



CITY OF
BAINBRIDGE ISLAND

ISLAND CENTER SUBAREA PLANNING
STEERING COMMITTEE
THURSDAY, AUGUST 26, 2020
6:30-9:00 PM
REMOTE ONLINE MEETING

THE ISLAND CENTER SUBAREA PLANNING STEERING COMMITTEE WILL HOLD THIS MEETING USING A VIRTUAL ZOOM WEBINAR PLATFORM PER GOVERNOR INSLEE'S "STAY HOME, STAY HEALTHY" ORDERS.

Please click the link below to join the webinar:

<https://bainbridgewa.zoom.us/j/99284240750>

Or iPhone one-tap :

US: +16465588656,,99284240750# or +16699009128,,99284240750#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 346 248 7799

Webinar ID: 992 8424 0750

International numbers available: <https://bainbridgewa.zoom.us/j/99284240750>

AGENDA

- 6:30 PM Call to Order, Agenda Review, Conflict Disclosure, Reconnecting
- 6:45 PM Review and Approve Minutes for August 6, 2020
- 6:50 PM Public Comment
- 6:55 PM Discussion of Future Island Center Zone:
Uses and Development Standards
- 8:40 PM Next Steps & Scheduling
- 8:50 PM Public Comment
- 9:00 PM Adjourn

***** TIMES ARE ESTIMATES****

Public comment time at meeting may be limited to allow time for Steering Committee deliberation. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

**For special accommodations, please contact Jane Rasely, Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov**

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE
REVIEW AND APPROVE MINUTES – March 4, 2020
PUBLIC COMMENT
ISLAND CENTER SUBAREA PLANNING – Where were we?
DISCUSSION OF EXCITING IDEAS FROM THE PUBLIC
TRENDING COMPOSITE DISCUSSION
POSSIBLE RECOMMENDATION
NEXT STEPS AND SCHEDULING
PUBLIC COMMENT
ADJOURN

CALL TO ORDER, AGENDA REVIEW, CONFLICT DISCLOSURE

Chair Maradel Gale called the meeting to order at 6:41 PM. Steering Committee members in attendance were Vice-chair Micah Strom, Donna Harui, Michael Loverich, Scott Anderson, Mark Tiernan, John Decker, Sam Marshall, Asaph Glosser, Christy Carr (City Council) and Jon Quitslund (Planning Commission). City Staff present were Senior Planner Jennifer Sutton and Administrative Specialist Jane Rasely who monitored recording and prepared minutes. City Consultants Jeff Arango and Daniel Harris (Framework) and Charlie Wenzlau were also present.

The agenda was reviewed, financial interest disclosure read and Steering Committee Members' financial interests in Island Center disclosed.

REVIEW AND APPROVE MINUTES – March 4, 2020

Vice-chair Micah Strom asked for the minutes to be amended replacing the statement, "Micah Strom was surprised by people not knowing where to put their written comments" with "Micah Strom was surprised people were not aware of what was allowed under current zoning and its current potential."

Motion: I'll make a motion to accept the minutes as amended.

Loverich/Strom: Passed unanimously

PUBLIC COMMENT

Lisa Neal – Reminded Steering Committee to read the e-mail she sent them and spoke about growth capacity, density, affordable housing and preserving the forest surrounding Island Center.

ISLAND CENTER SUBAREA PLANNING – Where were we?

City Consultant Jeff Arango provided a recap.

DISCUSSION OF EXCITING IDEAS FROM THE PUBLIC

TRENDING COMPOSITE DISCUSSION

POSSIBLE RECOMMENDATION

Discussion only.

NEXT STEPS AND SCHEDULING

August 26, 2020 was chosen for the next meeting. Staff will work with Consultant Framework to put together the ideas

PUBLIC COMMENT

Darlene Kordonowy – Spoke about moving historic homes and whether or not moving them to Island Center fit the character of the area. Liked that they described the area as not urban. Also reminded the Committee to think about the audience to whom they would be presenting.

Lisa Neal – Stated they were not in full compliance with the City's Ethics Program saying Section 3.B was still not being followed.

ADJOURN

Meeting was adjourned at 9:00 PM.

Open (6) Answered (1) Dismissed



Lisa Neal 07:30 PM

I don't know if anyone can see this. But, for example, Donna pointed out that some types of traffic calming won't work outside Bainbridge Gardens. This map does not show that. Should not be hard to put what the committee already talked about on these maps.

Answer live Type answer

tami meader 07:32 PM

My concern is traffic in the area. Fletcher Bay to Miller Road is an extremely well used thoroughfare off and onto the island especially for anyone headed to and from the south end.

What are your plans to mitigate the additional traffic that will be brought nto the area due to "this island upgrade"?

I don't have to tell anyone who lives in the area that the backed up traffic during the busy times of day; morning & evening commutes + school commuters is immense.

Can you address this because this seems like you are putting the cart in front of the horse in the planning process... ?

Thank you for your thoughts an considerations.

Tami

Answer live Type answer

Lisa Neal 07:57 PM

A really key point is that statute allowing all this new residential (if any) can be AH. No bonusing required.

Answer live Type answer

Lisa Neal 08:07 PM

Median income on BI is \$118k now.

Answer live Type answer

Lisa Neal 08:20 PM

Down by the water.

Answer live Type answer

Lisa Neal 08:21 PM

Yes, that is south of the road end.

Answer live Type answer

Open (6)

Answered (1)

Dismissed



tami meader 07:42 PM

Where are the cars (and parking lots) in the diagrams being shown?

 This question has been answered live

[Collapse all \(1\) ^](#)

 Michael Loverich 07:52 PM

They haven't been shown yet, we need to get into that level of detail.

Type answer

Island Center Committee Meeting
August 26, 2020

Vision Statement

VISION STATEMENT

Island Center is an area rich in natural resources that we strive to maintain, enhance and restore. It provides residents and others with an abundance of diverse outdoor activities to enjoy and a small variety of parks, open space and other places to gather as a community. Its ability to provide residents with a sense of community has served its residents well. Proximity to the Grand Forest is a special feature of Island Center and visitors to the Grand Forest often explore the Island Center business community as well.

