parcel 322401-4-113-2005 designated as commercial on the Comprehensive Plan draft land use map to follow natural contours/slopes of the land (provided geotechnical report supporting claim).	Based off of the provided geotechnical report, the City will reevaluate the commercial boundary for parcel 322401-4-113-2005. Any changes will be presented to Planning Commission with an update Land Use Map.
57	Jim McDonald	4/25/2015	Marlow	Bremerton	Requesting the City to consider allowing duplexes in the area near Lions Park. The Low Density Residential designation limits the potential for this area.	Staff is proposing to redesignate the area north of Lions Park as Medium Density Residential desingation which would allow duplexes.
58	Sherill D. Rose	5/7/2015	3628 "E" Street	Bremerton	Provided Staff her poem on Bremerton. First verision was developed in 1996 and it was revised in 2004 to account for new development in the City.	Staff appreciates her passion for Bremerton.
59	John Bierly	6/16/2015	1032/1035 Hanford Ave	Bremerton	Two existing duplexes on Hanford, currently zoned R-10. Would prefer their lots and the adjacent lots be included in proposed GC zone.	The property owner missed their opportunity to apply for a Comprehensive Plan Map Amendment to proposed re-designate of his property from Low Density Residential to a Commercial designation (window ended on April 1, 2015). To re-designate these parcels, Planning Commission would need to direct Staff to begin reviewing the proposal. Staff initial concerns are the additional potential for commercial access and activity to Hanford Avenue (which is currently a residential street). Staff would need to verify whether the owner of the adjacent vacant lot would want it to be commercially zoned.
60	Jack Stanfill	7/22/2015	PO Box 4773	Bremerton	Provided the following documentation: Ueland Tree Farm Habitat Management Plan and Wetland Report Third Party Review which identifies additional considerations for the Ueland Tree Farms, LLC mineral mining application (dated March 3, 2015).	As Ueland Tree Farm is adjacent to City limits, this comment has been added into the Comprehensive Plan for consideration. However, the Ueland Tree mineral mining project is within Kitsap County jurisdiction and has been processed by that entity.
61	Dora Bressler	7/22/2015	105 Naval Ave	Bremerton	Request that Planning Commission re-designate her property at 105 Naval Avenue from the current Low Density Residential to a commercial designation due to her close proximity to the Naval Avenue Naval Base Kitsap Gate.	To consider this proposal, this request should have been received during the open Comprehensive Plan Amendment window (January through April 2015) and the owner has been notified for the next opportunity to apply. There are also concerns about further support in the neighborhood (as there are many single family homes in that neighborhood) as the City cannot support spot zoning. In addition, Naval Base Kitsap has requested that further consideration for areas around the base to not be up-zoned due to the potential impacts.
62	Priscilla Bailey	8/11/2015		Bremerton	Property owner of two East Bremerton commercial buildings (Wheaton Way at Hollis Street) requesting road improvements in that area, behind East Towne Center.	The areas in question are on private property, thus will not be addressed within Comprehensive Plan Update. As development occurs in the East Towne Plaza and surrounding area, the City may require improvements to the driveways and access roads. Encouraged her to work with her neighboring property owners.
63	Unknown	8/18/2015		Bremerton	Supports including Non Motorized Transportation review in city planning.	Received at the Planning Commission Open House. Staff appreciates the support for non motorized transportation as an element of the Comprehensive Plan.
64	KAPO John Taylor	8/5/2015	P.O. Box 1861 Poulsbo, WA 98370	Poulsbo	Request at City Council: Supports the City's plan to expand boundaries, however requested more information.	City Council responded to request with a letter dated August 12, from City Council president with links to Annexation Fiscal Analysis Studies, Comprehensive Plan Update, Countywide Planning Policies documents, and the Kitsap County Buildable Lands Report.
65	Nathan Mann	9/1/2015	1016 NE Forest Rock LN #125	Poulsbo	Owner of property: 1105 E. 31st Street (0.23 acres). Currently is zoned Commercial Corridor, and Staff is proposing to redesignate the property as Low Density Residential. Owner is planning on having business in location and would like to see it remain as commercial designation.	Staff is proposing to redesignate three parcels from commercial designation to residential designation that abut Eagle Avenue. Eagle Avenue is a residential street in nature, and commercial businesses may bring additional traffic to a relatively quiet residential street. At the time of proposal, this property is developed with a single family residence.
66	Anonymous	10/5/2015	Unknown	Unknown	Poem sent in via Postcard.	Provided to Planning Commission for their consideration.
67	Paul McConkey	10/15/2015	1723 Pennsylvania Avenue	Bremerton	Zoning Code request: please consider off-premise signage for directional traffic. As people cannot find a business (like Penn Plaza), the additional signage would help businesses.	Planning Commission will deliberate on zoning code (Bremerton Municipal Code Chapter 20) changes in the beginning of 2016 as part of the Comprehensive Plan Update (to ensure compliance with updated Comprehensive Plan and the zoning code). In 2005, off-premise signs became prohibited, largely based on prohibiting billboards throughout the City.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
68	Priscilla Bailey	10/14/2015	Unknown	Bremerton	Supportive of City Service policy for underground utilities. Would like to see that happen on Wheaton Way.	Commented noted and passed to Public Work for any future proposals. Informed commenter that underground utility work would come when development happens on Wheaton Way, so no proposals currently, but will be considered when development comes.
