



Department of Community Development

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Allison Satter, Planning Manager

June 4, 2020

To: reviewteam@commerce.wa.gov

Notification for 60-Day Review for Annual Comprehensive Plan Amendment Docket and Associated Zoning Code Changes.

Attn: Review Team:

In accordance with the RCW 36.70A.106 the City of Bremerton notifies the Department of Commerce of the intent to have text amendments to the Comprehensive Plan during the annual cycle and its associated Zoning Code changes. The proposed annual Comprehensive Plan amendment and associated zoning code amendments can be summarized as increasing the minimum density of residential development from 5 dwelling units per acre to up to 7 dwelling units per acre.

The documentation enclosed in this review is the following:

- Department of Commerce – Notice of Intent to Adopt Amendment
- Attachment A – Comprehensive Plan amendment relating to minimum residential unit density.
- Attachment B – Associated zoning code changes.
- Attachment C – Associated Downtown Subarea Plan amendments.

The public has and will be continually invited to review and comment on the updates from now through the City Council adoption, which is anticipated to take place by the end of the year. The amendment to the Comprehensive Plan annual update has been and will be processed through an extensive public process, including, thus far, holding a public workshop with Planning Commission on January 27th, 2020.

If you have any questions concerning this amendment, please call me at 360.473.5845.

Sincerely,

Allison Satter
Planning Manager

cc: file

Attachment A: Proposed Comprehensive Plan Amendments

Designation: Low Density Residential

LDR (Low Density Residential)

Purpose/Intent

To create new and support existing single family neighborhoods.

Additions are in red.

Removed text is struck through.

Location

Residential neighborhoods located throughout the city as mapped.

Green text is notes for additional information.

Land Uses

Single family residential homes, duplexes and townhouses, and low intensity compatible uses such as churches, schools, senior housing, and parks. Accessory dwelling units are encouraged.

Intensity/Density

- ~~5 to 10 dwelling units per acre~~ ^{*} 6 to 10 dwelling units per acre
- Three stories and conditionally allowed uses may be four stories

***The City will also consider increasing the minimum residential density to a maximum of 7 dwelling units per acre.**

Character

The City's residential neighborhoods are characterized by single-family homes on traditional urban lots. There are some existing small-scale commercial structures with LDR, which should be encouraged to be redeveloped by adaptive reuses to provide services to the neighborhood.

Low Density Residential Specific Policies

LU1: Plan for Growth

LU1-LDR(A): Promote neighborhoods that foster interaction among residents, contribute to well-being of citizenry, and create and sustain a sense of community and personal safety.

LU1-LDR(B): Use front yard averaging to encourage residential infill that is consistent with the existing neighborhood's built environment.

LU1-LDR(C): Allow accessory units associated with, and subordinate to, existing or new single family dwellings when appropriate.

LU1-LDR(D): Allow a variety of small residential development in the LDR as infill development, including duplexes and townhouses, provided the underlying density is met and design criteria within the Zoning Code is adopted to safeguard the character of the neighborhood.

LU2: Encourage Economic Development

LU2-LDR(A): Encourage adaptive reuse and preservation of existing commercial structures that are compatible with surrounding community.

LU2-LDR(B): Support mineral extraction in limited areas on larger undeveloped parcels as long as there are no adverse effects on other environmental resources or living systems, or on public health, safety, and welfare.

Discussion: A Mineral Resource Overlay allows for mineral extraction in areas where the grading could prep a site for future residential development, including areas in West Bremerton.

LU3: Protect Natural Environment

LU3-LDR(A): Proper noticing for development within or around the Mineral Resource Overlay should be given to neighboring properties. The notice should inform that resource activities are permitted in the area including a variety of activities that may not be compatible with residential use for certain periods of limited duration.

ATTACHMENT B: ZONING CODE CHANGES

Changes are shown in legislative mark-up to the [Bremerton Municipal Code](#): Text additions are underlined, text removal is strikethrough. All text changes are in red text. Text in green are notes to provide additional information and will not be present in final text amendments.

LOW DENSITY RESIDENTIAL (R-10):

20.60.065 ALLOWABLE DENSITY AND LOT AREA.

The purpose of this section is to establish compatible levels of density within existing neighborhoods. The intent is to allow infill residential development. The following density and lot area standards are applicable to development within the zone:

- (a) Minimum Density. The minimum required density is ~~five (5)~~ six (6)* dwellings per acre.