A network of local trails and paths gives its residents and others a safe way to move about without fear of vehicle traffic. Traffic calming measures and improved intersections make roads in Island Center safer and provides pedestrians, cyclists and those using alternative modes of transportation a safe option.

Local commerce provides the area with a small diverse option of appropriately scaled businesses that serve the community well and blend into the area.

Diverse new housing has been incremental in-fill through the years. Limited zoning changes provide better use of the natural topography and promote safety while keeping the original feel of the small tight knit community of Island Center now and for years to come.

Business and residential developments and zoning preserve, enhance and strive to improve and restore the existing beauty of the land and water: Issei and Springbrook Creeks and Fletcher Bay.

Island Center Zone – Committee Notes 8/6 Mtg.

- Clarify Bonus Provisions
 - Affordable Housing
 - TDR
 - Mixed-Use
- Building setback from the street
- Update land uses
- Reduce off-street parking requirements
- Consider on-street parking
- Limit footprint and/or width of buildings at the street edge
- Limit building height to two stories
- Address street level uses
- Greenbelts between buildings
- Define affordable and workforce housing
- Maintain consistent character based on community preferences
- Update design guidelines
- Address larger sites

Existing Neighborhood Center Zoning

Wide-Range of Permitted Land Uses.... e.g.

- Single-Family & Multifamily
- Daycare Center
- Retail & Restaurants
- Agriculture (Animal & Crop)
- Kennel
- Indoor Recreation
- Personal Services

Wide-Range of Conditional Land Uses.... e.g.

- Auto Repair Services
- Small-scale Manufacturing
- Self-service Storage Facility
- Car Wash
- Gas Station
- Primary Utility
- Recycling Center

Questions...

- Should the range of permitted and conditional uses be more focused?
- Should permitted/conditional land use vary by node?
- Should stand-alone residential be permitted? Or require mixed use development?
- Should mixed-use development be incentivized?

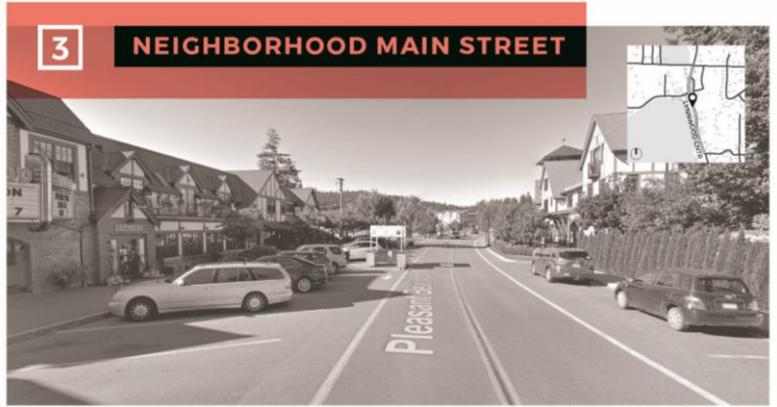
What Will Island Center Zoning Be?

- 1. Design for Bainbridge Design Guidelines Can Inform Development**
- 2. Development Standards**

Questions

- What should the maximum height be for new buildings?
- What types of setbacks are desired and how should the space between the building and street be designed?
- What types of standards are missing?
 - Maximum building footprint
 - Maximum building width at street edge

Design for Bainbridge



CHARACTERISTICS

- a. Walkable neighborhood node
- b. Sidewalk or other dedicated pedestrian facilities

GUIDELINES

- a. Develop on-street parking
- b. Building frontage types to property line will activate the streetscape
- c. Building frontage types requiring setback will be inactive in use
- d. Encourage sidewalks or other high quality pedestrian facilities



CHARACTERISTICS

- a. Lower traffic volume
- b. Typically walkable/bikeable route to access the downtown and ferry
- c. Varied building frontage types
- d. Generally landscaped edges

GUIDELINES

- a. Infill or add to pedestrian and bike connections
- b. All building frontage types except parking
- c. Landscaped setback to buffer residential uses
- d. Enhance the varied character

Design for Bainbridge

Building Frontages

Each street type is associated with a set of building frontages that would be permitted along streets of that type. Those frontage types permitted for each designated street typology are shown in Table 1.

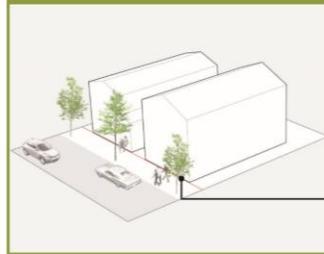
Each building frontage specifies an appropriate setback that applies across all street types. On designated streets these required setbacks will supersede setback requirements contained in the Bainbridge Island Municipal Code.

**TABLE 1:
PERMITTED FRONTAGES BY STREET TYPE & SETBACKS**

	LINEAR / STOREFRONT	LANDSCAPE	PLAZA	FORECOURT	STOOP / TERRACE	VEGETATED BUFFER
STATE ROUTE						☑
MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MIXED-USE	☑	☑	☑	☑	☑	
MIXED-USE ARTERIAL	☑	☑	☑	☑	☑	
RURAL BY DESIGN		☑				☑
SETBACK BY FRONTAGE	0 FT	10 FT - 20 FT	10 FT - 20 FT	0 FT	5 FT - 15 FT	25 FT - 50 FT

**COURTYARD WIDTH: 10 FT - 30 FT
COURTYARD DEPTH: 10 FT - 30 FT**

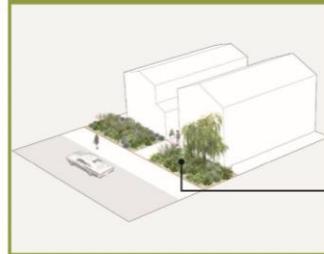
1 LINEAR / STOREFRONT



The linear or storefront building frontage has no setback from the street edge. It is the primary building frontage for pedestrian-oriented retail streets and is appropriate for active ground floor uses as part of non-residential or mixed-used development.

SETBACK: 0 Feet

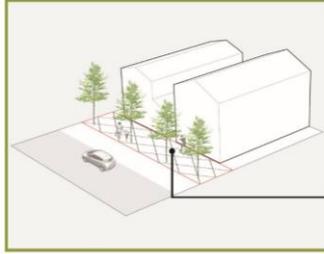
2 LANDSCAPE



The landscape building frontage includes a landscaped setback between the building and the street edge. This frontage type is permitted on mixed-use and residential streets and is appropriate for office and residential uses particularly when on the ground floor.

