

**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
<b>20.75 Downtown Core</b>		
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 BUILDING.](#)

### **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;