

(DRAFT) AGENDA
Regular Meeting – Bremerton Planning Commission
(Subject to PC approval)
July 21, 2025
5:30 P.M.
345 6th Street, Bremerton
First Floor Chambers

Zoom Meeting Option

<https://us02web.zoom.us/j/89651517986?pwd=b0dnVVhvSmd5KzFGL0ljS1NwVjJ3dz09>

Webinar ID: 860 8962 6977

Password: 955016

Dial by your location:

+1 253 215 8782 US (Tacoma)

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Remote Participation:

To provide testimony on items listed on the agenda “Raise Your Hand” on Zoom Press *9 on your phone

One tap mobile:

+1-253-215-8782 86089626977# *955016#
US (Tacoma)

If the public would like to address the Commission on any item that is not on the agenda it must be done in person, and not via Zoom, unless prior arrangements were made through the Project Assistant by calling (360) 473-5269 at least 24-hours prior to the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF THE AGENDA

IV. APPROVAL OF MINUTES: May 19, 2025

V. PUBLIC MEETING

A. Call to the Public: In-person public comments on any item not on tonight’s agenda.

B. Public Workshop: Zoning Code Amendments (Neighborhood-scale Commercial, State Required Shelter Options, and Design Standards)

VI. BUSINESS MEETING

A. Chair Report: Nick Wofford

B. Director’s Report: Andrea Spencer

C. Old Business:

D. New Business: Zoning Code Amendments (Critical Areas Ordinance, Shoreline Master Program, and Landscaping)

VII. ADJOURNMENT: The next regular meeting of the Planning Commission will be held on September 15, 2025.

DRAFT

CITY OF BREMERTON

PLANNING COMMISSION MINUTES OF REGULAR MEETING May 19, 2025

CALL TO ORDER:

Vice Chair Tift called the regular meeting of the Bremerton Planning Commission to order at 5:30 p.m.

ROLL CALL

Commissioners Present

Vice Chair Tift
Commissioner Browning
Commissioner Doehring
Commissioner Miller
Commissioner Paauw
Commissioner Pedersen

Staff Present

Andrea Spencer, Director, Department of Community Development
Garrett Jackson, Planning Manager, Department of Community Development
Sharon Schwartz, Project Assistant, Department of Community Development

Commissioners Excused

Chair Wofford

Quorum Confirmed

CHAIR CALL FOR MODIFICATIONS TO AGENDA

The agenda was accepted as presented.

APPROVAL OF MINUTES

COMMISSIONER BROWING MOVED TO APPROVE THE PLANNING COMMISSION MEETING MINUTES OF APRIL 21, 2025, AS PRESENTED; COMMISSIONER MILLER SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC MEETING

Call to the Public (public comments on any item not on the agenda)

Public comments were received from **Jose Camacho** and **Robin Weldin**.

PUBLIC HEARING:

Hearing: Development Regulations, 2024 Comprehensive Plan Update – A Power Point presentation was provided by Community Development Planning Manager, Garrett Jackson.

During Mr. Jackson's presentation he provided information related to Development Regulations proposed to implement the 2024 Comprehensive Plan, including the DRAFT regulations for the Bremerton Municipal Code (BMC) Title 20 and several subarea plans.

Vice Chair Tift opened the Public Workshop to receive testimony from the public. Comments received from **Jose Camacho**, **Nishchal Chaudhary**, and **Travis Merrigan**.

Jose Camacho – Friends of Smith Cove, noted living in the Evergreen Park Neighborhood a block away from Evergreen Park and Smith Cove. Suggested malfeasance between the Evergreen Point project and City government. Believes the proposed changes would create free-for-all for parking, that proposed height alterations do not consider the Shoreline Management Act and removes safeguards of law.

Nishchal Chaudhary – A resident of District 3, noted being delighted to see an option to remove parking requirements, and is in support of Option B which eliminates these requirements. Noted that there is research coming out that shows removing these requirements doesn't cause any additional traffic issues and empowers people to decide what amount of parking spots to have at their house.

Travis Merrigan – Noted being in support of eliminating parking minimums within the City. Says that one of the largest problems facing Kitsap County and the City is the lack of affordable housing. Adds that existing rules on parking create added costs for ever new build. Urges the City to include Low Density Residential in the planned parking reform.