*The City is also considering amending the required minimum density to a maximum of seven (7) dwellings per acre.

- (b) Maximum Density. The maximum allowed density is ten (10) dwellings per acre.

- (c) Maximum Lot Area. The maximum lot area is eight thousand seven hundred twelve (8,712) square feet, with the following exceptions:

(1) The lot area may be modified through the approval of a residential cluster development pursuant to BMC [20.58.060](#);

(2) One (1) lot within a proposal for a division of land may exceed eight thousand seven hundred twelve (8,712) square feet, provided the remaining lots do not exceed the eight thousand seven hundred twelve (8,712) square foot maximum lot size; and

(3) A flag lot that complies with the requirements in BMC [20.44.100](#) may exceed eight thousand seven hundred twelve (8,712) square feet, provided the total area of the flag lot does not exceed thirteen thousand sixty-eight (13,068) square feet.

- (d) Minimum Lot Area. The minimum allowed lot area is four thousand three hundred (4,300) square feet.

- (e) Exception to Minimum Lot Areas.

(1) The minimum lot area may be modified through the approval of a residential cluster development pursuant to BMC [20.58.060](#), provided the development complies with the maximum density requirement set forth in subsection (b) of this section.

ATTACHMENT B: ZONING CODE CHANGES

MEDIUM DENSITY RESIDENTIAL (R-18):

20.78.065 ALLOWABLE DENSITY AND LOT AREA.

The purpose of this section is to establish compatible levels of density within existing neighborhoods. The intent is to allow infill residential development. The following density and lot area standards are applicable to development within the zone:

- (a) Minimum Density. The minimum required density is ~~five (5)~~ six (6)* dwellings per acre.

*The City is also considering amending the required minimum density to a maximum of seven (7) dwellings per acre.

- (b) Maximum Density. The maximum allowed density is eighteen (18) dwellings per acre.

- (c) Maximum Lot Area. The maximum lot area is eight thousand seven hundred twelve (8,712) square feet, with the following exceptions:

(1) The lot area may be modified through the approval of a residential cluster development pursuant to BMC [20.58.060](#);

(2) One (1) lot within a proposal for a division of land may exceed eight thousand seven hundred twelve (8,712) square feet, provided the remaining lots do not exceed the eight thousand seven hundred twelve (8,712) square foot maximum lot size; and

(3) A flag lot that complies with the requirements in BMC [20.44.100](#) may exceed eight thousand seven hundred twelve (8,712) square feet, provided the total area of the flag lot does not exceed thirteen thousand sixty-eight (13,068) square feet.

- (d) Minimum Lot Area. The minimum allowed lot area is two thousand five hundred (2,500) square feet.

- (e) Exception to Minimum Lot Areas.

(1) The minimum lot area may be modified through the approval of a residential cluster development pursuant to BMC [20.58.060](#), provided the development complies with the maximum density requirement set forth in subsection (b) of this section.



Attachment C: Proposed amendments to Bremerton Downtown Subarea Plan

Additions are in red.

Removed text is struck through.

Green text is notes for additional information.

Pages 1 and 2 are the
Multi-Family Residential (1+2) Section.

Pages 3 and 4 are the One and Two Family
Residential (R-20) Section.

6.5 MULTI-FAMILY RESIDENTIAL (1 + 2)

6.5.1 INTENT AND PURPOSE

(1) Multi-Family Districts provide a medium to high density residential neighborhood with an active and human scaled streetscape to support the Downtown Regional Center.

(2) Promote infill housing strategies that encourage compatibility with existing housing stock, particularly historic homes on Highland Avenue.

(3) Encourage development to take advantage of unique views and nearby amenities such as shorelines, recreational opportunities, or access to ferries or transit.

(4) Encourage the development of building types with a coherent relationship to the street in order to promote social interaction, and achieve community-wide safety and livability goals. Visual

prominence of surface parking or garages are contrary to the pedestrian oriented nature of the MR zone.

(5) MR-2 promotes an optional courtyard configuration to increase active open space and decrease impervious surfaces for attached, ground oriented, multi-family housing.

