

4.2 Existing Policies & Regulations

4.2.010 Bremerton Comprehensive Plan

The City of Bremerton's Comprehensive Plan is the community's vision for Bremerton over the next 20 years (2016-2036). The Comprehensive Plan's land use strategy envisions Bremerton as a vital, economically strong, and desirable place to live and work. Called the Centers Concept, this strategy intends to capitalize on new demographic trends and opportunities. The Comprehensive Plan envisions the City's communities and established neighborhoods to have a distinctive focus, yet walkable and well connected to each other. See Exhibit 3.

The following policies implement this land use strategy.

LU1(A): Designate neighborhoods, communities, and centers throughout the City and encourage the implementation of design guidelines for new development and redevelopment that complement the designated purpose and scale.

LU4(B): Provide multimodal options and standards that have connectivity throughout the City, especially linking centers and neighborhoods for all modes of transportation.

In addition, the Plan identifies five types of centers, and center policies applicable to all centers. These include the following:

LU1-Cen(A): Development regulations should encourage pedestrian oriented mixed-use design in Centers and address such issues as: (1) Locating buildings or features in the core of the Center at sidewalk edge, (2) Providing windows and other architectural features that foster pedestrian interest along street fronts, (3) Adopting sign standards that reflect pedestrian scale, (4) Encouraging and/or requiring architectural features that are of a scale and type appropriate for viewing by pedestrians at the building front and immediately nearby, and (5) Development projects should be encouraged to provide amenities such as street furniture, street trees, small public spaces and plazas, etc.

LU1-Cen(B): Provide for advanced utility planning to offer upgraded, ready-to-serve services for development designed to achieve maximum density.

LU1-Cen(C): Building facades shall utilize architectural features that provide for horizontal and vertical modulation.

LU1-Cen(D): Alternative circulation for automobiles should be provided as much as possible with consideration for freight circulation for local businesses. The goals of alternative circulation designs should include: (1) reducing traffic in pedestrian oriented core of the Center, and (2) placing parking away from the street.

LU1-Cen(E): Consider the existing built environment when creating development

regulations.

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~~LU1-Cen(F): Implement parking ratios that reflect the least amount of spaces required for development approval where transportation options other than the automobile are available to serve travel needs.~~

LU1-Cen(F) Implement parking standards that prioritize Active Transportation, public transit, housing and community uses, rather than expansion of an automobile-based built environment.

LU2-Cen(A): Pre-qualify key areas and sites for environmental permitting through such tools as subarea plans and related programmatic Environmental Impact Statement's. Work toward enabling development in Centers to proceed as a Planned Action under the State Environmental Protection Act (SEPA) including coordination with the local tribal government for protection of treaty cultural and natural resources.

LU2-Cen(B): Coordinate with Kitsap Transit to provide transit access to centers.

LU2-Cen(C): Provide incentives and flexibility that encourage and enable development in Centers, including alternative parking options like payment in lieu of parking spaces.

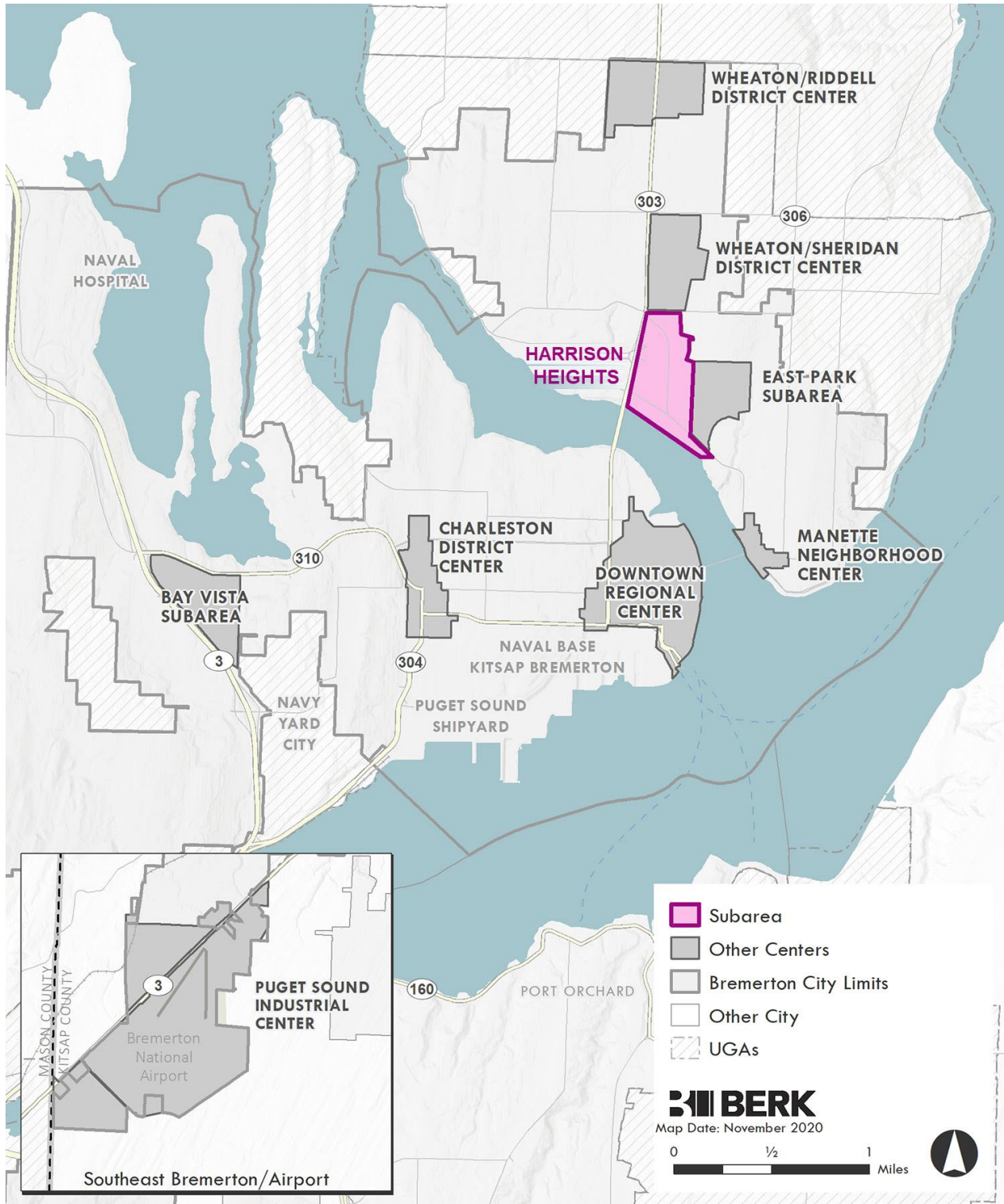
LU3-Cen(A): Provide recreation opportunities within centers including access to the shoreline.