Questions and comments were offered by Planning Commissioner Miller, Pedersen, Tift, Doebling, Paaup and Browning, with responses provided by Garrett Jackson and Andrea Spencer.

COMMISSIONER MILLER MOVED AND COMMISSIONER BROWNING SECONDED TO FORWARD TO THE CITY COUNCIL THE CHANGES IN ATTACHMENT A, RELATED TO THE BOUNDARY LINE ADJUSTMENT, FAMILY DAY CARE, CO-LIVING HOUSING, NEW HOUSING IN NONCONFORMING BUILDINGS AND RESIDENTIAL CLUSTER DEVELOPMENT. MOTION CARRIED UNANIMOUSLY.

The Planning Commission directed Department of Community Development staff to do more work on Neighborhood Scale Commercial and continue the discussion to a later date.

COMMISSIONER MILLER MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT DEVELOPMENT REGULATIONS AS SHOWN IN ATTACHMENT A OF THE STAFF REPORT BASED ON THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT B. THERE WAS NO SECOND, MOTION FAILS.

COMMISSIONER PEDERSON MOVED AND COMMISSIONER BROWNING SECONDED TO RECOMMEND THAT THE CITY COUNCIL ADOPT DEVELOPMENT REGULATIONS AS SHOWN IN ATTACHMENT A OF THE STAFF REPORT, WITH THE EXCEPTION THAT PARKING REQUIREMENTS ARE REMOVED FROM LOW DENSITY RESIDENTIAL (BMC 20.48.060(i), BASED ON THE FINDINGS AND CONCLUSIONS PRESENTED IN ATTACHMENT B. MOTION CARRIES UNANIMOUSLY.

BUSINESS MEETING

Chair Report

Vice Chair Tift for Chair Wofford

No Report.

Director Report

DRAFT

Andrea Spencer reported that City Council has started their deliberation on the Comprehensive Plan update and that there is a study session on May 28th and the last public hearing on June 4th, where there should be an adopted Comprehensive Plan.

Old Business

None.

New Business

Garrett Jackson informed the Planning Commission that at next month's meeting they will discuss Transitional Housing, Permanent Supportive Housing, Indoor Emergency Shelter and Indoor Emergency Housing.

ADJOURNMENT

The meeting was adjourned at 6:49 p.m.

Respectively Submitted by:

Andrea L Spencer, AICP
Executive Secretary

Nick Wofford, Chair
Planning Commission

**CITY OF BREMERTON, WASHINGTON
PLANNING COMMISSION AGENDA ITEM**

<p>AGENDA TITLE: Workshop: Draft Zoning Code Amendments related to Housing Types, Neighborhood Scale Commercial, and Design Standards</p> <p>PRESENTED BY: Garrett Jackson, Planning Manager; (360) 473.5289</p>
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EXECUTIVE SUMMARY

Title 20 Zoning Code of the Bremerton Municipal Code (BMC) regulates land use for the City, which includes the uses, development regulations, and permitting procedures related to development of private property within the City. Staff has a number of zoning code amendments for the Planning Commission to consider as follows:

- Neighborhood Scale Commercial – Establish procedures to conditionally permit certain small-scale commercial business in residential zones throughout the City.
- Transitional Housing, Permanent Supportive Housing, Indoor Emergency Shelters and Housing – Establish permitting procedures for housing types meant to support homeless residents as mandated by the State of Washington per RCW 35.21.683.
- Design Standards – Update existing standards that regulate the aesthetic appearance of commercial, mixed-use, and multifamily structures throughout the City.

ORDERS OF THE DAY

Planning Commissioners should consider the proposed amendments, receive public testimony, and provide direction on code proposals. There is no decision or formal recommendation that is required at this Workshop.

ATTACHMENTS

Draft Zoning Code Amendments – Attachment A

INTRODUCTION

Per the *New Business* section of the April 2025 Planning Commission packet, certain housing types (Transitional Housing, Permanent Supportive Housing, Indoor Emergency Shelters and Housing) are proposed to be added to Title 20 to ensure conformance with State requirements. Also at the April workshop, Planning Commission also directed staff to further develop the proposed Neighborhood-scale Commercial code presented at that time. Lastly, revisions are proposed for design standards for commercial, mixed-use, and multifamily structures throughout the City. Additional detail is provided later in this report, and draft code sections are found in Attachment A. Staff seeks feedback from the Planning Commission and the public on proposed amendments to the zoning code.

