

**Matrix of proposed amendments to BMC 20.82 Neighborhood Business (Draft Chapter follows this matrix):**

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
<b>20.82 Neighborhood Business</b>	Removed “zone” in title	Consistent with other chapters in Title 20.
20.82.010 Intent	Revised intent to comply with Comprehensive Plan description.	Was necessary to revise intent as the Neighborhood Business zone consolidated the Limited Commercial (BMC 20.84) and Neighborhood Center Core (20.66) zones.
20.82.020 Outright Permitted Uses	Consolidated outright permitted uses list from LC, NCC and NB.	Many listed permitted uses were identical and will not be listed here, however the following were only allowed in one or two zones (not all three) but have been added to the combined list: (a) Bed & Breakfast; (b) Day Care Facility; (c) Community Facility; (d) Medical office and clinics; (e) Park, playground, and open space; (f) Worship and religious facility; (g) Entertainment Use; (h) Financial insurance and real estate; (i) Hotel and Lodging; (j) Museum and gallery; (k) Transportation Facility; (l) Veterinary clinic; (m) Recycling Collection Station; and (n) Senior Housing Complex. Outright permitted uses <u>not</u> added were (o) Gas Stations at the intersection or arterial roads; and (p) automobile repair and services. Please note that there are no existing gas stations or automobile repair shops within the current proposed Neighborhood Business boundaries (thus not creating further nonconforming uses). (q) Removed size limitations as it is located within the proposed “Design Standards.”
20.82.040 Conditional Uses	Removed conditionally allowed use section thus removing “Restaurants larger than 2,500 square feet” and “community use” as conditional allowed uses.	As the size limitation has been removed in the Outright Permitted Use section, this is not necessary. As for the “Community Use” Staff has struggled using this provision as there is no clear definition or requirements on what is a “community use.” Community facility and parks are outrightly allowed within this zone, thus this provision seems unnecessary.

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.82.060 Development Standards	Consolidate Development Standards including changes to (a) “Maximum building size”, (b) “Maximum building coverage”; (c)“Maximum development coverage”; and (d) identifying no maximum density for residential as a secondary use (such as mixed use building)	As Staff consolidated the three zones, many development standard requirements were identical. As for (a) As this is the consolidation of multiple zoning designations and the intent of the Comprehensive Plan in Neighborhood Business zone is to have small scale buildings, Staff is proposing to use the regulation allowed in the Manette Subarea Plan for maximum building size as that was a robust public process with much deliberation about this topic. As for the development and building coverage, the Neighborhood Center Core designation had more specific development standards for (b) the maximum building and (c) maximum development coverage with incentives for public amenities (such as seating area, bike racks, street vendor location, etc.) or more intense developed site (such as a two story mixed use building gets an increase in development coverage). As for (d) no maximum density for residential uses as a secondary use (mixed use), language is being added as the code was silent. Height and lot coverage will limit maximum density; this revision provides clarity.
20.82.070 Design Standards	Consolidate Design Standards, which incorporate Neighborhood Center Core zone’s design standards into this zone.	Neighborhood Center Core (BMC 20.66.070) design standards were the most descriptive. Limited Commercial (BMC 20.84.070) only addressed “Bulk reduction.” Neighborhood Business was silent on design standards.
20.82.080 Parking Requirements	Revised BMC 20.82.080(c) to priority locations for access to a business parking area.	The three consolidated zones all had requirements regarding locations for access to the parking area. Staff is proposing to include the Neighborhood Center Core zone requirement for this item as it contained a list of priority locations for access.

## Chapter 20.82 NEIGHBORHOOD BUSINESS ~~ZONE~~ (NB)

Sections:

- 20.82.010 INTENT.
- 20.82.020 OUTRIGHT PERMITTED USES.
- 20.82.030 PROHIBITED USES.
- ~~20.82.040 CONDITIONAL USES.~~
- 20.82.060 DEVELOPMENT STANDARDS.
- 20.82.070 DESIGN STANDARDS
- 20.82.080 PARKING REQUIREMENTS.
- 20.82.090 LANDSCAPING REQUIREMENTS.
- 20.82.110 SIGN STANDARDS.

### 20.82.010 INTENT.

The intent of the neighborhood business (NB) zone is to provide for small-scale business districts that reflect the scale and character of surrounding neighborhoods. The NB zone shall include uses such as small groceries, convenience stores, offices, restaurants, and mixed use opportunities.

