

Matrix of proposed amendments to BMC 20.92 Employment Center (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.92 Employment Center		
20.92.020 Outright Permitted Uses	(a) Added “hospitals” to the permitted uses which was placed alphabetically, thus the complete list is shown in track changes though there are minor revisions proposed; (b) revised the clarifying list of “Residential uses” to “all types but Group Residential Type II;” (c) and minor tweaks to the wording to be consistent with definitions (example: “Community use facility” is proposed as “Community facility”)	(a) Added “hospitals” as Harrison Hospital is located in this area. (b) Revised “Residential uses” to simplify the list, however this does add “duplexes” to the list which was an oversight in the 2005 code as it allowed single family homes (one unit) and townhouses and multiunit structures (three or more units), but not duplexes (two units).
20.92.030 Accessory Uses.	(a) Added accessory uses for “Light Industrial/manufacturing” and (b) “mini storage” and corresponding design requirements to keep it an accessory use and have minimal impacts to the neighborhood.	(a) To provide clarification as “Light Industrial/manufacturing” is currently being allowed by Staff as an accessory use. Example is a Playground equipment business has a primary use of “general retail” to sell the playground equipment, but a portion of his onsite business is assembling the structure and warehousing the equipment, which is considered accessory. (b) “Mini storage” is being added as an accessory use to allow difficult spaces in a building to be utilized (such as a basement of commercial structure).
20.92.040 Conditional Uses.	Added clarifying provision to Conditionally Allowed Uses for Light Industrial uses to (a) clarify that outdoor storage needs to be fully screened or fully enclosed, and (b) that marijuana production or processing within this center is not allowed.	The clarifying provisions have been added for (a) visual screening to protect the visual character of this Center, and (b) to not allow marijuana production or processing as it is an allowed use with the Freeway Corridor and Industrial zones, and this is a center.
20.92.080 Parking	Removed reduction for off-street parking	BMC 20.48 Off-street parking chapter has added reductions that all zones may utilize, thus removed this reduction.

Chapter 20.92 EMPLOYMENT CENTER (EC)

Sections:

[20.92.010 INTENT.](#)

[20.92.020 OUTRIGHT PERMITTED USES.](#)

[20.92.030 ACCESSORY USES.](#)

[20.92.040 CONDITIONAL USES.](#)

[20.92.060 DEVELOPMENT STANDARDS.](#)

[20.92.070 DESIGN STANDARDS.](#)

[20.92.080 PARKING REQUIREMENTS.](#)

[20.92.090 LANDSCAPING REQUIREMENTS.](#)

[20.92.100 SIGN STANDARDS.](#)

20.92.010 INTENT.

The intent of the employment center (EC) zone is to offer a well planned and designed environment where a potentially large employee population is offered the option to live near places of employment. The EC zone provides for integration of employment activities with housing and commercial activities scaled to serve the employee population at the center, thereby reducing home-to-workplace commute trips. Employment centers create large numbers of jobs in uses to include office and services.

20.92.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

- ~~(a) Co-location of wireless telecommunications facilities per BMC 20.46.140;~~
- ~~(b) Community use facility;~~
- ~~(c) Day care facility, all;~~
- ~~(d) General office and business services;~~
- ~~(e) Finance, insurance and real estate;~~
- ~~(f) General retail;~~
- ~~(g) Hotels and lodging places;~~
- ~~(h) Medical offices;~~
- ~~(i) Outdoor athletic fields;~~
- ~~(j) Park playgrounds and open space, and parks;~~
- ~~(k) Personal service business;~~
- ~~(l) Physical fitness and health clubs;~~
- ~~(m) Public administration;~~
- ~~(n) Residential uses of the following types:~~
 - ~~(1) Group residential facility - Class I;~~
 - ~~(2) Nursing convalescent home;~~
 - ~~(3) Senior housing complex;~~
 - ~~(4) Single-unit dwelling structure, attached or detached;~~
 - ~~(5) Multi-unit dwelling structure;~~
 - ~~(6) Townhouse;~~
- ~~(o) Restaurants and drinking places;~~
- ~~(p) Schools and education uses;~~
- ~~(q) Transportation facility;~~
- ~~(r) Veterinary clinic;~~
- ~~(s) Worship and religious facility.~~
- (a) Co-location of wireless communications facilities per BMC 20.46.140;

- (b) Community facility;
- (c) Day care facility;
- (d) General office and business services;
- (e) Finance, insurance and real estate;
- (f) General retail;
- (g) Hospitals;
- (h) Hotels and lodging places;
- (i) Medical offices and clinic;
- (j) Outdoor athletic fields;
- (k) Park, playgrounds and open space;
- (l) Personal service;
- (m) Physical fitness and health clubs;
- (n) Public administration;
- (o) Residential uses of all types except group residential facility - Class II;
- (p) Restaurants and drinking places;
- (q) Schools and education uses;
- (r) Transportation facility;
- (s) Veterinary clinic;
- (t) Worship and religious facility.