SETBACK: 10 - 20 Feet

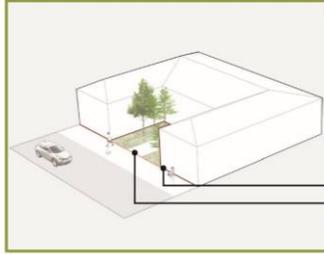
3 PLAZA



The plaza building frontage includes a pedestrian-oriented public space in the setback between the building and the street edge. This frontage type is permitted on retail and mixed-use streets and is appropriate for active uses such as retail, dining or civic and cultural uses. The plaza must contribute to a welcoming streetscape, and should support human activity, with amenities such as seating, outdoor dining and activation.

SETBACK: 10 - 20 Feet

4 FORECOURT



The forecourt building frontage has a defined open or public space at the entrance along the street edge. This frontage type is permitted along retail and mixed-use streets and is appropriate for a wide range of land uses and mixed-use development.

SETBACK: 0 Feet
COURTYARD: 10 - 30 Feet Depth
10 - 30 Feet Width
Must contain primary building entrances and open onto the primary public street.

Design for Bainbridge

Building Frontages

Each street type is associated with a set of building frontages that would be permitted along streets of that type. Those frontage types permitted for each designated street typology are shown in Table 1.

Each building frontage specifies an appropriate setback that applies across all street types. On designated streets these required setbacks will supersede setback requirements contained in the Bainbridge Island Municipal Code.

TABLE 1:
PERMITTED FRONTAGES BY STREET TYPE & SETBACKS

	LINEAR / STOREFRONT	LANDSCAPE	PLAZA	FORECOURT	STOOP / TERRACE	VEGETATED BUFFER
STATE ROUTE						☑
MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MAIN STREET	☑		☑	☑		
NEIGHBORHOOD MIXED-USE	☑	☑	☑	☑	☑	
MIXED-USE ARTERIAL	☑	☑	☑	☑	☑	
RURAL BY DESIGN		☑				☑
SETBACK BY FRONTAGE	0 FT	10 FT - 20 FT	10 FT - 20 FT	0 FT	5 FT - 15 FT	25 FT - 50 FT

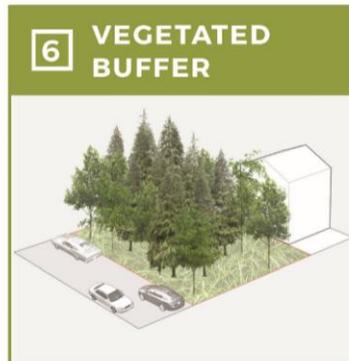
COURTYARD WIDTH: 10 FT - 30 FT
COURTYARD DEPTH: 10 FT - 30 FT



5 STOOP / TERRACE

The stoop / terrace building frontage includes a landscaped setback from the street edge that accommodates a porch, stoop or terrace at the building's primary entrance. This frontage type is permitted on mixed-use and residential streets and is appropriate for residential and non-retail commercial uses.

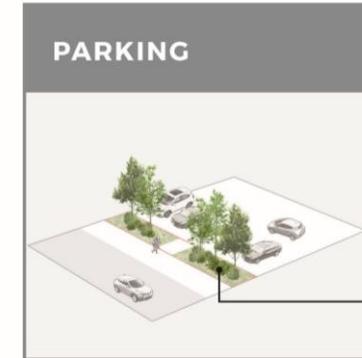
SETBACK: 5 - 15 Feet



6 VEGETATED BUFFER

The vegetated buffer building frontage uses a deep setback to screen development from the right-of-way. This is the only frontage type permitted on SR 305, where access is limited, and it also appropriate for light industrial and inactive non-residential uses on Rural by Design streets. Vegetated buffers can be either natural, where vegetation has arisen naturally or deliberately landscaped to provide an effective screen where there is little natural context.

SETBACK: 25-50 Feet
NATURAL: Preserve or restore native vegetation consistent with conditions and species nearby.
LANDSCAPE: Create a landscaped screen with trees and understory plantings that are native or drought tolerant and compatible with the local microclimate.



PARKING

The parking frontage is the only frontage type with parking along the street edge. This frontage type is permitted only as an interim condition, where other frontages may be infeasible with parking requirements where a departure may be necessary. A landscaped area with trees and understory plantings is required between the street edge and the parking area.

SETBACK: 10 Feet Minimum

STANDARD

1

Design sites to minimize the visual impact of parking on the public realm

GUIDELINES

- Parking is not visible from the public realm.
- Use landscaping to buffer and minimize the visual impact of parking.
- Locate parking under the building.
- Provide on-street parking on public streets.
- Provide a series of smaller groupings of parking to minimize the visual and functional impacts.

Shopping center retail in University Village in Seattle is oriented toward public spaces and streets with human scale design and pedestrian amenities



Design for Bainbridge

Larger Sites

Intent: To develop larger sites (over 1 acre) to fit within the surrounding context and reinforce desired patterns of development including street typologies, frontage types, and minimizing the visual and physical impact of parking on the public realm.

STANDARD

2

Design the site by clustering buildings and arranging them with frontages on public streets, public spaces, or open space.

GUIDELINES

- Design the site so buildings front on a public street.
- Design the site with buildings fronting on a public space with a variety of activities and functions.
- Design the site with buildings fronting on public or semi-public open space with human-scaled design elements.