~~The intent of the neighborhood business (NB) zone is to provide for small-scale business districts outside of centers and corridors that reflect the scale and character of surrounding neighborhoods. These NB locations support neighborhoods which generally lack walkable access to a designated center. The NB zone shall include uses such as small groceries, convenience stores, offices, and restaurants.~~

~~Neighborhood business districts are generally limited in size to one (1) acre each and are typically comprised of a tight cluster of businesses on several parcels.~~

### 20.82.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

- ~~(a) Bed and breakfast;~~
- ~~(b) Co-location of wireless telecommunications facilities per BMC 20.46.140;~~
- ~~(c) Day care facility, and foster home;~~
- ~~(d) General office and business service under five thousand (5,000) gross square feet;~~
- ~~(e) General retail under five thousand (5,000) gross square feet;~~
- ~~(f) Medical offices and clinics;~~
- ~~(g) Park, playground and open space;~~
- ~~(h) Personal services under five thousand (5,000) gross square feet;~~
- ~~(i) Public administration;~~
- ~~(j) Residential as a secondary use;~~
- ~~(k) Restaurant under two thousand five hundred (2,500) gross square feet;~~
- ~~(l) Worship and religious facility located on a collector or higher street.~~
- (a) Bed and breakfast;
- (b) Co-location of wireless communications facilities per BMC 20.46.140;
- (c) Community facility;
- (d) Day care facility;
- (e) Drinking place under five thousand;
- (f) Entertainment uses;
- (g) Finance, insurance and real estate;
- (h) General office and business services;
- (i) General retail;
- (j) Hotel and lodging places;

- (k) Medical offices and clinics;
- (l) Museum and gallery;
- (m) Park, playground and open space;
- (n) Personal services;
- (o) Public administration;
- (p) Recycling collection station;
- (q) Residential as a secondary use;
- (r) Restaurant drinking place;
- (s) Senior housing complex
- (t) Transportation facility;
- (u) Veterinary clinic;
- (v) Worship and religious facility.

### **20.82.030 PROHIBITED USES.**

- (a) Drive-through ~~lanes~~facilities.

### **~~20.82.040 CONDITIONAL USES.~~**

The following uses may be permitted, provided a conditional use permit is approved pursuant to ~~BMC 20.58.020:~~

- ~~(a) Restaurants larger than two thousand five hundred (2,500) gross square feet and all drinking places, provided:~~

- ~~(1) All seating, dining, and cooking areas are located within the principal structure at all times;~~
- ~~(2) All refuse and recycling containers are fully enclosed and screened from view from all adjacent and adjoining properties, and meet the standards of Chapter 20.46 BMC;~~
- ~~(3) Measures are taken to ensure that parking will not spill over into the neighborhood;~~

- ~~(b) Community uses, provided:~~

- ~~(1) The applicant can demonstrate that all provisions of the noise levels ordinance, Chapter 6.32 BMC, shall be met;~~
- ~~(2) Measures are taken to ensure that parking will not spill over into the neighborhood;~~
- ~~(3) Public events, programs or performances shall not continue later than 10:00 p.m.~~

### **20.82.060 DEVELOPMENT STANDARDS.**

Lot development requirements shall be in accordance with the following standards unless allowed for by law otherwise:

- (a) Maximum front yard setback: ten (10) feet. At least sixty-five (65) percent of a building's front facade must meet the maximum front yard setback. The setback may be increased if the Director finds that such increase is the minimum necessary to facilitate a superior site design. In order to obtain approval for an increased setback, the applicant shall submit a written analysis establishing how the project facilitates superior site design is the minimum necessary, is consistent with specific goals and policies within the Comprehensive Plan, and is compliant with all applicable sections of the BMC. The following list identifies examples of circumstances where increased setbacks may be found to be appropriate:
  - (1) When the site includes more than one (1) street frontage;
  - (2) To accommodate existing topography, utilities, or other physical site constraints that make compliance with the setback infeasible;
  - (3) To accommodate phasing of infill development;
  - (4) On sites that are significantly developed with existing legally established nonconforming uses or structures whereby strict code compliance will not facilitate effective circulation; or

- (5) For projects that in the opinion of the Director provide enhanced public amenities within the setback area which include, but are not limited to, the following: public plazas, increased landscaping, architectural features, improved pedestrian connections;
- (b) Side yard setback: zero (0) except when adjacent to ~~the low density~~ residential zone ~~(R-10)~~ where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);
- (c) Rear yard setback: zero (0) except when adjacent to ~~the low density~~ 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 building size: nonresidential uses may not exceed a footprint of ~~five thousand (5,000)~~ fifteen thousand (15,000) gross square feet ~~at ground level~~;
- (e) Maximum building coverage: sixty (60) percent base maximum; provided, that through the use of any combination of the following, building coverage may be increased up to eighty-five (85) percent maximum.
- (1) Projects containing mixed uses: twenty (20) percent bonus.
- (2) Projects within a two (2) or three (3) story building: ten (10) percent bonus.
- (3) Projects providing a pedestrian-oriented plaza or area of at least one hundred fifty (150) square feet along a pedestrian walkway at an intersection corner, bus stop or other key pedestrian area approved by the city. Such areas shall contain seating for at least four (4) people, a trash receptacle and three (3) or more of the following: a pedestrian shelter, a drinking fountain, a bike rack, pedestrian-scale lights, pavers on the walkway surfaces, a kiosk, a street vendor station providing food or beverages, trees, a statue or sculpture, or a public restroom. Interior courtyards with these amenities qualify if they would be readily apparent and accessible to pedestrians on adjoining sidewalks: ten (10) percent bonus.
- (4) Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the city: five (5) percent bonus.
- (5) Projects providing at least fifty (50) percent of their required parking underground or within the building: twenty (20) percent bonus.
- (f) Maximum development coverage: maximum coverage by impervious surfaces seventy-five (75) percent; provided, that through the use of any combination of the mechanisms listed in subsections (e)(1) through (5) of this section, up to ninety-five (95) percent maximum development coverage may be allowed.
- ~~(e) Maximum building coverage: eighty-five (85) percent;~~
- ~~(f)(g) Maximum building height: thirty-five (35) feet;~~  
Maximum building heights within the downtown regional center are pursuant to Figure 20.74(a), and shall supersede subsection (g) of this section;
- ~~(g)(h) There is no maximum density for residential as a secondary use.~~
- ~~(h)(i) Outdoor storage of any kind shall be prohibited, except for refuse and recycling containers, which shall meet the standards set forth in Chapter 20.46 BMC.~~

