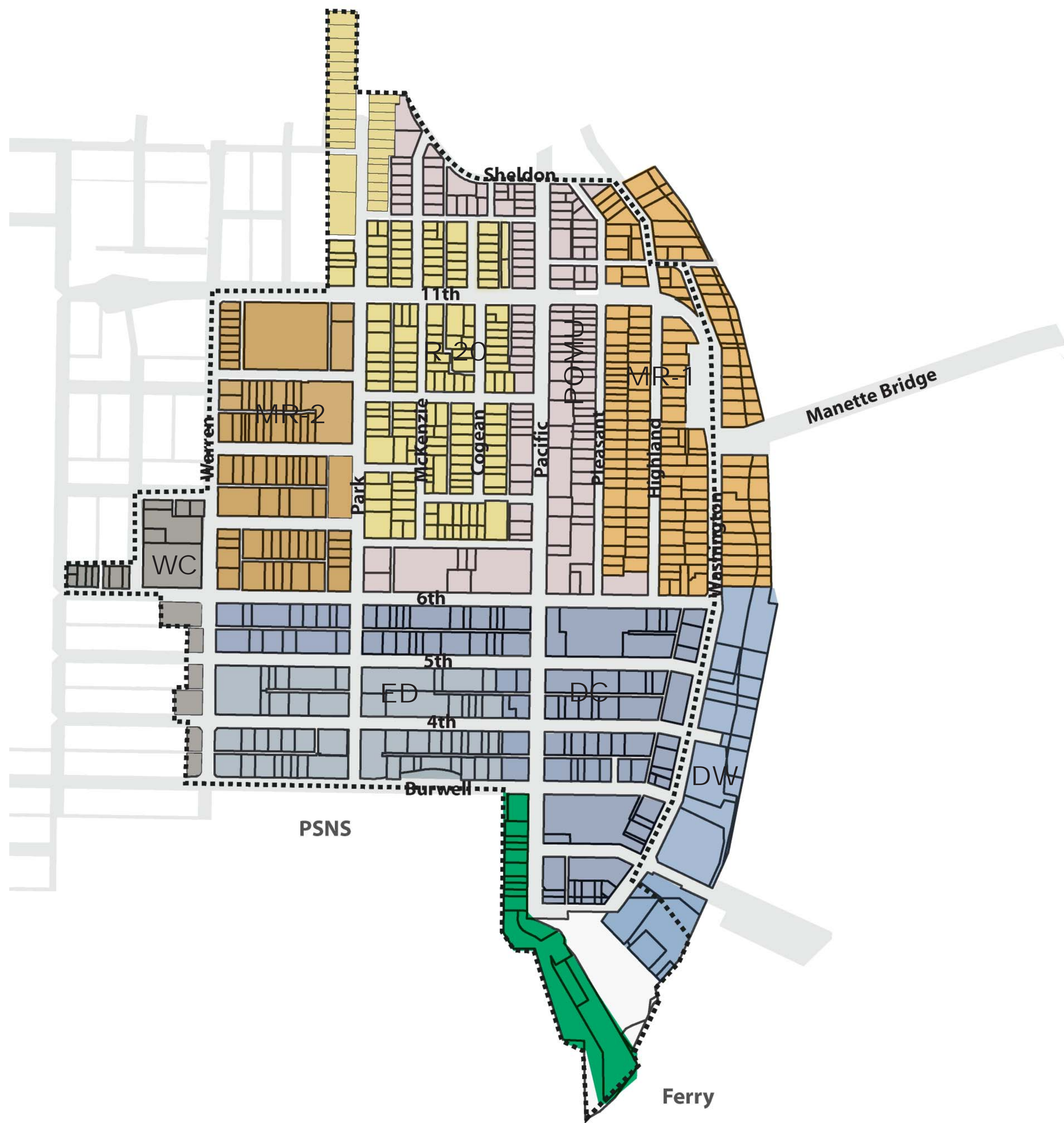




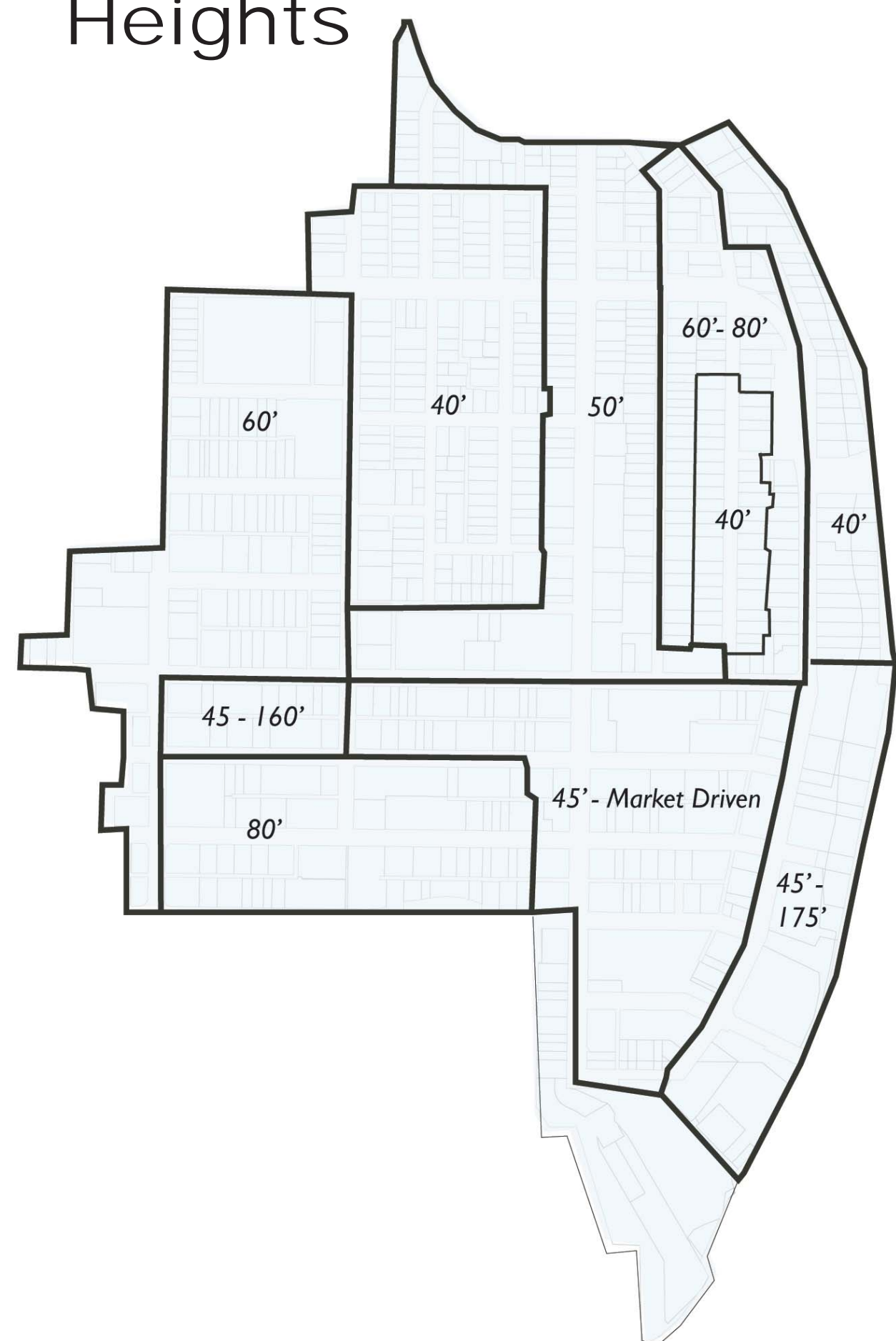
Downtown Regional Center Sub Area Plan - Zoning