NEIGHBORHOOD-SCALE COMMERCIAL (BMC 20.46.250)

The community has expressed interest in allowing neighborhood-scale commercial businesses in residential zones to promote a more walkable environment. Other cities in the State have adopted similar standards, such as [Bothell](#), [Shoreline](#), and [Anacortes](#). While the proposal was not approved by the legislature, [House Bill \(HB\) 1175](#) would have mandated that all Washington cities allow neighborhood commercial in residential zones.

The City of Bremerton zoning code currently allows for Adaptive Reuse of Commercial Buildings per [BMC 20.46.070](#) for legally established buildings located within a residential zone, and Home Based Businesses per [BMC 20.46.030](#). An approved CUP would be required for siting the proposed Neighborhood-scale Commercial use in order to determine whether any mitigation or special conditions are appropriate for a specific site or use.

Proposed Regulations

The proposed regulations would allow for commercial uses including:

- Restaurant
- Drinking place (only if also offering food)
- Market/grocery store (limited to sale of food, beverages, household items)
- Personal services (per the zoning code definition in BMC 20.42, which includes laundry and dry-cleaning, beauty and barber shops, tanning, other personal grooming facilities, and computer/phone repairs)

These Neighborhood Scale Commercial uses would be permitted on corner lots only, on sites that front on a public right of way, and no closer than one quarter (1/4) mile to another Neighborhood Scale business. A limit of 1,200 square feet applies for a new construction, and 2,500 square feet for an existing building. The size limitations would not apply in the High Density Residential zone or in Adaptive Reuse of a Commercial Building (per BMC 20.46.070). In all instances, hours of operation would be limited to 10PM.

Standard notification for a Type II Conditional Use Permit would apply, with notice mailed to all property owners within 300 feet of the subject property, in addition to land use notice posted at the site. The 14-day comment period allows neighboring property owners to provide feedback to the City regarding the proposal, to potentially allow the City to determine needed mitigation, such as landscaping or limiting hours of operation.

TRANSITIONAL HOUSING, PERMANENT SUPPORTIVE HOUSING, INDOOR EMERGENCY SHELTERS, AND INDOOR EMERGENCY HOUSING (BMC 20.46.250)

Consistent with [RCW 35.21.683](#), as of September 2021 cities in Washington State cannot prohibit certain emergency housing facilities in zones where hotels are permitted, specifically Transitional Housing, Permanent Supportive Housing, Indoor Emergency Shelters, and Indoor Emergency Housing. As the City has not adopted a corresponding ordinance, currently these uses are permitted in any land use zone that allows hotels. While the City may regulate these facilities, approval criteria may not prevent the siting these institutional uses.

To afford the public an opportunity to provide feedback on individual proposals, and to assess any potential mitigation needed on a case-by-case basis, the proposed code requires a Type II Conditional Use Permit for these facility types. Definitions consistent with State Statute for Transitional Housing ([RCW 84.36.043](#)), Permanent Supportive Housing ([RCW 36.70A.030](#)), Indoor Emergency Shelters ([RCW 36.70A.030](#)), and Indoor Emergency Housing ([RCW 36.70A.030](#)) are proposed to be added to BMC 20.42 Definitions as seen in Attachment A. Each facility would be required to submit an operations plan which requires contact information for key staff, site security policies, code of conduct for residents, and establishing coordination with the Bremerton Police Department.

DESIGN STANDARDS (CITYWIDE)

Design standards are required for commercial, mixed-use, and multifamily structures in the City. Design standards regulate the aesthetic qualities of a building such as transparency, structure modulation, and other features. The Department's proposal is to revise these standards to clarify which building frontages are required to meet the design standards, allow added flexibility in the case of accessory structures, and for consistency with the recently updated Downtown Subarea Plan.

Currently, the design standards apply to all *primary* building facades, and facades facing public streets. With the proposed code revisions, the design standards criteria would only apply to building facades facing public streets. This proposed alteration is intended to ensure that only facades within the *public realm* are regulated; meaning areas where the public may freely access. Also, added flexibility is proposed for design standards when applied to accessory structures. Currently, if an outbuilding or accessory classroom portable is proposed, those structures are required to meet the design standards of the zone; this can be difficult as accessory structures are often pre-manufactured units. The proposed revised code would allow for modifications to design standards when accessory structures are screened and landscaping standards are met. Finally, several updates are proposed to ensure consistency between the design standard criteria found in the Downtown Subarea Plan and those located in Title 20 of the Bremerton Municipal Code, including:

- *Measurement of transparency.* Currently the Downtown Subarea Plan measures required transparency of a structure between two and eight-feet at the ground floor. Sections of the Title 20 zoning code measure transparency from the base of the building to eight-feet at the ground floor. The proposed revision would provide consistency across regulatory documents.

