

An aerial photograph of Bremerton, Washington, showing a large body of water (the Lewis and Clark River) with several bridges crossing it. The city is built on a peninsula, with a large mountain (Mount Rainier) visible in the background under a blue sky with light clouds.

Initiatives to Increase Housing Supply

Allow more housing types increased densities (2018, '19, '20, '21, '22)

- Allows duplex, townhomes, & cottage housing throughout the Low Density Residential zone.
- Provide a density bonus to religious organizations and the Bremerton Housing Authority.
- Increased the density of Medium Density Residential from 10 dwelling units per acre to 18 du/acre and High Density Residential from 20 du/acre to 40 du/acre.
- Increased the minimum permissible density Citywide to be no less than 6 du/acre.
- Remove permissible density in the General Commercial zone, to allow more flexibility.
- Reduced required dimensions of manufactured homes, to allow them to be placed on a typical city lot.

An aerial photograph of the Bremerton waterfront. A large body of water, likely the Lewis and Clark River, flows through the city. Several bridges cross the water. The city buildings and greenery are visible on both sides of the river. In the background, a large mountain with a snow-capped peak is visible under a blue sky with light clouds.

Initiatives to Increase Housing Supply

Streamline Subdivision Process (2018, 2021)

- Allow Administrative decision for Formal Plats instead of City Council as allowed by State Law SB 5674 (2018). This has expedited the permit process for subdivisions.
- Adopted code to allow lot size averaging for subdivisions. This can help properties that are subdividing to meet maximum density (2021).

Allow Residential ground floor commercial space to be used as housing until demand increases (2018)

- Amended the District Center Core development standards to allow phased-in mixed-use development.
- This allows housing to be created on the ground floor, occupying spaces that might otherwise be vacant commercial space.

An aerial photograph of the Bremerton waterfront. A large body of water, likely the Lewis and Clark River, flows through the center. A long bridge with multiple piers spans across the river. The surrounding area is densely populated with residential and commercial buildings, interspersed with green trees. In the far distance, a large, snow-capped mountain peak is visible under a clear blue sky with some light clouds.

Initiatives to Increase Housing Supply

Promote ADUs (2020, '21)

- Adopted provisions to allow the construction of more Accessory Dwelling Units (ADUs). Including allowing two ADUs per lot, removing owner-occupancy requirement, relaxing maximum size, simplifying design standards, allowing one ADU without parking, and allowing more opportunities for existing structures to be more easily converted to an ADU.