Parking in University Village is located in screened parking structures with active uses at the base



Development Standards

TBD

Standard	Existing NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Max. Lot Coverage	35 %			
Max. Building Height	35 ft. (est. 3 stories)			
Max. Height with CUP for Nonresidential Uses	45 ft.			
Base Residential Density	R-2: one unit/20,000 ft ²			
Residential Density with Bonus	R-3 with affordable housing, TDR or in mixed-use development			
Front Setback	20 ft. max.			
Side & Rear Setbacks	0 ft. between NC properties; 15 ft. to Residential Zones			
Max. Building Footprint	NA			
*Floor Area Ratio	NA			

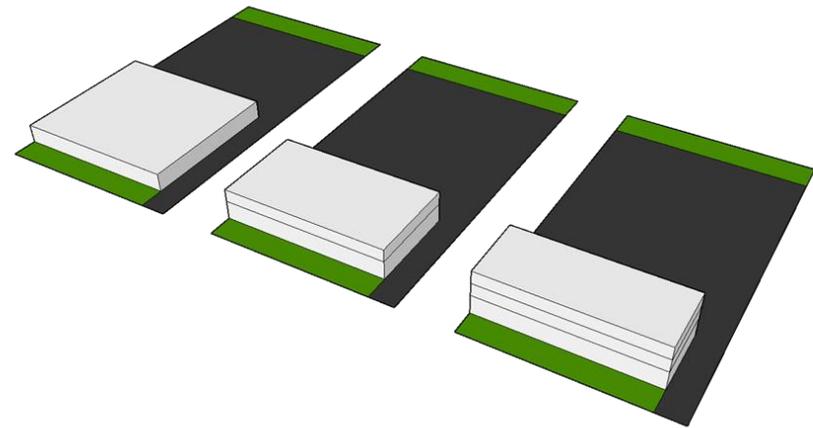
*Affordable Housing Task Force Report Recommending switching to FAR from units/acre density to promote smaller units and affordable housing

Existing Neighborhood Center Zoning

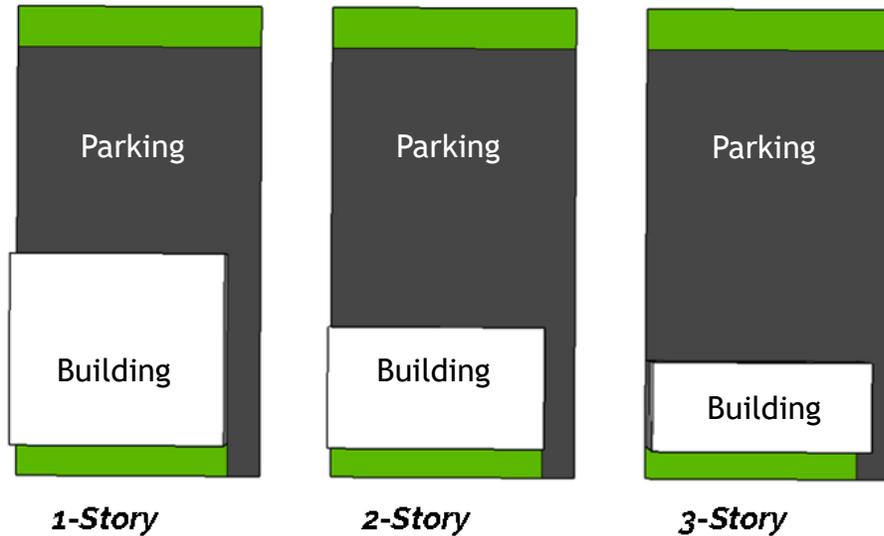
Building Stories	Building Sq Ft	Building Coverage	Parking Coverage
1-Story	15,246	35%	49%
2-Story	19,166	22%	62%
3-Story	20,908	16%	67.2%

Assumptions

- Scenarios based on 1-Acre Site
- Retail Use
- Existing parking requirement of 4 stalls per 1,000 sq ft



Parking



Parking

- High parking requirements result in 50 to 70% of the site as surface parking
- Taller buildings result in more square footage are larger surface parking

Questions

- How should parking be provided?
 - On-Street
 - COBI Property
 - Shared Off-Street Parking
 - Standalone lots for each site
- Should off-street parking requirements be reduced?
- How do we incorporate bike parking?

On-Street Parking

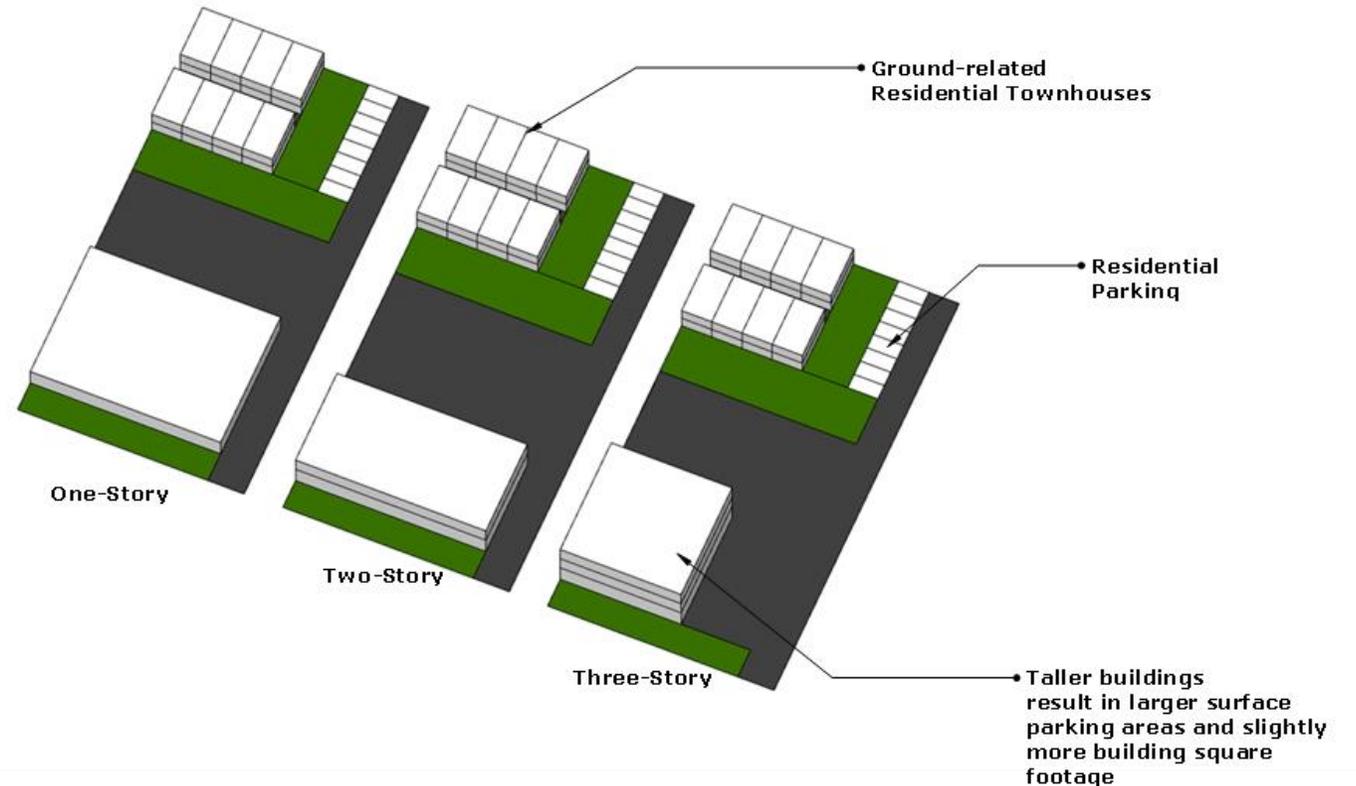
- Shared and publicly accessible
- Traffic Calming
- Buffers pedestrians and bicyclists
- Reduce surface parking
- Support small scale development
- Require private contributions to streets and mobility due to lower off-street parking requirements
- May only be feasible and/or appropriate in Four Corners Node