- *Definition for “Pedestrian Oriented”*. The Downtown Subarea Plan and Title 20 zoning code currently have two separate definitions for this single term. The proposed definition from the Downtown Subarea Plan would supplant the Title 20 version, and provide clarity for applicants.
- *Definition for “Mixed-use Building”*. Currently there is no definition for mixed-use in Title 20. This added definition would provide clarity for applicants.
- *Definition for “Easily Adaptable to a Commercial Use”*. In mixed-use zones, ground floor retail uses are required for new development. In cases where the market will not support ground floor commercial uses, applicants are permitted to construct a building so that it may be converted in the future. Clarification is also provided noting that parking garages are not to be considered “Easily Adoptable to a Commercial Use” consistent with previous Planning Commission guidance on this topic.

ORDERS OF THE DAY

Planning Commissioners should consider the proposed amendments, receive public testimony, and provide direction on code proposal. There is no decision or formal recommendation that is required at this Workshop.

ATTACHMENT A

BMC 20.42 DEFINITIONS

“Easily Adaptable to a Commercial Use” means the space is constructed to meet International Building Code (IBC), International Fire Code (IFC), and utility requirements for minimum standards accepted by the Department for a Type-B occupancy.

“Mixed-use Building” means the development of a site or building with a combination of residential and nonresidential uses in a single or physically integrated group of buildings.

“Indoor emergency housing” is temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

“Indoor emergency shelter” is a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

~~“Pedestrian-oriented” means development designed with an emphasis primarily focused on pedestrian access from the street and sidewalks rather than vehicle-dominant design. In general, buildings are placed close to the street and the main entrance(s) is oriented to the street sidewalk and generally includes windows or display cases along building facades which face the street or pedestrian areas.~~

“Pedestrian-Oriented” means commercial uses with the following attributes:

1. Scale and character that encourages an approach by either walking or cycling.
2. Walk-in trade and small business establishments such as specialized retail and food stores, restaurants, personal service establishments, convenience stores, professional services.
3. Contain outdoor displays and contribute to the ground level activity of the street.

“Permanent supportive housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with

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community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

“Transitional housing” means a facility that provides housing and supportive services to homeless individuals or families for up to two years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing.

BMC 20.46.240 NEIGHBORHOOD-SCALE COMMERCIAL.

This code section relates to allowing small business establishments in residential zones. Neighborhood-Scale Commercial shall be processed as a Type II Permit Conditional Use Permit. In all residential zones, Neighborhood-Scale Commercial may be permitted when conforming the International Building Code, International Fire Code, and the following criteria:

- (a) Use. The following uses are permitted per this section.
 - (1) Restaurant,
 - (2) Drinking Place, only when also offering food,
 - (3) Market/grocery store, only when limited to sale of food, beverages, and household items.
 - (4) Personal services
- (b) Zone. Conforms with all applicable development, design, and signage standards of the underlying zone;
- (c) Size. Area of the commercial use shall not exceed the following:
 - (1) 1,200 square feet of new construction.
 - (2) 2,500 square feet for existing buildings.
 - (3) Size limitations of this section do not apply to the High Density Residential zone or Adaptive Reuse Of Commercial Buildings per BMC 20.46.070.
- (4) Landscaping. Landscaping is provided consistent with the underlying zone and BMC 20.50.050.
- (5) Access. Site shall front on a public right-of-way and not be located on a dead-end street or cul-de-sac.
- (6) Spacing. Location is limited to corner lots of intersecting streets, not including alleys. Neighborhood-scale commercial shall not be permitted within ¼ mile of another business approved per this section.
- (7) Hours of Operation. Business activities shall cease after 10PM.