69	Jared Kono	10/27/2015	Unknown	Gig Harbor	Interested in buying lot on Oyster Bay if it allows self service car washes.	Proposed to designated General Commercial. It will be part of the Planning Commission's next task to update the Zoning Code. It is likely that this use may be permittable within that designation.
70	Joe Zukauskas	11/12/2015	2312 E. 11th St	Bremerton	Having issues with neighbor at 1100 Perry Avenue (Der Blokken) including noise, and parking. Would like property undesignated as commercial.	Staff is not supportive of the redesignating a commercial property with an existing business to a non-commercial designation. If redesignation was supported, this business would become a nonconforming use, and would be able to continue until such time that its nonconforming status was terminated (such as ceasing business operations for more then a year). Provided general information about noise and parking but not a specific topic for this Comprehensive Plan Update.
71	Pamela Sparks	11/17/2015	1800 Ohio Ave	Bremerton	Challenged environmental threshold determination and adoption of existing environmental documentation.	Staff provided response to provide clarification to questions about the environmental review, and determined no additional addendum was required. Staff's Response Letter is attached to Comment #71.
72	Doug Skrobut	11/20/2015	Unknown	Port Orchard	To assist in achieving the goals of the Land Use Chapter, the City should consider Transfer of Development Rights program.	The Draft Comprehensive Plan has supporting goals and policies that could support a Transfer of Development Rights (TDR) program. The City currently does not have a TDR program.
73	Scott Daniels	11/17/2015	345 6th Street, Suite 300	Bremerton	Appreciate of the continued coordination of the Kitsap Public Health District and the City of Bremerton on working on the Comprehensive Plan Update.	Staff appreciates the work that Kitsap Public Health District has provided. Their contributions can be seen in the in policies in the Land Use, Economic Development and Environmental Element and in the technical analysis provided in the Land Use Appendix.
74	Erine Perez	12/3/2015	Unknown	Unknown	TIK Village Complex would like to subdivide their property and are hopeful that the update will be beneficial especially with higher density.	The Draft 2016 Comprehensive Plan document identifies this area as being redesignated from Low Density Residential to Multifamily Residential. Provided all development regulations can be met, including density, it is possible to subdivide (he is working with Staff on details).
75	Suquamish Tribe	12/8/2015	PO Box 496	Suquamish	Provided feedback on suggested policy revisions, concerns with any Urban Growth Area enlargements, and wanted more information on Shoreline Update	Policy revisions will be made to the Comprehensive Plan (for City Council's draft verision) per Suquamish's request and anticipated Shoreline Master Program update has been provided for the Tribe to consider (relatively minor in nature). As for the Urban Growth Area (UGA) enlargements, the City of Bremerton is coordinating with Kitsap County about relocation of some UGA area to address existing sewer infrastructure. It is not an enlargement as the City will be reducing other UGAs to compensate for the needed area. Coordination with the Tribe will continue.
76	WSDOT	12/21/2015	PO Box 47440	Olympia	Provided feedback on suggested policy revisions for Transportation policies, discussed Level of Service on a State Route, and clarification on tables	Will continue to coordinate with Washington State Department of Transportation. Policies and tables will be revised and Staff is working with WSDOT to determine appropriate Level of Service of State Routes.
77	Sherill D. Rose	1/19/2016	3628 "E" Street	Bremerton	Is supportive of the City's Center approach with higher density and job opportunity within the Downtown area. Ms. Rose has many ideas that are supported by the Comprehensive Plan.	Appreciate the comments and identifying potential projects, however the Comprehensive Plan is the foundation document with high level goals, policies and direction for City Development. Specific developer projects will not be addressed within the Comprehensive Plan.
78	Jim McDonald	1/26/2016	Marlow	Bremerton	Concerned with current code that requires commercial on the first floor in mixed use buildings when Bremerton has an abundancy of vacant commercial spaces including recent built buildings. In addition, current financing is available for multifamily residential, but not commercial spaces, so we are missing opportunities.	It has been in the Comprehensive Plan work program to encourage reuse of existing commercial spaces and reduce vacant buildings (while being compatible with surrounding neighborhoods). Policies have been added into the Comprehensive Plan, and Staff is working on the Zoning Code to address this concern.
79	Mark Kulman	2/9/2016	5819 NE Minder Rd	Poulsbo	Local engineer provided feedback on Zoning Code proposal in January 2016 to remove Development Agreement language from the code. With his local experience with developers, the City is removing a process that could be beneficial for both the City and the developer. Requested to keep Development Agreement language in.	Staff has received multiple calls with developers and local engineering firms that have had success with Development Agreements and have requested to keep the language in the code that allows for Development Agreements. Though the City has not recently utilize Development Agreements, and if the language is removed, the City could still utilize the RCW regulations on Development Agreements. Staff will have further conversations with Planning Commission to not remove the Development Agreements prior to April's public hearing.

