

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).
20.70.050 Prohibited Uses	Removed Prohibited uses that restrict drive-through facilities in this zone.	Amendments were introduced in 2013 to allow drive-through facilities in BMC 20.44.120 with the intention that facilities would be allowed if properties has access to Kitsap or Wheaton Way. This language is more prohibitive than the 2013 amendments intended and therefore it should be removed.
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).

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
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.
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 telecommunications 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 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.