BMC 20.46.250 TRANSITIONAL HOUSING, PERMANENT SUPPORTIVE HOUSING, INDOOR EMERGENCY SHELTERS, AND INDOOR EMERGENCY HOUSING

- (a) Intent. Consistent with RCW 35.21.683, the following standards provide a process to meet the need for facilities housing individuals or families who are homeless, or at imminent risk of becoming homeless, while ensuring public health, safety and welfare.
- (b) Transitional Housing, and Permanent Supportive Housing, is permitted in any zone in which residential dwelling units or hotels are an allowed use, provided a conditional

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use permit is approved pursuant to BMC 20.58.020 and subject to the corresponding conditions per BMC 20.46.240(d).

- (c) Indoor Emergency Shelters, and Indoor Emergency Housing, is permitted in any zone in which hotels are an allowed use, provided a conditional use permit is approved pursuant to BMC 20.58.020 and subject to the corresponding conditions per BMC 20.46.240(d).
- (d) Service providers must exercise reasonable and appropriate on-site supervision of facilities and program participants at all times, unless it can be demonstrated through the operations plan that this level of supervision is not warranted for the population being housed. The use shall comply with all Federal, State, and local laws and regulations. Conditional Use Permit applications to the City shall conform with the following:
 - (1) The applicant must provide an operation plan at the time of the application that adequately addresses the following elements:
 - (i) Name, roles, and contact information for key staff;
 - (ii) Site/facility management, including security policies and an emergency management plan;
 - (iii) Occupancy policies, including resident responsibilities and a code of conduct that address, at a minimum, the use or sale of alcohol and illegal drugs, threatening or unsafe behavior, and weapon possession;
 - (2) Managing agencies and the Bremerton Police Department (BPD) shall establish reasonable protocols for access and coordination for the subject facility and its residents.

BMC 20.62 GENERAL COMMERCIAL (GC)

20.62.070 DESIGN STANDARDS.

The following design standards shall be applied to all new structures and redeveloped structures. Residential development of three (3) units or fewer are exempt from this section. The Director may modify these standards for accessory structures, and structures granted an increased setback per BMC 20.62.060(a), when proposed development is screened and landscaping standards are met. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.

(a) Primary Design Features. The following criteria shall be applied to all primary building facades for lots fronting on ~~and facades facing~~ public streets:

- (1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (2) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street. Properties located at intersections should orient their structures toward the intersecting corner.

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(3) Minimum Transparency. At least sixty (60) percent of all facades facing the public sidewalk, ~~or sidewalks providing circulation within a site~~, measured to between two (2) and eight (8) feet in height above the sidewalk or surface grade, shall be comprised of transparent windows or doors.

(4) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.

(5) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.

(6) Ground-Floor. Ground-floor frontage of a structure facing a public rightof-way must conform to either subsection (a)(6)(i) or (ii) of this section, except as provided in subsection (a)(6)(iii) of this section:

- (i) Constructed for Pedestrian-Oriented Uses. At least fifty (50) percent of the floor area abutting the linear sidewalk level shall be designed and constructed for "pedestrian-oriented" uses.
- (ii) Constructed for Future Pedestrian-Oriented Uses. At least fifty (50) percent of the floor area abutting the linear sidewalk level shall be constructed to be Easily Adaptable to a Commercial Use and may be occupied by any use permitted in BMC 20.62.020 or BMC 20.62.040. Areas dedicated to structured parking shall not qualify as Easily Adaptable to a Commercial Use. The sidewalk level facade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in BMC 20.62.020.
- (iii) Exception. For structures that abut two (2) or more public rights of way and contain topography or other site constraints that would make the placement of the pedestrian-oriented use on the ground floor difficult for the public to utilize, the pedestrian-oriented requirement in subsections (a)(6)(i) and (ii) of this section may be reduced to one (1) street frontage.

(b) Secondary Design Features. Three (3) secondary design features are required from the following list:

- (1) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.
- (2) Modulation. The horizontal plane of a structure shall not extend for more than thirty (30) feet, as measured from any one (1) point of the structure, without a significant architectural variation of at least two (2) feet in depth.
- (3) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).
- (4) Additional Transparency. An additional fifteen (15) percent transparency to what is required per subsection (a)(3) of this section.