Mixed-Use

Questions

- Should commercial be required along the main street frontage
- Should ground-related residential be permitted in the rear of larger sites?
- Should horizontal mixed-use qualify for the density bonus? (from 2 to 3 units per acre under current zoning)



Rolling Bay – Character Image



- 1-2 Story Buildings
- Small Footprint (1,500 to 3,000 sq ft)
- Sidewalks
- On-Street Parking
- Commercial Uses
- Greenbelts between buildings
- Landscape

P: Permitted Use C: Conditional Use.....Blank: Prohibited Use

USE CATEGORY/TYPE	Current NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Agriculture, Animal	P			
Agriculture, Crop	P			
Agriculture Research Facility				
Agricultural Processing				
Single-Family Dwelling	P			
Multifamily Dwellings	P			
Commercial/Residential Mixed Use Developments	P			
Live/Work Units				
Foster Home	P			
Small Group Living Facility	P			
Group Care Facility	P			
Educational Facility	C			
Vocational/Trade Instruction Facilities				
Governmental Facility	C			
Religious Facility	C			
Community Garden	P			
Park, Active Recreation	P			
Park, Passive Recreation	P			
Recreation Activity, Indoor	P			
Recreation Activity, Outdoor	C			
Cemetery				
Day Care Center	P			
Family Day Care Home	P			
Health Care Facility	P			
Artist Studio	P			
Club	P			
Commercial Amusement	C			
Cultural Facility	C			
Entertainment Facility	C			

P: Permitted Use C: Conditional Use.....Blank: Prohibited Use

USE CATEGORY/TYPE	Current NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Bed and Breakfast (3+ bedrooms)	P			
Inn	P			
Hotel				
Equestrian Facility				
Kennel, Indoor	P			
Kennel, Outdoor				
Veterinarian Clinic or Office	C			
Formula Take-Out Restaurant				
Restaurant	P			
Food Service Establishment				
Mobile Retail Food Establishment	P			
Craft Food and Beverage	P			
Personal Service	P			
Professional Service	P			
Commuter-Oriented Retail Sales				
Open-Air Sales for Garden Supply	P			
Retail Sales	P			
Auto Repair Services	C			
Car Wash Facility, Manual or Automatic	C			
Commercial Parking Structure				
Commercial Parking, Surface				
Ferry Commuter Parking				
Gasoline Service Station	C			
Motor Vehicle Sales				
Noncommuter Ferry Parking				
Park and Ride Facility/Lot	C			
Park and Ride Lot, Shared Use	C			
Small Engine Repair	C			
Transport and Delivery Service	C			

P: Permitted Use C: Conditional Use.....Blank: Prohibited Use				
USE CATEGORY/TYPE	Current NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Motor Vehicle-Related Services, Not Otherwise Listed				
Monopole or Lattice Tower				
Small Wind Energy Generator	P/C			
Utility, Primary	C			
Public Communications Tower	A			
Wireless Communication Facilities, Facility I	P			
Wireless Communication Facilities, Facility II	P			
Wireless Communication Facilities, Facility III				
Manufacturing, Small-Scale	C			
Manufacturing, Light				
Manufacturing, General				
Mining and Quarrying				
Research and Development	P			
Recycling Center	C			
Waste Transfer Facility				
Commercial Moving and Freight Terminal				
Self-Service Storage Facility	C			
Warehouse				
Barge Moorage and Off-Load Ships				
Boat Building				
Boat Repair Facility				
Marine Rental and Sales				
Water-Related Supply and Retail Sale				
Marijuana Retailer				
Marijuana Processor				
Marijuana Producer				
Collective Garden				

18.36.030 Definitions (FOR USES).

18. Agricultural Research Facilities. “Educational or research facilities related to agriculture” means a facility for the investigation, testing, or demonstration of products and processes related to agriculture, horticulture, or animal husbandry, including biotechnical agriculture, veterinary, soil, plant and animal sciences.

21. “Agricultural processing” means the commercial preparation and manufacturing of commodities such as wine or jam using crops or livestock raised primarily from island farms.

24. “Agriculture, crop” means all forms of crop-related activities, such as growing crops and processing island-grown crops as part of a farm. Examples include grain and vegetable farms, horticulture, greenhouses, orchards, and tree nurseries. Crop agriculture does not include accessory major or minor agricultural retail or accessory agricultural tourism. Incidental vegetable gardening and landscaping are accessory uses to residential land use and are not defined as agriculture.

25. “Agriculture, animal” means all forms of activities involving the breeding, care, and/or sheltering of large or small livestock or poultry for sale or use, or for the sale or use of their products or by-products, and/or the processing of those products or by-products as part of a farm. Animal agriculture does not include a commercial feedlot. For purposes of this definition, a commercial feedlot is a primary use of land in which more than 20 large livestock or more than 40 small livestock (a) are regularly confined for more than 12 hours each day, on average, in an enclosed structure or an area that is not normally used as a grazing area or for growing crops, and (b) are generally fed within that structure or area by mechanical means or by hand (rather than by grazing) for purposes of fattening for sale or slaughter. Occasional confinement of large or small livestock for more than 12 hours each day or periodic hand or mechanical feeding during bad weather does not establish a commercial feedlot. Incidental keeping of common pets is an accessory use to residential land use and is not defined as animal agriculture.