	Commenter	Date	Address	City	Comment Summary	Staff Response Regarding Comprehensive Plan Update
80	Jack Stanfill	2/16/2016	P.O. Box 4773	Bremerton	Representative of Chico Creek Task Force is informing the Planning Commission that Kitsap County is proposing to redesignated an area of land for Ueland Tree Farm and the Task Force is very concern for the protection of the watershed.	This proposal is adjacent to City limits but is regulated by Kitsap County and it part of their Comprehensive Plan proposal. Comment has been passed on to County for their further consideration.
81	Steve Guiberson	3/3/2016	Unknown	Gig Harbor	Owns property in Bremerton near the Old East High School (or Wheaton Way) which is zoned District Center Core (DCC). Has requested that automobile sales be allowed within the DCC zone.	Staff has not proposed to allow Automobile sales within the District Center Core as the intent of the Comprehensive Plan within this designation is to allow higher density and pedestrian oriented development within the Centers. Automobile sales does not attract pedestrian oriented development. Also, within this update, Staff is proposing to expand the use of automobile sales to General Commercial (GC) as this is a significant change from the 2004 Code which only allowed automobile sales within the Freeway Corridor zone. However, Staff is still proposing to not include automobile as an outright permitted use within the DCC.

COMMENT #81

Allison Satter

From: seymourflop@comcast.net
Sent: Thursday, March 03, 2016 1:19 PM
To: Allison Satter
Subject: Auto dealership

To whom it may concern.My name is Steve Guiberson I purchased the property on wheaton way from the school district in 2006 The location is between the florist near albertsons and cooper tires.There is no address because it is raw land.At the time I purchased this land it was zoned for a auto dealership.After waiting aprox 1 year to start my project it was rezoned and I was told I could no longer put my dealership at this location This news was devasting to me for the simple reason I met with the city prior to closing on the purchase and was never imformed that there was a plan to rezone this corridor had i known that I would have submitted my plans to build prior to the changes.Anyway I would ask the planning commision to consider allowing a car dealership at this location keeping in mind there is currently a tire store and a auto dealership right next to my property.It appears to me that there is mainly one area that the city wants auto dealerships and most all the property in that area is taken up by one huge dealership.This doesnt allow for anyone else to do business in the city of bremerton due to the fact they have most all the land in that area.Please consider rezoning DCC to allow me to not only employee aprox 20+ employees but also generate a substantial amount of revenue to the city of bremerton.
Thank You Steve Guiberson