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- (5) Weather Protection. Recessed or protruding building features, of no less than four (4) feet in depth, which extend along at least fifty (50) percent of the front facade.
- (6) Main Entry. Pedestrian entrances are preferred from buildings facing the street. Entries shall be easily identifiable from the street or sidewalk; this can be accomplished through architectural or ornamental features.
- (7) Public Amenity. Outdoor eating area, artwork, street furniture, plantings in window boxes, public trash receptacles, or other alternative public amenity approved by the Director. Any proposed amenity shall be architecturally compatible with the principal structure. Any approved amenity shall be maintained for the life of the project. (Ord. 5319 §11, 2017; Ord. 5301 §3 (Exh. B) (part), 2016; Ord. 5046 §8, 2008; Ord. 4950 §8 (Exh. A) (part), 2005)

BMC 20.70 DISTRICT CENTER CORE (DCC)

20.70.070 DESIGN STANDARDS.

The following design standards shall be applied to all new structures and redeveloped structures. Residential development of three (3) units or fewer is exempt from this section. The Director may modify these standards for accessory structures, and structures granted an increased setback per BMC 20.70.060(a), when proposed development is screened and landscaping standards are met. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.

(a) Primary Design Features. The following criteria shall be applied to all primary building facades ~~for lots fronting on~~ and facades facing public streets:

- (1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (2) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street. Properties located at intersections should orient their structures toward the intersecting corner.
- (3) Minimum Transparency. At least sixty (60) percent of all facades facing the public sidewalk, ~~or sidewalks providing circulation within a site, measured to between two (2) and eight (8) feet in height above the sidewalk or surface grade,~~ shall be comprised of transparent windows or doors.
- (4) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.
- (5) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.

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(6) Ground-Floor. Ground-floor frontage of a structure facing a public right-of-way must conform to either subsection (a)(6)(i) or (ii) of this section, except as provided in subsection (a)(6)(iii) of this section:

(i) Constructed for Pedestrian-Oriented Uses. At least fifty (50) percent of the floor area abutting the linear sidewalk level shall be designed and constructed for "pedestrian-oriented" uses.

(ii) Constructed for Future Pedestrian-Oriented Uses. At least fifty (50) percent of the floor area abutting the linear sidewalk level shall be designed and constructed to ~~accommodate potential future conversion to "pedestrian-oriented" uses~~ be Easily Adaptable to a Commercial Use and may be occupied by any use permitted in BMC 20.70.020 or 20.70.040. ~~The areas designed and constructed to accommodate future conversion shall meet the following standard, in addition to any other required design standards: Areas dedicated to structured parking shall not qualify as Easily Adaptable to a Commercial Use.~~ The sidewalk level facade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in BMC 20.70.020.

(iii) Exception. For structures that abut two (2) or more public rights-of-way and contain topography or other site constraints that would make the placement of the pedestrian-oriented use on the ground floor difficult for the public to utilize, the pedestrian-oriented requirement in subsections (a)(6)(i) and (ii) of this section may be reduced to one (1) street frontage.

(b) Secondary Design Features. Four (4) secondary design features are required from the following list:

(1) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.

(2) Modulation. The horizontal plane of a structure shall not extend for more than thirty (30) feet, as measured from any one (1) point of the structure, without a significant architectural variation of at least two (2) feet in depth.

(3) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).

(4) Additional Transparency. An additional fifteen (15) percent transparency to what is required per subsection (a)(3) of this section.

(5) Weather Protection. Recessed or protruding building features, of no less than four (4) feet in depth, which extend along at least fifty (50) percent of the front facade.

(6) Main Entry. Pedestrian entrances are preferred from buildings facing the street. Entries shall be easily identifiable from the street or sidewalk; this can be accomplished through architectural or ornamental features.

(7) Public Amenity. Outdoor eating area, artwork, street furniture, plantings in window boxes, public trash receptacles, or other alternative public amenity approved by the Director. Any proposed amenity shall be architecturally compatible with the principal structure. Any approved amenity shall be maintained for the life of the project. (Ord. 5351

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§4, 2018; Ord. 5319 §12, 2017; Ord. 5301 §3 (Exh. B) (part), 2016; Ord. 5222 §15, 2013; Ord. 5046 §16, 2008; Ord. 4950 §8 (Exh. A) (part), 2005)

BMC 20.79 HIGH DENSITY RESIDENTIAL (R-40)

20.79.070 DESIGN STANDARDS.

The following design standards shall be applied to all new structures and redeveloped structures. Residential development of three (3) units or fewer are exempt from this section; however, stacked flats are permissible only when meeting the criteria provided in subsections (a) and (b) of this section. The Director may modify these standards for accessory structures when proposed development is screened and landscaping standards are met. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.