Zone Districts



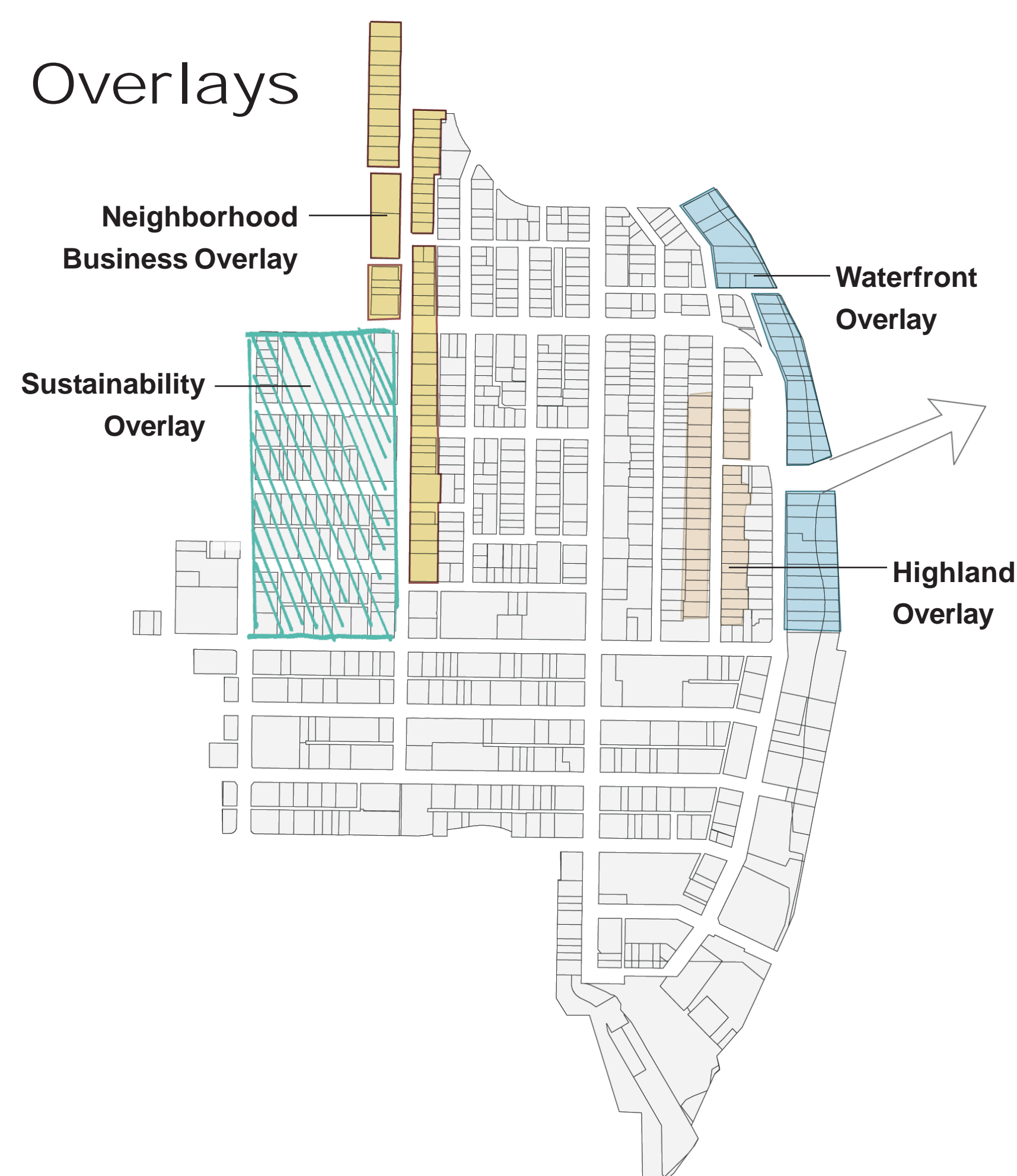
Zone	Example	Description
Multi-Family Tax Exemption Residential Target Area		New multi-family housing developments containing 10 or more residential units in the target area are eligible for the property tax exemption program per BMC 3.78. The exemption lasts for 12 years for affordable housing projects, or 8 years for market rate projects. Both rental and condominium developments are eligible.
R-20 One & Two Family Residential		Encourages infill density in a variety of housing types within the scale of the existing neighborhood. Small lot single family, and townhome configurations with up to 4 units. See section 6.6.
MR-1 Multi-Family Residential 1		A multi-family district encouraging medium to high density residential with a strong relationship to the street. Encourages compatibility with scale and character of existing historic homes on Highland. Subject to Highland Overlay. See section 6.5.
MR-2 Multi-Family Residential 2		A multi-family district encouraging medium to high density residential with a strong relationship to the street. Emphasizes incorporation of sustainability. Subject to the Sustainability Overlay. See section 6.5.
POMU Pedestrian Oriented Mixed Use		Encourages a pedestrian friendly corridor with medium to high density residential featuring neighborhood retail and services on the ground floor. Supports the Pacific Ave. park-to-park corridor. See section 6.9.
ED Employment District		Encourages a central area for a range of commercial and light industrial uses in support of the Puget Sound Naval Shipyard with mixed residential. Design standards for building forms that exhibit physical characteristics of a traditional warehouse district.
WC Warren Ave. Corridor		Encourages development of commercial and medium density residential to transition to lower scaled uses outside the downtown. Standards acknowledge Warren Ave. as a major serving arterial with limited access, and transit opportunities in the corridor. See section 6.10.
DC - Downtown Core (Subject to Amenity Bonus Program)		Encourages focused commercial, cultural, civic and urban residential into an active, walkable area. Allows tall slender buildings with the provision of public amenities to improve the pedestrian oriented nature of downtown through the amenity bonus program. See section 6.3, 6.11.
DW - Downtown Waterfront (Subject to Amenity Bonus Program)		Encourages development of an array of residential, office and mixed uses with strong connections and views to the waterfront. Taller slender buildings allow for generous public waterfront connections through the amenity bonus program. See section 6.4, 6.11.
Park / Open Space		Bremerton Harborside Fountain Park and Memorial Plaza in this location.