29. “Artist’s studio” means the workshop of an artist, writer, craftsperson, or photographer. An artist’s studio does not include a residence or living unit.

33. “Auto repair services” means the servicing of automobiles, including mechanical servicing and body work.

34. “Bed and breakfast” means a single-family residence that is owner-occupied and in which (a) three or more guest rooms are provided within the residence or within accessory buildings, for compensation, as overnight accommodations for transient visitors who remain no longer

than two weeks in any one visit, and (b) breakfast is customarily included in the charge for the room. A bed and breakfast lodging is not a hotel, motel, inn, home occupation or other use defined or regulated elsewhere in this title, except that bed and breakfast establishments containing one or two sleeping rooms may be considered a minor home occupation as defined and regulated elsewhere in this title.

38. "Boarding kennel/cattery" means a kennel or cattery where dogs or cats are boarded or trained for compensation, but does not include a pet shop, animal shelter, or veterinary hospital where the boarding is incidental to the primary purpose of the facility.

39. "Boat building and boat repair facility" means a business involving the fabricating, manufacturing, or repair of boats.

44. "Car wash, manual or automatic" means a facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be: a single-unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

45. "Cemetery" means any one of the following in a place actually used for the placement of human remains and dedicated for that purpose:

- a. A tract of land actually used for the burial of human remains in the ground;
- b. A mausoleum building or structure for the entombment of human remains in crypts, which are spaces in which human remains are placed; and
- c. A columbarium structure, room, or other space in a building or structure containing niches in which cremated human remains are placed.

52. "Club" means a meeting place for an incorporated or unincorporated association of persons organized for some common purpose, including social, educational, literary, political, or charitable purpose, operated by a private nonprofit or noncommercial organization.

53. "Co-location" means the location of more than one wireless communications provider's equipment on a single support structure.

54. "Commercial amusements" means a video arcade, electronic game center, pool hall, dance hall, paintball center, a virtual reality arcade and similar uses.

55. "Commercial moving and freight terminal" means a facility in which freight or goods are assembled for loading onto a vehicle for transfer to another location in return for a fee.

56. "Commercial parking, surface" means the ownership, lease, operation, or management of a commercial surface parking lot in which fees are charged.

57. "Commercial parking, structure" means the ownership, lease, operation, or management of an above-ground or below-ground commercial parking structure in which fees are charged.

"Commercial/Residential Mixed Use" means having commercial and residential uses on the same property.

59. "Community garden" means a facility or area for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

60. "Commuter-oriented retail sales" means retail services and certain personal and professional services, offered primarily to ferry commuters, open during peak commute hours. Examples of commuter-oriented retail sales include coffee bar, newspaper stand, florist, drop-off dry cleaners, shoe repair, automatic teller machines and other uses that require a short visit.

66. "Craft food and beverage" means the production and sale of locally produced food or beverage products. A craft food and beverage business is not a restaurant.

67. "Cultural facility" means a library, museum, art gallery, cultural center, community center (such as a community kitchen), convention center, exhibition hall, or meditation facility. "Cultural facility" does not include an artist studio.

70. "Day care center" means a building or structure in which an agency, person, or persons regularly provide care for 13 or more people in any 24-hour period and could include a public or private school. Businesses that offer care only before and after school are considered educational facilities.

83. "Educational facilities" means a public or private school or educational or training institution that offers a program of college, professional, environmental, preparatory, high school, middle school, junior high school, elementary school, kindergarten instruction, or preschool, or any combination of those facilities, together with associated staff housing and/or conference facilities and other typical educational accessory uses.

87. "Entertainment facility" means a performing arts theater, or cinema, concert venue, or circus/festival; venue not included in the definition of "Recreation activities, outdoor," and "Recreation activities, indoor." "Entertainment facility" does not include adult-oriented entertainment facilities.

88. "Equestrian facility" means a facility designed and intended for the display of equestrian skills and the hosting of events including, but not limited to, show jumping, dressage, and similar events of other equestrian disciplines.

94. "Family day care home" means a family abode in which child day care is provided on the premises during part of the 24-hour day to 12 or fewer children, including the provider's own and foster children under 11 years of age. Education functions that are secondary to the day care operation are allowable for the number of children specified and will not be considered a school.

98. "Food service establishment" means a building, or portion thereof, containing tables and/or booths, which is designed, intended and used for the indoor sales and consumption of food prepared on the premises, for employees of businesses within the development. The term "food service establishment" shall not include "restaurant," "formula take-out food restaurant," or "drive-through business."

100. "Formula take-out food restaurant" means a restaurant or establishment that (a) is contractually required to offer standardized menus, ingredients and interior or exterior design; and (b) serves or delivers its food or beverages primarily in disposable containers.

103. "Foster home" means person(s) regularly providing foster care on a 24-hour basis to one or more children in the person's home.

105. "Gasoline service station" means a retail business where gasoline or other automotive fuel is sold.

107. "Governmental facility" means an institution operated by a federal, state, county, or city government, or special purpose districts.

111. "Group care facility" means a facility licensed by the state, that provides training, care, supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes or those suffering from the effects of drugs or alcohol; provided group care facilities shall not include day care centers, family day care homes, foster homes, schools, hospitals, jails, prisons,

or health care facilities. This use also includes facilities that would meet the definition of a small group living facility except that they house more than six residents (not including caregivers).

119. "Health care facility" means a building or buildings used for human health care with more than 10,000 square feet in floor area, such as a hospital or major medical clinic.

131. "Hotel" means a building or group of buildings containing guest rooms, where, for compensation, lodging is provided for transient visitors. A hotel or motel may contain one or more restaurants. A hotel or motel is not a bed and breakfast lodging or inn as defined and regulated elsewhere in this code. Short-term rental (less than 30 days at a time) of a single-family residence does not constitute a hotel.