(a) Primary Design Features. The following criteria shall be applied to all primary building facades for lots fronting on ~~and facades facing~~ public streets:

- (1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (2) Minimum Transparency. At least forty (40) percent of all facades facing the public sidewalk, ~~or sidewalks providing circulation within a site,~~ measured to between two (2) and eight (8) feet in height above the sidewalk or surface grade, shall be comprised of transparent windows or doors.
- (3) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.
- (4) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.

(b) Secondary Design Features. Three (3) secondary design features are required from the following list:

- (1) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.
- (2) Modulation. The horizontal plane of a structure shall not extend for more than thirty (30) feet, as measured from any one (1) point of the structure, without a significant architectural variation of at least two (2) feet in depth.
- (3) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).
- (4) Additional Transparency. An additional fifteen (15) percent transparency to what is required per subsection (a)(2) of this section.

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- (5) Weather Protection. Recessed or protruding building features, of no less than four (4) feet in depth, which extend along at least fifty (50) percent of the front facade.
- (6) Main Entry. Pedestrian entrances are preferred from buildings facing the street. Entries shall be easily identifiable from the street or sidewalk; this can be accomplished through architectural or ornamental features.
- (7) Public Amenity. Outdoor eating area, artwork, street furniture, plantings in window boxes, public trash receptacles, or other alternative public amenity approved by the Director. Any proposed amenity shall be architecturally compatible with the principal structure. Any approved amenity shall be maintained for the life of the project. (Ord. 5319 §13, 2017)

BMC 20.82 NEIGHBORHOOD BUSINESS (NB)

20.82.070 DESIGN STANDARDS.

The following design standards shall be applied to all new structures and redeveloped structures. Residential development of three (3) units or fewer are exempt from this section. The Director may modify these standards for accessory structures when proposed development is screened and landscaping standards are met. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.

(a) Primary Design Features. The following criteria shall be applied to all primary building facades ~~for lots fronting on and facades facing~~ public streets:

- (1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (2) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street. Properties located at intersections should orient their structures toward the intersecting corner.
- (3) Minimum Transparency. At least fifty (50) percent of all facades facing the public sidewalk, ~~or sidewalks providing circulation within a site,~~ measured to between two (2) and eight (8) feet in height above the sidewalk or surface grade, shall be comprised of transparent windows or doors.
- (4) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.
- (5) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.

(b) Secondary Design Features. Three (3) secondary design features are required from the following list:

- (1) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.

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- (2) Modulation. The horizontal plane of a structure shall not extend for more than thirty (30) feet, as measured from any one (1) point of the structure, without a significant architectural variation of at least two (2) feet in depth.
- (3) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).
- (4) Additional Transparency. An additional fifteen (15) percent transparency to what is required per subsection (a)(3) of this section.
- (5) Weather Protection. Recessed or protruding building features, of no less than four (4) feet in depth, which extend along at least fifty (50) percent of pedestrian areas.
- (6) Main Entry. Pedestrian entrances are preferred from buildings facing the street. Entries shall be easily identifiable from the street or sidewalk; this can be accomplished through architectural or ornamental features.
- (7) Public Amenity. Outdoor eating area, artwork, street furniture, plantings in window boxes, public trash receptacles, or other alternative public amenity approved by the Director. Any proposed amenity shall be architecturally compatible with the principal structure. Any approved amenity shall be maintained for the life of the project. (Ord. 5319 §15, 2017; Ord. 5301 §3 (Exh. B) (part), 2016)

BMC 20.86 FREEWAY CORRIDOR (FC)

20.86.070 DESIGN STANDARDS.

The following design standards shall be applied to all new structures and redeveloped structures. Residential development of three (3) units or fewer are exempt from this section. The Director may modify these standards for accessory structures when proposed development is screened and landscaping standards are met. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.

(a) Primary Design Features. The following criteria shall be applied to all primary building facades ~~for lots fronting on~~ ~~and facades facing~~ public streets:

- (1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (2) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.
- (3) Curb Cuts. The number of curb cut site entries from public rights-of-way shall be limited to the minimum number of curb cuts required for safe and efficient vehicle circulation into and out of the site.

