

Chapter 20.66
NEIGHBORHOOD CENTER CORE (NCC)

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~~**20.66.010 INTENT.**~~

~~The intent of the neighborhood center core (NCC) zone is to establish base threshold standards for the central core of neighborhood centers that preserve future opportunity for full realization of the centers concept. The NCC designation assumes that future amendments to the zoning code will more fully implement the centers intent.~~

~~**20.66.020 PERMITTED USES.**~~

~~Permitted uses include:~~

- ~~(a) Bed and breakfast;~~
- ~~(b) Co-location of wireless telecommunications facilities per BMC 20.46.140;~~
- ~~(c) Community facility;~~
- ~~(d) Drinking place;~~
- ~~(e) Entertainment use;~~
- ~~(f) Finance insurance and real estate;~~
- ~~(g) General office and business service;~~
- ~~(h) General retail;~~
- ~~(i) Hotel and lodging place containing ten (10) or fewer guest rooms;~~
- ~~(j) Medical office and clinic;~~
- ~~(k) Museum and gallery;~~
- ~~(l) Park, playground and open space;~~
- ~~(m) Personal service;~~
- ~~(n) Public administration;~~
- ~~(o) Transportation facility;~~
- ~~(p) Residential as a secondary use;~~
- ~~(q) Restaurant;~~
- ~~(r) Transportation facility;~~
- ~~(s) Veterinary clinic.~~

~~**20.66.050 PROHIBITED USES.**~~

~~(a) Drive-through lanes except within the Oyster Bay Neighborhood Center when the business has direct vehicular access from Kitsap Way.~~

~~**20.66.060 DEVELOPMENT STANDARDS.**~~

~~(a) Maximum front yard setback: ten (10) feet. At least sixty-five (65) percent of the building's front facade shall 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) There is no maximum density for residential as a secondary use.
- (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.
- (g) Maximum building height: thirty-five (35) feet.

20.66.070 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.~~

~~(5) Building Size. Structures shall not exceed twenty thousand (20,000) square feet in ground floor area.~~

~~(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.~~

~~(b) Site Design. In addition to other guidelines provided in this chapter, site design shall meet the following requirements:~~

~~(1) Retail structures shall not be set back more than ten (10) feet from the public right-of-way. In addition, retail structures shall be either mixed-use structures with residential or office uses above or be constructed so as to allow future addition of at least one (1) additional story containing residential or office uses.~~

~~(2) Circulation. Clearly defined pedestrian and vehicle circulation routes shall be provided such that all portions of the site are linked.~~

~~(3) Storage. Outside storage of any kind is prohibited with the exception of garbage cans and/or dumpsters. Garbage cans and dumpsters shall be placed in an enclosure as per BMC 20.46.120. No garbage enclosure shall be permitted between a street and the front of a building.~~

20.66.080 PARKING REQUIREMENTS.

Parking shall meet the standards of Chapter 20.48 BMC and the following requirements:

(a) For nonresidential uses, the minimum parking requirement is one (1) space per employee, plus one (1) handicapped-accessible space;

~~(b) On-site parking for nonresidential uses shall not exceed one (1) space per three hundred (300) square feet of floor area;~~

~~(c) 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(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;~~

~~(d) 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;~~

~~(e) 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.~~

~~Project applicants shall be required to demonstrate to the satisfaction of the City that access design has been considered with the preceding priorities. The applicant shall demonstrate that the proposed access is provided from the highest priority facility per the above list;~~

~~(f) Driveways providing access to parking shall be well marked;~~

~~(g) Reduction in Number of Required Parking Spaces. The Director may reduce the number of required parking spaces on a site by up to ten (10) when a remodel, expansion, alteration, or change in the use or tenancy of an existing building occurs, provided:~~

~~(1) For sites with multiple uses or structures, the reduction shall be applied to the entire site and not to individual uses.~~

~~(2) When a use is nonconforming to the required number of off-street parking spaces, it shall not be allowed to reduce the number of existing spaces.~~

~~20.66.090 LANDSCAPING REQUIREMENTS.~~

~~Landscaping shall meet the standards of Chapter 20.50 BMC.~~

~~20.66.100 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.~~