

**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 <u>adding</u> 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 <u>remove</u> 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.

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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.