133. "Inn" means a building or group of buildings containing up to 15 guest rooms, where, for compensation, lodging is provided for transient visitors. An inn may contain a kitchen and/or dining room for serving meals to its guests. Individual rooms may include a bar-type sink and under-counter refrigerator but may not include a full sink, full-sized refrigerator or cooking range. An inn is not a hotel, motel or bed and breakfast lodging as defined and regulated elsewhere in this title.

135. "Kennel" means a place where five or more adult domestic animals are kept commercially, generally overnight. A commercial kennel is maintained to board, breed or treat the animals and shall exclude pet shops and agriculture. This use includes a boarding kennel/cattery, animal shelter, animal day care or animal foster home. An "indoor kennel" is a kennel where all activity at the business location is conducted indoors. An "outdoor kennel" is a kennel where any part of business activity is out-of-doors at the business location, excluding parking areas.

140. "Lattice tower" means a wireless communication support structure that consists of metal crossed strips or bars to support antennas and related equipment.

143. "Live/work unit" means a building use that combines business activities within the same structure as a residential living space. Live/work units are distinctive from other mixed use development because the commercial and residential space are internally connected and the business owner or employee must live in the dwelling unit.

159. "Manufacturing, light" means businesses located within a building and involving assembling, distributing, fabricating, manufacturing, packaging, printing, processing, publishing, recycling, repairing, servicing, storing, or wholesaling of goods or products.

160. "Manufacturing, general" means any principally permitted use whose operations are predominantly out of doors rather than completely enclosed within a building. These uses include, but are not limited to, outdoor assembly businesses, equipment and vehicle yards, and outdoor recycling facilities.

161. "Manufacturing, small-scale" means a business that includes small-scale assembly, small-scale processing or other activities such as food processing, machine shops, wood shops, and electronic parts assembly; provided, that the use does not adversely impact the neighborhood through noise, odor, lighting, fire safety and transportation.

166. "Mining and quarrying" means operations and extracting activities, and generally includes the screening, sorting, and piling of rock, sand, stone, gravel, or ore. For example, an operation that extracts rock, then screens, sorts, and with no further processing places the rock into piles for sale, is an extracting operation. This definition is intended to be consistent with the definitions in RCW 78.44.031(17), and in case of an inconsistency the provisions of RCW 78.44.031(17) shall govern.

a. The crushing and/or blending of rock, sand, stone, gravel, or ore are manufacturing activities. These are manufacturing activities whether or not the materials were previously screened or sorted.

b. Screening, sorting, piling, or washing of the material, when the activity takes place in conjunction with crushing or blending at the site where the materials are taken or produced, is considered a part of the manufacturing operation if it takes place after the first screen. If there is no separate first screen, only those activities subsequent to the materials being deposited into the screen are considered a part of the manufacturing operation.

167. "Mobile retail food establishment" means a retail food establishment that is operated from a movable vehicle or other portable structure, and that routinely changes location, except that if the establishment operates from any one location for more than 30 consecutive days, the establishment is no longer a mobile retail food establishment. A mobile retail establishment shall not be considered a personal service.

168. "Monopole" means a wireless communication facility that consists of a support structure, the height of which shall not exceed 120 feet in height not including antennas.

169. “Motor vehicle sales” means any land or buildings used primarily for the sale of new or used motor vehicles fit for transportation.

170. “Multifamily development” means a building or portion of a building containing two or more dwelling units or more than one dwelling unit on one lot, including multiple living units on a single parcel sharing kitchen facilities, not including accessory dwelling units. Multifamily development also includes a mobile home park.

176. “Noncommuter ferry parking” means parking in the ferry terminal overlay district, intended for ferry passengers traveling occasionally for purposes other than commute to employment (for example, traveling after 9:00 a.m. or requiring parking at the ferry terminal for less than eight hours).

183. “Open-air sales for garden supplies” means any person, firm or corporation offering the sale of garden tools, equipment, and supplies operated in conjunction with a nursery and/or tree farm where the plant materials sold are limited to those grown on the premises at a nonpermanent location by exhibiting, displaying, selling, or offering for sale such products.

193. Park, Active Recreation. “Active recreation park” means a park where the primary uses are athletic fields, playgrounds, swimming facilities, sports courts, camping or other activities that require specialized fields or equipment.

194. Park, Passive Recreation. “Passive recreation park” means a park where the primary uses are hiking, bird watching, picnicking, and other low impact activities.

195. “Park and ride facility/lot” means an area or structure intended to accommodate parked vehicles during normal commuting hours, usually 5:00 a.m. to 8:00 p.m., Monday through Friday, where commuters park their vehicles and continue travel to another destination via public transit, carpool, vanpool, or bicycle. Park and ride facilities shall be developed in accordance with BIMC 18.15.010, Landscaping and screening, and BIMC 18.15.020, Parking and loading.

196. Park and Ride Lot, Shared-Use. “Shared-use park and ride lot” means a parking lot or structure that was originally developed for a limited, nonresidential use, such as a church or theater, and serves the same function as a park and ride facility, subsection 194 of this section, but is restricted for use by commuters Monday through Friday only, usually from 5:00 a.m. to 8:00 p.m. A shared-use park and ride facility requires no expansion of existing parking area or

number of stalls or any other development beyond maintenance, signage and striping normally conducted by Kitsap Transit for this purpose.

203. "Personal service" means an establishment that provides on-site service(s) in a nonoffice environment including, but not limited to, beauty shops, shoe repair, laundry, dry cleaning services, animal grooming parlor and tanning salons. Auto repair and body shops are not included under this definition.

210. "Professional service" means a business or agency that provides services in an office environment and includes, but is not limited to, legal services, counseling services, real estate offices, financial services, insurance services, massage therapy, acupuncture, medical, and dental offices. Professional service does not include a health care clinic, such as a hospital.

214. "Public communications tower" means a wireless communications support structure owned and operated by a public agency and used for public safety, emergency medical services, 9-1-1, or other public communications.

218. Recreation Activities, Indoor. "Indoor recreation activities" means gymnasiums not accessory to an education institution, racket clubs, sports arenas, and similar uses. Martial arts, dance, yoga, and other fitness classes are considered indoor recreation.

219. Recreation Activities, Outdoor. "Outdoor recreation activities" means golf courses, marinas, tennis courts, yacht clubs, athletic fields, swimming beaches, outdoor pools, and similar uses.