Heights



Heights shown in the figure above are base maximum height limits. Base height limits are subject to more specific provisions within Chapter 6 of the Sub Area Plan. Height limits in the Downtown Core and Downtown Waterfront zones are subject to the Amenity Bonus Program.

Overlays



The Overlay Districts include standards to address special circumstances or unique opportunities. Overlay standards are found with the applicable underlying zone district in chapter 6 of the Sub Area Plan.

Amenity Bonus Program

Within the Downtown Core (DC) and Downtown Waterfront (DW) zones a special public amenity is required to be provided whenever a proposed development seeks to increase its Floor Area Ratio (FAR) above a base amount to result in taller developments. A developer may choose from a wide range of public amenity features based on site-specific conditions, such as widened sidewalks, public plazas, cultural or civic space, green building features, child care and others. The development bonus accrued for each feature is calculated according to ratios listed in the Public Amenity or Benefit table in section 6.11. Developers are encouraged to collaborate with the Department of Community Development to prioritize and select from the range of available amenity features.

Design Review

All projects within the Sub Area with four or more residential units or 5,000GSF commercial space shall undergo Design Review pursuant to BMC 20.02.085. The five member citizen appointed Design Review Board (DRB) shall evaluate for compliance with a.) Design Principles contained in Chapter 4, and b.) Purpose and Intent statements contained in Chapter 6 of the Sub Area Plan. Dimensional and Design Standards are departable by Design Review excepting height limitations. Any departure granted shall be formally documented in the Design Review process, including why the departure is necessary to meet an Urban Design Principle in the Sub Area Plan.

The Bremerton Downtown Sub Area Plan was adopted on December 19th, 2007 by Ordinance No. 5034. The Sub Area Plan constitutes development standards and Comprehensive Plan land use designation for the Downtown Regional Center.