LU4-Cen(A): Improve and provide for walkability, and other nonmotorized transportation routes throughout Centers and provide links between the centers and neighborhoods.

The Comprehensive Plan also includes a policy specific to the Eastside Employment Center (now called Harrison Heights)

LU2-EC(A): Provide flexibility in the setback, height, density, building footprint, and lot area development regulations to encourage redevelopment of this area and promote use of Low Impact Development (LID) techniques and Best Management Practices (BMPs).

Exhibit 3. Bremerton Comprehensive Plan Centers, 2019



Source: City of Bremerton, 2019; Kitsap County, 2019; BERK, 2020.

5.3.030 Multi-Use (MU) zone

5.3.030(A) Intent

The intent of the Multi-Use zone is to allow a range of commercial, office, residential and retail uses with improved non- motorized connections and amenities. In this zone, allowed uses and standards provide sites with maximum development flexibility to be single-purpose employment uses, residential uses, or uses mixed in a horizontal or vertical format. The development of building types will have a clear relationship to the street to promote activity, community-wide safety, and livability. Visual prominence of surface parking or garages are contrary to the pedestrian oriented housing characteristic of this zone.

5.3.030(B) Use Standards

- 1) Outright permitted uses pursuant to BMC 20.70.020, with the following additions:
 - (i) Light Industrial/Manufacturing
- 2) The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020:
 - (i) Group residential facility - Class I
- 3) The following uses are prohibited in the Multi-Use Zone:
 - (i) Heavy Industrial/Manufacturing;
 - (ii) Outdoor storage, either as a primary use or accessory use;
 - (iii) Warehousing/Mini-storage
 - (iv) Single-family residential;
 - (v) Group Residential Facility - Class II.

5.3.030(C) Development Standards

Lot development shall be in accordance with BMC 20.70.060, with the following exceptions:

- 1) Minimum Floor Area Ratio (FAR) of .45;
- 2) 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 occupies the majority of the structure (not including structured parking).
- 3) Minimum Density. The minimum required density is fifteen (15) dwellings per acre
- 4) Common and private open space per Harrison Heights Subarea Plan section 5.3.040;
- 5) Crime Prevention through Environmental Design section 5.3.050.
- 6) Mixed-use requirements per BMC 20.70.060(h) & BMC 20.70.070(a)(6) shall only apply within the boundaries of the Multi-Use Commercial Core Overlay;
- 7) Minimum twelve (12) feet floor to ceiling height at ground floor shall apply within the boundaries of the Multi-Use Commercial Core Overlay;

5.3.030(D) Design Standards

Design standards shall be applied to all new structures and redeveloped structures in accordance with BMC 20.70.070. Additionally, new structures and expansions of existing structures shall demonstrate considerations taken to orient the project toward the Bridge-to-Bridge trail, waterfront, or other public gathering space recognized by the Director. This may be accomplished through architecture, site design, public art, or other features accepted by the Director.

5.3.030(E) Parking Requirements, pursuant to BMC 20.70.080, with the following exceptions:

- ~~1) Minimum Required Spaces~~
 - ~~(i) Senior Housing Complex .5 spaces per unit~~
 - ~~(ii) Assisted Living .33 spaces per unit~~
 - ~~(iii) Nonresidential 1 space per 1,000 gross square feet~~
 - ~~(iv) Ground floor commercial space is exempt from off-street parking requirements for the first 3,000 gross square feet~~
- 2) Parking Reductions may be permitted per BMC 20.48.100.

5.3.030(F) Landscape Requirements pursuant to BMC 20.50

5.3.030(G) Sign Standards pursuant to BMC 20.52