(6) Multi-family residential buildings are encouraged to include green building strategies such as green roofs, space for urban agriculture, pervious paving, and natural ventilation.

(7) MR-1 and -2 contains the same dimensional standards except where noted.

6.5.2 USE STANDARDS:

(1) Per BMC Chapter 20.79, except conditional uses Per BMC 20.79.040 are allowed outright.

6.5.3 LOT REQUIREMENTS

(1) Minimum allowable lot size	3,000 sq. ft.
(2) Maximum allowable Impervious Surface*	70% of gross lot area

* Includes all impervious surfaces. Calculations should be based upon the Stormwater Management Manual for Western Washington, State Department of Ecology, 2005.

6.5.4 HEIGHT REQUIREMENTS

	MAXIMUM HEIGHT	DESIRED NUMBER OF STORIES
(1) Base Height*	60'	5-6
(2) Highland Overlay Zone	35' wall plate 40' roof peak	3
(3) Waterfront Overlay Zone**	40'	4

* Base maximum is 60' with allowed bonus to 80' with a Transfer Development Right per 6.5.12 of this section.

**Within The MFR 1 Waterfront Overlay Zone, maximum heights shall be calculated from an average of existing grade on Washington Ave at parcel front property line.

6.5.5 PUBLIC AMENITY AND OPEN SPACE REQUIREMENT

(1) Open Space per unit
150 GSF

(2) Exterior common open spaces must meet the following design standards:

- i. Courtyards shall be improved with pathways, landscaping and pedestrian lighting.
- ii. Common open spaces are preferred to be visible from the street, however internal courtyards are also permissible.
- iii. All exterior common open spaces shall be designed with ample sunlight penetration.
- iv. Exterior common open spaces shall be centrally located so that a majority of residents have access to use.
- v. Any interior courtyard shall be activated by proximity to individual unit entrances or be visible from upper units balconies.

***The City will also consider increasing the minimum residential density to a maximum of seven (7) dwelling units per acre.**

6.5.6 DENSITY

There are no maximum density standards; minimum density must be ~~five (5) dwelling units per acre.~~ **six (6)* dwelling units per acre.**



6.6 ONE AND TWO FAMILY RESIDENTIAL (R-20)

6.6.1 PURPOSE AND INTENT

(1) Site planning for new housing is encouraged to be compatible with existing neighborhood scale. Building volumes should be arranged in order to contribute to existing neighborhood patterns and ongoing livability.

(2) Promote infill density through a variety of housing types including the single party wall attached townhouses on fee-simple lots, small lot single family and front to back two-family townhouse (Two party wall attached) as a condominium, with alley access.

(3) Ensure all housing units have ground-oriented entries.

6.6.2 USE STANDARDS:

(I) Subject to BMC Chapter 20.60.020-20.60.040 with the following changes and additions according to allowable building type:

i. Small Lot Single Family House: Small single family house with open space on all four sides. Minimum street frontage is twenty five (25) ft. and minimum lot size is 2,500 GSF.

ii. Single Party Wall Rowhouse: This townhouse form is a building containing two or more dwellings joined in whole or in part at the side only by a vertical party wall which is insulated against sound transmission. Open space is at either the front or the rear. In some situations, groups of contiguous units may be arranged around a common open space.

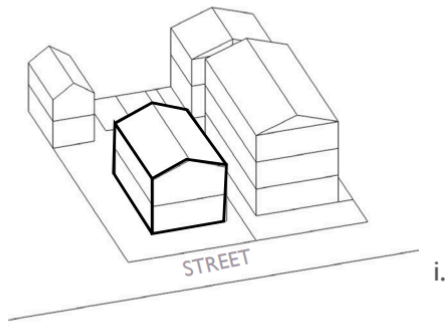
iii. Double Party Wall Townhouse: Townhouse form containing (at minimum) four dwellings joined by two vertical party walls insulated against sound transmission. These buildings, which may have a similar character to a detached single family house

contain ground related entrances for each unit from either the front street or rear alley.