(b) Secondary Design Features. Two (2) secondary design features are required from the following list:

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- (1) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.
- (2) Modulation. The horizontal plane of the front facade shall not extend for more than one hundred (100) feet, as measured from any one (1) point of the structure, without a significant architectural variation of at least five (5) feet in depth.
- (3) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).
- (4) Weather Protection. Recessed or protruding building features, of no less than four (4) feet in depth, which extend along at least fifty (50) percent of the front facade. (Ord. 5319 §16, 2017: Ord. 5301 §3 (Exh. B) (part), 2016: Ord. 4950 §8 (Exh. A) (part), 2005)

BMC 20.98 INSTITUTIONAL (INST)

20.98.070 DESIGN STANDARDS.

The following design standards shall be applied to all new structures and redeveloped structures. Residential development of three (3) units or fewer are exempt from this section. The Director may modify these standards for accessory structures when proposed development is screened and landscaping standards are met. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.

(a) Primary Design Features. The following criteria shall be applied to all primary building facades for lots fronting on ~~and facades facing~~ public streets:

- (1) Top and Base. Buildings shall convey a visually distinct base and top. A "base" can be emphasized by a different masonry pattern, more architectural detail, visible plinth above which the wall rises, storefront, canopies, or a combination. The top edge is highlighted by a prominent cornice, projecting parapet or other architectural element that creates a shadow line.
- (2) Orientation. All properties adjacent to a public right-of-way shall orient structures toward the primary street, or internal campus. Properties located at intersections should orient their structures toward the intersecting corner.
- (3) Minimum Transparency. At least fifty (50) percent of all facades facing the public sidewalk, ~~or sidewalks providing circulation within a site;~~ measured to between two (2) and eight (8) feet in height above the sidewalk or surface grade, shall be comprised of transparent windows or doors.
- (4) Blank Facades. Building facades shall not present a blank facade to view from public rights-of-way, common parking areas, or residential properties. Such facades may be broken by windows, trellises, columns, variations in plane, or other devices that add variation and interest to the facade.
- (5) Mechanical Equipment Screening. Rooftop and ground-level mechanical equipment shall be screened from view from public streets. Screening materials shall be architecturally similar to the primary structure.

(b) Secondary Design Features. Three (3) secondary design features are required from the following list:

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- (1) Multiple Roof Lines. Structures shall have at least three (3) horizontal roof lines, as viewed from the front facade.
- (2) Modulation. The horizontal plane of a structure shall not extend for more than thirty (30) feet, as measured from any one (1) point of the structure, without a significant architectural variation of at least two (2) feet in depth.
- (3) Facade Materials. At least three (3) different facade materials shall be incorporated into the exterior appearance of the structure (wood, brick, stucco, tile, shingles, other).
- (4) Additional Transparency. An additional fifteen (15) percent transparency to what is required per subsection (a)(3) of this section.
- (5) Weather Protection. Recessed or protruding building features, of no less than four (4) feet in depth, which extend along at least fifty (50) percent of the front facade.
- (6) Main Entry. Pedestrian entrances are preferred from buildings facing the street. Entries shall be easily identifiable from the street or sidewalk; this can be accomplished through architectural or ornamental features.
- (7) Public Amenity. Outdoor eating area, artwork, street furniture, plantings in window boxes, public trash receptacles, or other alternative public amenity approved by the Director. Any proposed amenity shall be architecturally compatible with the principal structure. Any approved amenity shall be maintained for the life of the project. (Ord. 5319 §18, 2017)



PLANNING COMMISSION NEW BUSINESS

Prepared by: Garrett Jackson, Planning Manager

Meeting Date: July 21st 2025 Meeting

The Planning Commission will continue to review potential Zoning Code Amendments in 2025 related to implementation of the 2024 Comprehensive Plan update. The following list provides the Commission with a preview of topics to be considered at later public workshops in 2025, and provides an opportunity for early feedback.

September, 2025 Workshop Items:

- Critical Areas Ordinance ([BMC 20.14](#)) and Shoreline Master Program ([BSMP](#)). These two documents regulate development within environmentally sensitive areas located in the City of Bremerton. Updates to these documents are expected to account for the recently adopted Comprehensive Plan and State mandates for Riparian habitat.
- Landscaping ([BMC 20.50](#)). The Planning Commission will be presented with potential updates to the Landscape section of Title 20. Revisions are meant to address changes in Washington State Stormwater regulations and increased urban tree canopy.