

Matrix of proposed amendments to BMC 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) 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.

20.94.060 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.