

Matrix of proposed amendments to BMC 20.96 City Utility Lands (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.96 City Utility Lands		
20.96.020 Outright Permitted Use.	Minor revision: “Wireless <i>tele</i> communications facility” to “Wireless communications facility”	Consistent with the changes to BMC 20.46.140 Wireless Communication Facility provisions.

Chapter 20.96 CITY UTILITY LANDS (CUL)

Sections:

[20.96.010 INTENT.](#)

[20.96.020 OUTRIGHT PERMITTED USES.](#)

[20.96.030 ACCESSORY USES.](#)

[20.96.040 CONDITIONAL USES.](#)

[20.96.060 DEVELOPMENT STANDARDS.](#)

[20.96.080 PARKING REQUIREMENTS.](#)

[20.96.090 LANDSCAPING REQUIREMENTS.](#)

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20.96.010 INTENT.

The intent of the city utility lands (CUL) zone is to preserve resource-related functions of land, and to protect watersheds and timberlands. The CUL zone is also intended to ensure healthy forest cover and provide habitat for wildlife. The zone will accommodate some limited commercial and recreational activities, which adhere to a high standard of environmental best management practices, and low impact development.

20.96.020 OUTRIGHT PERMITTED USES.

The following uses are permitted:

- (a) Educational and resource activities compatible with forest resources;
- (b) Forest and wildlife management activities and forest practices;
- (c) Groundwater development and aquifer protection;
- (d) Hydropower activities and facilities;
- (e) Public utilities functions and activities, and nonresidential structures necessary to execute such functions and activities;
- (f) Wireless telecommunications facilities per BMC [20.46.140](#).

20.96.030 ACCESSORY USES.

The following accessory uses may be permitted:

- (a) Caretaker's residence associated with a permitted use;
- (b) Temporary quarters associated with a permitted use.

20.96.040 CONDITIONAL USES.

The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC [20.58.020](#). The conditional use permit may allow modifications to parking, landscaping and other development requirements necessary to mitigate environmental impacts.

- (a) Residential development, provided:
 - (1) The project consists of attached or detached single-unit dwelling units, townhouses, or senior housing complex;
 - (2) The location does not interfere with City public utility functions and activities;
 - (3) The location is adjacent to an existing recreational or residential use;
 - (4) Sustainable development and best environmental management practices are employed to minimize environmental impacts such as:
 - (i) Low impact stormwater management and natural drainage;
 - (ii) Preservation of significant trees;
 - (iii) Clustered development;

- (iv) Minimization of impervious surfaces;
 - (5) Maximum density shall be ten (10) dwelling units per acre, except twenty (20) dwelling units per acre for senior housing complexes;
 - (6) Development standards per the low density residential zone, BMC [20.60.060](#)(a)(2) through (d) are met;
- (b) Passive outdoor public recreation such as trails, provided:
 - (1) The location does not interfere with City public utility functions and activities;
 - (2) The location is adjacent to an existing recreational or residential use;
 - (3) Sustainable development and best environmental management practices are employed to minimize environmental impacts such as:
 - (i) Low impact stormwater management and natural drainage;
 - (ii) Identification and preservation of significant trees;
 - (iii) Minimization of impervious surfaces.

20.96.060 DEVELOPMENT STANDARDS.

Development standards for conditional uses shall be pursuant to the criteria set forth in BMC [20.96.040](#).

20.96.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter [20.48](#) BMC and the following requirements:

- (a) Parking may not exceed two (2) stalls per residential dwelling unit;
- (b) On-site parking requirements for a permitted or a conditional use may be reduced by up to forty (40) percent, provided it can be demonstrated through a parking analysis that the reduction would decrease impervious surface area, and the reduction would not cause parking to spill over into adjacent areas.

20.96.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter [20.50](#) BMC, except landscaping requirements may be modified or reduced if it can be demonstrated that such modifications or reductions preserve existing or native vegetation.

20.96.100 SIGN STANDARDS.

Signage shall meet the standards of Chapter [20.52](#) BMC.