

Matrix of proposed amendments to BMC 20.98 Institutional (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.98 Institutional	Removed Hospital reference as Institutional regulated the area near the hospital.	Throughout chapter.
20.98.010 Intent	Revised intent message	Made consistent with Comprehensive Plan
20.98.020 Outright Permitted Uses	Removed “hospital” use; added “duplex” as outrightly allowed uses	Oversight that single family (one unit), townhouses and multifamily (3 or more units) were allowed, but not duplexes (two units).
20.98.040 Conditional Uses	Removed Opiate Substitution Treatment Facility as a conditionally allowed use.	Through City Council’s public process this area was approved as a potential location for Opiate Substitution Treatment Facilities due to its proximity to the hospital. As the hospital is being removed, so it this potential location. Opiate Substitution Treatment Facility are still allowed in the Freeway Corridor zone.

Chapter 20.98 INSTITUTIONAL (INST)

Sections:

[20.98.010 INTENT.](#)

[20.98.020 OUTRIGHT PERMITTED USES.](#)

[20.98.030 ACCESSORY USES.](#)

~~[20.98.040 CONDITIONAL USES.](#)~~

[20.98.060 DEVELOPMENT STANDARDS.](#)

[20.98.080 PARKING REQUIREMENTS.](#)

[20.98.090 LANDSCAPING REQUIREMENTS.](#)

[20.98.100 SIGN STANDARDS.](#)

20.98.010 INTENT.

~~The intent of the institutional (INST) zone is to provide for continued operation and facilitate managed growth of existing major institutions within the City. Institutions in the zone shall also be compatible with surrounding neighborhoods. Major institutions include the Olympic College campus, and the Harrison Hospital. The intent of the institutional (INST) zone is to provide for continued operation and facilitate managed growth of Olympic College. Growth of the College and supporting uses should be promoted in the zone while being compatible with the surrounding neighborhoods and nearby areas.~~

20.98.020 OUTRIGHT PERMITTED USES.

The following uses are permitted:

- (a) Co-location of wireless telecommunications facilities per BMC [20.46.140](#);
- (b) Community facility;
- (c) General office and business services;
- (d) General retail associated with an institution;
- (e) Higher education and colleges;
- (f) ~~Hospitals~~;
- (g) Medical offices and clinics;
- (h) Outdoor athletic fields and park playground and open spaces;
- (i) Parking as a principal use;
- (j) Public administration;
- (k) Residential uses of the following types:
 - (1) Group residential facility - Class I;
 - (2) Nursing convalescent home;
 - (3) Senior housing complex;
 - (4) Single-unit dwelling unit structure, attached or detached;
 - (5) Multi-unit dwelling structure;
 - (6) Townhouse;
 - ~~(7) Duplex~~
- (l) Restaurants;
- (m) Schools and education uses;
- (n) Transportation facility;
- (o) Welfare and charitable services and facility;
- (p) Worship and religious facility.

20.98.030 ACCESSORY USES.

Any subordinate use with a direct connection to or association with the core functions of a higher education college ~~or a hospital~~ may be permitted by the Director as an accessory use.

~~20.98.040 CONDITIONAL USES.~~

~~A conditional use permit, which is approved pursuant to BMC 20.58.020, may permit the following uses:~~

~~(a) Opiate substitution treatment facility, provided:~~

~~(1) The permit shall be processed as a Type III Hearing Examiner decision;~~

~~(2) May only be located in the Institutional zone where the Harrison Medical Center campus is sited, in the vicinity of Cherry Avenue, Wheaton Way, and Clare Avenue;~~

~~(3) No opiate substitution treatment facility shall be sited within 1,000 (one thousand) feet of another opiate substitution treatment facility;~~

~~(4) Off-street parking shall be provided one (1) parking space per one hundred fifty (150) square feet of gross floor area; and~~

~~(5) Landscaping is provided meeting the minimum requirements for nonresidential uses as prescribed in Chapter 20.50 BMC.~~

20.98.060 DEVELOPMENT STANDARDS.

Development shall be in accord with the following standards:

(a) Minimum front yard setback: zero (0), except ten (10) feet where adjacent to any lot not within the institutional zone;

(b) Minimum side yard setback: zero (0), except when adjacent to ~~the low density~~_a residential zone ~~(R-10)~~ 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 density~~_a residential zone ~~(R-10)~~ where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);

(d) Maximum height: eighty-five (85) feet, provided all upper level setback requirements are met;

(e) Upper level setbacks: where adjacent to any lot not within the institutional (INST) zone, structures shall be set back one (1) additional foot for each additional foot of height above thirty-five (35) feet.

20.98.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter 20.48 BMC.

20.98.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter 20.50 BMC.

20.98.100 SIGN STANDARDS.

Signage shall meet the standards of Chapter 20.52 BMC.