City of Bainbridge Island Official Zoning Map

February 28, 2017

Legend

Shoreline Designations

- Island Conservancy
- Natural
- Shoreline Residential
- Shoreline Residential Conservancy
- Urban

Land Use Designations

- Business/Industrial
- CORE
- Ericksen Avenue District
- Ferry Terminal District
- Gateway District
- High School Road 1
- High School Road 2
- Limited to Current Use
- Madison Avenue District
- Neighborhood Center
- Neighborhood Center /R-12
- Water Dependent Industrial
- R-0.4 1 Unit per 2.5 Acres Zone (100,000 sq.ft.)
- R-1 1 Unit per Acre Zone 40,000 sq.ft.)
- R-2 2 Units per Acre Zone (20,000 sq.ft.)
- R-2.9 2.9 Units per Acre Zone (15,000 sq.ft.)
- R-3.5 3.5 Units per Acre Zone (12,500 sq.ft.)
- R-4.3 4.3 Units per Acre Zone (10,000 sq.ft.)
- R-5 5 Units per Acre Zone (8,500 sq.ft.)
- R-6 6 Units per Acre Zone (6,543 sq.ft.)
- R-8 8 Units per Acre Zone (5,400 sq.ft.)
- R-14 14 Units per Acre Zone (3,100 sq.ft.)

DATE	ORDINANCE	DESCRIPTION
4/4/1996	Ordinance 96-08	Winslow Mixed Use Town Center (MUTC)
3/20/1997	Ordinance 97-01	Changes to LM and NSC, created WDI
9/5/1997	Ordinance 97-28	Zoning changes per Lynwood Center SPA
8/6/1998	Ordinance 98-38	Corrected mapping errors in Winslow
4/28/1999	Ordinance 99-12	Corrected mapping errors at Rockaway Beach
9/8/1999	Ordinance 99-17	Implemented Winslow Master Plan (WMP), adopted FARs for MUTC
12/22/1999	Ordinance 99-64	Amended Ferry Termianl District Boundaries
2/23/2000	Ordinance 2000-03	LM Rezone
2/23/2000	Ordinance 2000-04	LM Rezone
2/23/2000	Ordinance 2000-05	LM Rezone
5/25/2005	Ordinance 2005-12	R-8 Rezone, MAD Rezone, LM Rezone
3/20/2006	Ordinance 2006-03	Rezone of parcel 26250230472004
8/25/2010	Ordinance 2010-23	Rezone of parcel 10250220072002
11/27/2013	Ordinance 2013-19	Corrected mapping errors at Lynwood Center
11/27/2013	Ordinance 2013-20	Light Manufacturing District changed to Business/Industrial
10/14/2014	Ordinance 2014-39	Change R-2 designation to WDI for a property on the south shore of Eagle Harbor
2/28/2017	Ordinance 2017-02	Zoning Map update

Effective Date	Ordinance	Description
June 1, 2005	Ordinance 2005-02	WSF Maintenance Yard & Ravine Creek Estuary

This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of the City of Bainbridge Island, Washington, adopted March 1, 1962. If, in accordance with provisions of this Code, changes are made in zoning district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map promptly after the amendment has been adopted, together with an entry on, or attached to, the Official Zoning map, as follows:

Val Tollefson, Mayor

Ron Peltier, Council Member

Sarah Blossom, Council Member

Roger Townsend, Council Member

Kol Medina, Council Member

Michael Scott, Council Member

Wayne Roth, Council Member

Attest:

Christine Brown, City Clerk

Mixed Use Town Center						
	Central Core	Madison Avenue	Ericksen Avenue	Gateway District	Ferry Terminal District	High School Rd District 1 & 2
Floor Area Ratio (FAR)						
Commercial	0.6	0.4	0.3	0.15	0.1	0.3
Residential	0.4	0.4	0.3	0.5	0.4	0.3
Mixed Use	1.0	0.5	0.5	0.5	0.5	0.3
Maximum FAR with Bonus						
Commercial	1.0	0.6	0.6	0.3	0.2	0.6
Residential	1.0	0.6	0.6	1.0	1.1	0.6
Mixed Use	1.5	1.0	1.0	1.0	1.3 (1.5)	1.0