

Matrix of proposed amendments to BMC 20.86 Freeway Corridor (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.86 Freeway Corridor		
BMC 20.86.060 Development Standards	For visual screening between zoning designations, make the requirement more generic.	As there are multiple residential zones (R-10, and R-10M), visual screening should be provided between commercial uses and the residential zones of low and medium density residential.
BMC 20.86.040 Conditional Uses	Removed Opiate Substitution Facility.	This classification is address as “medical office and clinic.”

Chapter 20.86 FREEWAY CORRIDOR ZONE (FC)

Sections:

- 20.86.010 INTENT.**
- 20.86.020 OUTRIGHT PERMITTED USES.**
- 20.86.040 CONDITIONAL USES.**
- 20.86.050 PROHIBITED USES.**
- 20.86.060 DEVELOPMENT STANDARDS.**
- 20.86.070 DESIGN STANDARDS.**
- 20.86.080 PARKING REQUIREMENTS.**
- 20.86.090 LANDSCAPING REQUIREMENTS.**
- 20.86.100 SIGN STANDARDS.**

20.86.010 INTENT.

The intent of the freeway corridor (FC) zone is to identify areas for commercial activities that will typically be region-serving in nature and scale. Uses in the zone benefit from high visibility from freeways serving the region, incorporate signage legible to fast-moving traffic, provide large areas for parking, and may include large-scale structures and/or outdoor display or storage areas. Design standards, buffering and/or other techniques are used to mitigate the effects of the intense uses allowed in the FC zone on less intense adjacent uses.

20.86.020 OUTRIGHT PERMITTED USES.

In the freeway corridor zone all uses are permitted outright except for those uses set forth as conditional uses per BMC [20.86.040](#), and those uses prohibited per BMC [20.86.050](#).

20.86.040 CONDITIONAL USES.

A conditional use permit, which is approved pursuant to BMC [20.58.020](#), may permit the following uses:

- (a) Heavy industrial/manufacturing, provided:
 - (1) All standards of the noise levels ordinance, Chapter [6.32](#) BMC, are met;
 - (2) No unshielded light or glare will be visible during periods of darkness in a residential zone;
 - (3) No odor, dust or smoke byproduct will be clearly detectable on any adjacent or adjoining commercial or residential lot;
 - (4) The applicant can demonstrate that the use will not significantly detract from the visual character of the area as seen from public rights-of-way or any adjacent lot. Unkept or unsightly storage, refuse, yard, or equipment areas are elements with the potential to negatively impact visual character.
- (b) Adult business per BMC [20.46.110](#).
- (c) Class II group residential facilities, provided:
 - (1) The facility will not create an operational conflict with the efficiency of large-scale freeway-oriented commercial use.
- ~~(d) Opiate substitution treatment facility, provided:
 - ~~(1) The permit shall be processed as a Type III Hearing Examiner decision;~~
 - ~~(2) No opiate substitution treatment facility shall be sited within 1,000 (one thousand) feet of another opiate substitution treatment facility;~~
 - ~~(3) Off-street parking shall be provided one (1) parking space per one hundred fifty (150) square feet of gross floor area; and~~~~

~~(4) Landscaping is provided meeting the minimum requirements for nonresidential uses as prescribed in Chapter 20.50 BMC.~~

20.86.050 PROHIBITED USES.

The following uses are prohibited in the freeway corridor zone:

- (a) Residential, as a primary or secondary use, except for Class II group residential facilities as a conditional use per BMC [20.86.040](#);
- (b) Recreational vehicle park;
- (c) Junk yard;
- (e) 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.

20.86.060 DEVELOPMENT STANDARDS.

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

- (a) Minimum front yard setback: twenty (20) feet;
- (b) Minimum side yard setback: zero (0) except when adjacent to the low or 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) Rear yard setback: zero (0) except when adjacent to the low or 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, except all setback and landscaping requirements shall be met;
- (e) No maximum development coverage, except all setback and landscaping standards shall be met;
- (f) Maximum building height: sixty (60) feet.

20.86.070 DESIGN STANDARDS.

The following design standards shall be met:

- (a) Bulk. The horizontal dimension of any structure facing a public right-of-way shall include visual treatment at intervals not to exceed one hundred (100) feet, for a width of not less than twenty (20) feet. Visual treatment shall be one or more of the following types:
 - (1) An offset with a minimum depth of five (5) feet;
 - (2) A facade material, texture or color that is visually different and distinct from the base material, texture or color.
- (b) 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. No curb cut width may exceed forty-eight (48) feet.

20.86.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter [20.48](#) BMC.

20.86.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter [20.50](#) BMC and the following requirements:

- (a) Buffers and screening adjacent to rights-of-way. All off-street parking areas, vehicle storage areas, and outdoor storage or work areas, except for those areas for display of vehicles or products for sale or lease, shall be screened or buffered from public rights-of-way by any combination of the following:
 - (1) Five (5) foot wide landscaped buffer with evergreen hedge or other screen plantings of a size that will provide an immediate effective visual screen having a minimum height of five (5) feet;
 - (2) Solid fence or wall a minimum of five (5) feet in height unless modified by the City to correct a visibility obstruction; or
 - (3) An earthen berm planted with grass, shrubs, or other groundcover and having an effective visual height of at least five (5) feet;
- (b) Buffers or screening between commercial uses. The City may determine that landscape buffering or screening is required along an interior property line shared by commercial uses in cases where a higher intensity use such as light or heavy manufacturing/industry abuts a commercial use that is frequently visited by members of the public. Such buffering or screening is intended to minimize potential conflicts.

20.86.100 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.