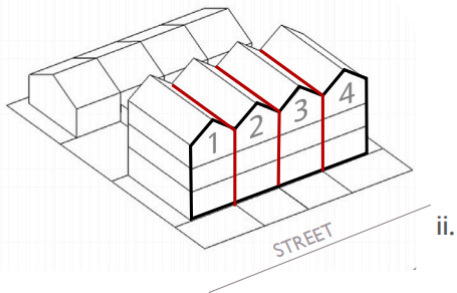
iv. Duplex, Triplex and Fourplex: A building similar in character to a single family house, this building type allows up to 4 individual dwelling units. Each individual unit must contain a ground related entrance. Units may be configured next to each other, on top of each other or both. These building types fit on 40' wide lots or greater.

v. Detached Accessory Dwelling Unit (DADU): Per BMC 20.46.010 with the following additions and subtractions: Accessory dwelling units must be a detached dwelling as an accessory to the main structure. A detached accessory dwelling unit may be incorporated in the garage. Units are subject to size limitations and must have their own off street parking spaces. Carriage houses are architecturally compatible to main house.

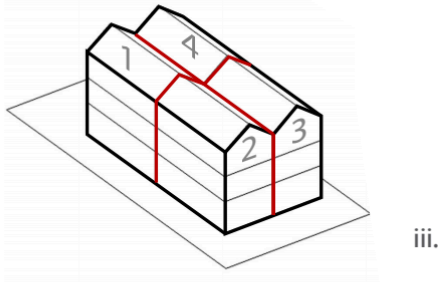
(2) Townhouse configurations with internal drive courts between units are not permitted unless thirty (30) feet or more spacing between front and back units is provided.



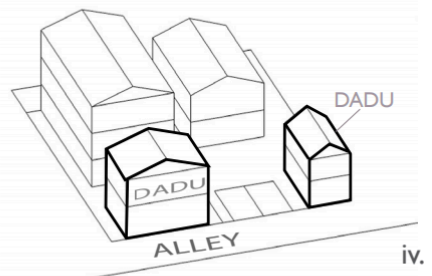
i.



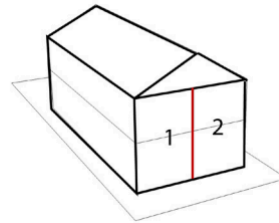
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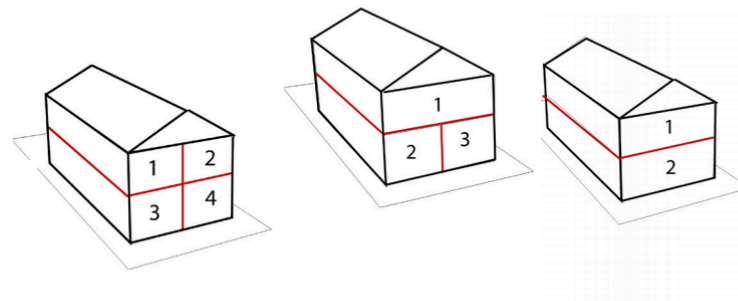
iii.



iv.



v.



BUILDING TYPE	Detached Single Family (small lot)	Townhouse - Single Party Wall Attached (minimum 2-units)	Townhouse - Double Party Wall Attached (minimum 4-units)	Duplex, Triplex, Fourplex
OWNERSHIP STRUCTURE	Fee Simple	Fee Simple	Fee Simple/Condominium	Condominium
6.6.3 MINIMUM LOT SIZE	2,550 sq. ft.	1,400 sq. ft.	1,000 sq. ft.	4,000 sq. ft.
6.6.4 MAXIMUM HEIGHT	30' top of wall plate (additional 5' for shed roof peak)	35' top of wall plate (additional 5' shed roof peak)	35' top of wall plate (additional 5' for shed roof peak)	30' top of wall plate (additional 35' for shed roof peak)
6.6.5 MAXIMUM BUILDING COVERAGE	50%	60%	60%	60%
6.6.6 USEABLE OPEN SPACE PER UNIT	15% gross lot area	250 sq. ft. per unit	250 sq. ft. per unit	250 sq. ft. per unit

6.6.7 DENSITY

Minimum
Maximum

~~Five (5) units per acre~~ ^{*} **six (6) dwelling units per acre.**
Twenty (20) units per acre

***The City will also consider increasing the minimum residential density to a maximum of seven (7) dwelling units per acre.**