### **20.82.070 DESIGN STANDARDS.**

- (a) Building Design. The following guidelines apply to mixed use and commercial structures only:
- (1) To enhance the pedestrian environment, commercial uses shall include large windows along any ground floor facade facing the public sidewalk or sidewalks providing circulation within a site. Windows shall allow views into interior building spaces. At least seventy-five (75) percent of all such facades, measured to ten (10) feet above the sidewalk or surface grade, shall be comprised of such windows.
- (2) At least one (1) of the following amenities shall be required along any ground floor facade facing the public sidewalk: outdoor eating areas; street furniture such as benches, bike racks and trash receptacles; plantings in window boxes; public art; or public display cases, kiosks, or boards.

(3) Building entrances shall be easily identifiable from the street and sidewalks. This may be accomplished by:

(i) Ornamentation and/or architectural detailing around the door; and

(ii) One (1) or more of the following techniques:

(A) Recessing the entrance area at least three (3) feet.

(B) An entrance area that protrudes at least three (3) feet.

(C) A canopy, portico or overhang extending at least five (5) feet over the sidewalk in the entrance area.

(4) Bulk. Building modulation shall be used to reduce the appearance of mass and bulk of the structure. This can be achieved by utilizing any combination of at least two (2) of the following:

(i) Setback of upper floors by at least ten (10) feet. However, such setbacks shall not be applied to more than fifty (50) percent of a facade facing a major arterial.

(ii) Recessed or protruding doorways per subsection (a)(3)(ii) of this section.

(iii) Overhangs, awnings, canopies, or arcades between eight (8) and twelve (12) feet above the sidewalk.

(iv) Window fenestration per subsection (a)(1) of this section.

(6) 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.

(7) Structures at the intersection of two (2) arterial streets shall include a significant architectural feature at the building corner that provides visual emphasis at the corner. This may be accomplished in one or more of the following ways:

(i) The inclusion of a major entryway at the corner. Such entryways must be marked by an awning, recessed area, colonnade, or other architectural feature that defines the entry.

(ii) The inclusion of a building element the height of which varies from the remainder of the building by at least ten (10) percent.

(iii) A plaza at the corner that includes a fountain, artwork, or planting of at least ten (10) feet in height.

#### **20.82.080 PARKING REQUIREMENTS.**

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

(a) On-site parking shall be to the rear or to the side of buildings on the site and shall not occupy more than fifty (50) percent of the site frontage facing the arterial street frontage(s). The site frontage includes the area between the right-of-way and front building wall which applies to the entire length of the property regardless of building width. Corner lots have two (2) site frontages as they are positioned on two (2) street frontages.

(b) All efforts shall be taken to avoid placing parking on street corners. Parking located between the building frontage and street corners shall be fully screened as follows:

(1) A four (4) foot tall decorative wall within the front yard landscaping area that fully screens the parking areas. The wall shall be located such that it blocks views of the parking from the right-of-way. For long spans of frontage (one hundred (100) feet or more), the wall shall include modular articulation to add architectural variety.

(i) Alternate architectural features, shrubs may be substituted for the wall, provided it is demonstrated that the shrubs/alternative will provide equal to or better visual screening than the wall. Shrubs shall be a minimum of three (3) feet tall at time of installation and shall be additional to the landscaping required in Chapter [20.50](#) BMC.

(ii) Openings and architectural features may be required within a wall section in order to tie the wall feature into the architecture of the building and to provide pedestrian access. The

entry shall be the minimum necessary to accommodate a sidewalk that is a minimum of five (5) feet in width, clearly marked, and distinguished from driving surfaces by using decorative paving, stamped/stained concrete, or raised walkways with alternative materials (such as brick, cobblestone, decorative pavers). Paint striping does not meet this requirement.

(c) Access to parking shall be provided per the following priority:

(1) First, from an alley if available; if an alley is not available, then from local street;

(2) If neither is available, then from a nonprincipal arterial street;

(3) If none of the above are available then from a principal arterial street.

~~Access to parking may be from adjacent nonprincipal arterial streets, or from driveways off of the principal arterial.~~

(d) Driveways providing access to parking area shall be well-defined, highly visible entryways.

#### **20.82.090 LANDSCAPING REQUIREMENTS.**

Landscaping shall meet the standards of Chapter [20.50](#) BMC.

#### **20.82.110 SIGN STANDARDS.**

Signs shall meet the standards of Chapter [20.52](#) BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.