

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.