20.92.030 ACCESSORY USES.

The following accessory uses may be permitted when found in connection with a principal use:

- (a) Light industrial/manufacturing to support the associated primary use, such as development of products onsite, provided the business is primarily involved in the products distribution (general retail).
 - (1) The applicant shall demonstrate that the use will not significantly detract from the visual character as seen from public rights-of-way or any adjacent lot. This accessory uses shall be fully screened or fully enclosed, with no outdoor storage visible from the right-of-way or adjacent lot.
- (b) Mini Storage, provided:
 - (1) Mini storage facilities are permitted as an accessory use, and may occupy no more than fifty (50) percent of the property's building gross floor area. With the exception of the mini storage business office, mini storage facilities shall not be permitted upon the street level of the multistory building where the primary entrance is located.
 - (2) All storage units shall gain access from the interior of the buildings or site, such as access from the alley. No unit doors may face the street.
 - (3) Mini storage facilities located adjacent to a residential zone, shall:
 - (i) Not be visible from the residential property. This may require that the property be screened by a Type I visual screen per BMC 20.50.050 for the facility loading bays, docks or doors.
 - (ii) Not operate or allow tenant access between the hours of 10:00PM and 7:00AM. The Director may permit extended hours of operation if the facility will not have significant noise impacts on the adjacent properties.
 - (4) Outdoor storage prohibited. All goods and property stored in a mini storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc. or storage in outdoor pods or shipping containers are permitted.

(5) Each storage unit shall be used for storage only. No commercial or manufacturing activities, vehicle repair or services, or related activities, whether for business or personal purposes, are permitted in any storage unit.

20.92.040 CONDITIONAL USES.

The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC [20.58.020](#):

- (a) Light industrial/manufacturing, provided:
 - (1) No odor, dust or smoke byproduct will be clearly detectable on any abutting commercial or residential lot;
 - (2) All standards of the noise levels ordinance, Chapter [6.32](#) BMC, are met;
 - (3) No unshielded light or glare will be visible during periods of darkness on adjacent commercial or residential lots;
 - (4) The applicant can demonstrate that the use will not significantly detract from the visual character as seen from public rights-of-way or any adjacent lot. Unkempt or unsightly storage, refuse, yard, or equipment and mechanical areas are elements with potential to negatively impact visual character. This uses shall be fully screened or fully enclosed, with no outdoor storage visible from the right-of-way or adjacent lot(s).
- (5) Does not include business activities related to marijuana production or processing for distribution.

20.92.060 DEVELOPMENT STANDARDS.

Development shall be in accordance with the following standards:

- (a) Minimum density for residential uses: fifteen (15) dwelling units/acre;
- (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) Minimum 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) Minimum front yard setback requirements: zero (0), except that for residential uses with garages facing a public right-of-way, the garage shall have a setback five (5) feet greater than that of the principal structure;
- (e) Maximum building coverage: sixty-five (65) percent base maximum; provided, that through the use of any combination of the following, building coverage may be increased to a maximum of eighty-five (85) percent:
 - (1) Projects with two or more stories: ten (10) percent bonus;
 - (2) Projects containing mixed uses: ten (10) percent bonus;
 - (3) Projects incorporating at least fifty (50) percent of required parking underground or within the structure: twenty (20) percent bonus;
- (f) No maximum development coverage, provided all setbacks and landscaping requirements are met;
- (g) Maximum Building Height. Eighty (80) feet for residential uses and sixty (60) feet for nonresidential uses. For mixed uses, the building height will be based on the use that predominately (fifty (50) percent or greater) occupies the structure.

20.92.070 DESIGN STANDARDS.

(a) Blank Facades. The horizontal dimension of any structure facing the perimeter of the site along a public right-of-way shall provide one (1) of the following visual treatments for a width of twenty (20) feet at intervals not to exceed one hundred (100) feet:

- (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 that of the base material, texture or color;

(b) Structures containing general retail uses, restaurant uses, drinking place uses, or personal service business uses shall have the following features:

- (1) Large windows along any facade facing the public sidewalk or a sidewalk providing circulation within the site. At least sixty-five (65) percent of all such facades measured to ten (10) feet above sidewalk or surface grade shall be comprised of such windows.
- (2) Either a clearly identifiable entrance that is recessed or protruding at least three (3) feet, or a canopy or overhang extending at least five (5) feet over the sidewalk in the entrance area.

20.92.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter [20.48](#) BMC, ~~except as modified by the following:~~

~~(a) Required parking for a nonresidential use may be reduced by twenty (20) percent if the project is within one thousand three hundred (1,300) feet of designated transit-oriented development.~~

20.92.090 LANDSCAPING REQUIREMENTS.

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

20.92.100 SIGN STANDARDS.

Signage 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.