221. "Recycling center" means a neighborhood or city-wide collection point for small refuse items, such as bottles and newspapers, located either in a container or a small structure.

225. "Religious facility" means a facility that operates for the advancement of a theological philosophy and the practices and rituals associated with the beliefs, faith, or creed of a church, religious society, congregation, or religious denomination, when such practices or rituals are legal.

226. "Research and development" means businesses that include, but are not limited to, laboratories for scientific research testing and experimental development that can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community.

227. "Restaurant" means a restaurant or cafe (excluding formula take-out food restaurants) that sells prepared food or beverages and also offers accommodations for consuming the food or beverage on premises.

228. "Retail sales" means selling goods or commodities to final consumers. Retail sales do not include a "restaurant" or "formula take-out food restaurant."

231. "Self-service storage facility" means an establishment containing separate storage spaces that are leased or rented as individual units for the storage of household or business goods. The facility may contain manager living quarters and an office.

239. "Small engine repair" means an establishment that is involved with the maintenance and repair of low-power internal combustion engines (gasoline/petrol) or electric engines. This includes, but is not limited to, chain saws, string trimmers, leaf blowers, snow blowers, lawn mowers, wood chippers, go-karts and sometimes more powerful engines used in outboard motors, snowmobiles, and motorcycles.

240. "Small group living facility" means a facility providing personal care services, occasional nursing services, and medication administration services to a resident housed in a private apartment-like or dwelling-like unit containing not more than six residents (not including caregivers). Residents in a small group living facility may include persons from any group protected by the Federal Fair Housing Act amendments, and the small group living facility use is intended to serve as one form of reasonable accommodation under those amendments. A small group living facility does not include a facility for treatment of any person actively using drugs or alcohol, but does include facilities for those in a recovery program who are no longer actively using those substances. A small group living facility does not include a facility or half-way house for convicted felons or for those persons under the jurisdiction of the criminal justice system.

241. "Small wind energy generator" means a wind energy generator designed to generate no more than 10 kilowatts of energy.

260. "Transport and delivery services" means a use for the transport and delivery of goods, people, and services. These uses include, but are not limited to, taxi services, Meals-on-Wheels-type food delivery services, cleaning services, visiting health care services, and similar uses that involve frequent trips by motor vehicles to provide services. This use does not include uses where the delivery is secondary and incidental to a primary service delivered on site, such as restaurant delivery services.

265. "Utility" means all lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar services on a local level and other in-line facilities needed for the operation of such facilities, such as gas regulation stations, power or communication substations, dams, reservoirs, and related power houses. Additionally, a utility facility means any energy device and/or system that generates energy from renewable energy resources including solar, hydro, wind, biofuels, wood, geothermal, or similar sources. Services may be publicly or privately provided. In the Mixed Use Town Center and High School Road commercial zones, a utility or utilities do not include wireless communications facilities.

a. "Utility, primary" means facilities that produce, transmit, carry, store, distribute, or process electric power, gas, water, sewage, or information and do not meet the definition of an accessory utility. Primary utilities include solid waste handling and disposal facilities, wastewater treatment facilities, utility lines, electrical power generating or transfer facilities, radio cellular telephone and microwave towers, and gas distribution and storage facilities.

i. "Distribution utility pole" means a structure supporting electrical distribution lines carrying less than 55 kV. Distribution utility poles carry power from electrical substations through distribution transformers directly to homes and businesses. Distribution utility poles may support communication lines.

ii. "Transmission utility pole" means a structure supporting electrical transmission lines carrying 55 kV or higher. Transmission utility poles transport power from generation sources like dams and wind generation facilities to substations. Transmission utility poles may support distribution and/or communication lines.

b. "Utility, accessory" means small-scale distribution systems directly serving a permitted ("P") or conditional ("C") use. Accessory utilities include power, telephone, cable, water, sewer, septic, and stormwater lines, and do not include wind generators (turbines) or solar panels.

268. "Veterinarian clinic" means a building or buildings used for animal or pet health care, including animal or pet boarding as part of that animal or pet health care. A veterinary clinic may include the incidental boarding of animals or pets undergoing treatment.

270. “Vocational/trade instruction facilities” means a school that offers instruction and practical introductory experience in skilled trades such as mechanics, carpentry, plumbing, and construction.

272. “Warehouse” means an establishment involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pick-ups. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.

273. “Waste transfer facility” means establishments that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. This does not include the waste or salvage of hazardous materials. Accessory uses may include recycling of materials, offices, and repackaging and shipment of by-products.

274. “Wireless communication facility” means an unstaffed facility for the transmission and reception of low-power radio signals consisting of an equipment shelter or cabinet, a support structure, antennas (e.g., omni-directional, panel/directional or parabolic) and related equipment.

a. “Facility I” means an attached wireless communication facility that consists of antennas equal to or less than four feet in height with an area of not more than 580 square inches in the aggregate (e.g., 14-inch diameter parabola or 2.6-foot by 1.5-foot panel).

b. “Facility II” means an attached wireless communication facility that consists of antennas equal to or less than 10 feet in height or up to one meter (39.37 inches) in diameter and with an area not more than 30 square feet in the aggregate.

c. “Facility III” means an attached wireless communication facility that consists of antennas equal to or less than 15 feet in height or up to one meter (39.37 inches) in diameter and with an area not more than 100 square feet in the aggregate.

Development Standard	Existing NC Zone	Bainbridge Gardens Node	Issei Creek Node	Four Corners Node
Max. Lot Coverage	35 %			
Max. Building Height	35 ft. (est. 3 stories)			
Max. Height with CUP for Nonresidential Uses	45 ft.			
Base Residential Density	R-2: one unit/20,000 ft ² (@ 1/2 acre)			
Residential Density with Bonus	R-3 with affordable housing, TDR or in mixed-use development			
Front Setback	0 ft.-20 ft. maximum			
Side & Rear Setbacks	0 ft. between NC properties; 15 ft. to Residential Zones			
Max. Building Footprint	NA			
*Floor Area Ratio	NA			

*Affordable Housing Task Force Report Recommending switching to FAR from units/acre density to promote smaller units and affordable housing