Introduction

This chapter describes the City’s Comprehensive Plan Land Use Map designation supporting the subarea plan goals and policies, and the application of implementing zoning and development regulations.

Comprehensive Plan

The City’s Comprehensive Plan Land Use Map identifies locations where the City has adopted a Subarea Plan with a designation called “Sub Area Plan” as showing in Figure 8-1. Comprehensive Plan Land Use Map Designation.

Other Amendments

The Gorst Subarea Plan will become an element of the Bremerton Comprehensive Plan. The Gorst Creek Watershed Characterization & Framework Plan is anticipated to be referenced in the Comprehensive Plan as a supporting functional plan.
Zoning and Development Regulations

This Section presents zoning and development regulations for the Gorst UGA effective upon annexation to the City of Bremerton.

A. Purpose and Applicability

1. Purpose:
This chapter implements the Gorst Subarea Plan goals identified in Chapter 2, and summarized below:

i. Create opportunities for well-designed, sustainable commercial and residential growth and development.

ii. Protect and restore fish and wildlife habitat along Gorst Creek and Sinclair Inlet.

iii. Continue to improve water quality and reduce flooding in the Gorst UGA.

2. Applicability, Procedures, and Administration

i. APPLICABILITY: This chapter applies to all lands in the Gorst Subarea as mapped in Chapter 5. In the City of Bremerton, this Chapter 8, Development Regulations, and the associated Design Guidelines in Chapter 10, become effective upon annexation.

ii. AUTHORITY: Bremerton’s Director of Community Development (Director) and his/her designee shall have the authority to implement this chapter.

iii. ADMINISTRATION: See BMC Chapter 20.40, Administration.

iv. PROCEDURES: The procedures and criteria of BMC 20.02 Project Permits, 20.04 State Environmental Policy Act, 20.12 Land Division and 20.58 Land Use Permits shall apply.

v. INTERPRETATIONS: See BMC 20.40.080, Interpretations.

vi. MAP: The zones applicable to Gorst are identified in Figure 8-2, and shall guide the application of zoning district regulations.

vii. DEFINITIONS: Except for Definitions listed in this subsection, definitions shall include those in BMC Chapter 20.42, Definitions. If definitions are not located in BMC Chapter 20.42, the Director shall consult the Bremerton Municipal Code (BMC), a dictionary of common usage, or professional literature appropriate to the topic.

a. Definition and Measurement of Density: In all zones where a maximum or base density is identified, maximum or base density is calculated on gross acreage of the site. In all zones where a minimum density is required, minimum density is calculated on net developable acreage. If a calculation results in a partial dwelling unit, the partial dwelling unit shall be rounded to the nearest whole number. Less than 0.5 shall be rounded down. Greater than or equal to 0.5 shall be rounded up.

b. Caretaker’s Dwelling: A caretaker’s dwelling means a single-family residence accessory to a commercial or industrial use intended for the purposes of providing supervision, maintenance or security of the property.

c. Water-Oriented: The definition of water oriented is any combination of water dependent, water related, and/or water enjoyment uses consistent with the City’s adopted Shoreline Master Program.
viii. NONCONFORMING STRUCTURES, USES, AND LOTS: Structures and uses legally established as of the effective date of this document are grandfathered and are allowed to continue subject to BMC Chapter 20.54. Nonconforming Provisions. The rules of BMC Chapter 20.54 shall apply to nonconforming lots.

ix. AMENDMENT: The Gorst Subarea Plan land use map (Figure 8-1) and policies (Chapter 4) may be amended consistent with BMC 20.10 Comprehensive Plan Amendments. Zoning map (Figure 8-2) amendments shall be subject to either BMC 20.58.040 Site-Specific Rezone or BMC 20.58.050 Area-Wide Rezones. Code amendments shall be subject to Chapter 20.18 BMC, Text Amendments.

Figure 8-2. Gorst Zoning Map

B. Land Use Zones

1. Low Intensity Waterfront

Intent: The Low Intensity Waterfront (LIW) district allows commercial uses to serve the traveling public in a development pattern that reduces impervious surfaces, promotes shoreline reclamation and open space, promotes landscape and streetscape improvements, promotes pedestrian safety and comfort, and improves vehicular access. Commercial uses would occur on smaller impervious footprints interspersed by trails, parks, and reclaimed shoreline habitat. New residential uses are restricted.
i. PERMITTED USES

a. Permitted Uses: Permitted uses in the Low Intensity Waterfront district shall be consistent with BMC 20.62.020, with the following additions:

(i) Automobile sales, having access to a state route;
(ii) Caretaker’s residence;
(iii) Parks, playgrounds, and open spaces;
(iv) Public utility facilities;
(v) Schools and associated uses and outdoor athletic fields less than twenty thousand (20,000) square feet gross floor area;
(vi) Transportation facilities; and
(vii) Worship, religious and community facilities of twenty thousand (20,000) square feet gross floor area or less.

b. Prohibited Uses: The following uses are prohibited in the Low Intensity Waterfront Zone.

(i) Gas Stations; and
(ii) Residential uses not listed in i.a above.

c. Accessory Uses: Accessory uses may be permitted when found in connection with a principal use or other necessary and customary uses determined by the Director to be appropriate, incidental, and subordinate.

d. Conditional Uses: The following uses may be permitted, provided a Type II conditional use permit is approved pursuant to BMC 20.58.020:

(i) Hardware and materials supply stores including garden supply subject to conditions of BMC 20.62.040(a).
(ii) Schools and associated uses and outdoor athletic fields greater than twenty thousand (20,000) square feet gross floor area, subject to the following conditions:
   (a) Front, side and rear yard setbacks of structures and outdoor storage areas shall be at least thirty (30) feet;
   (b) Setbacks may be reduced for those portions of a structure fronting interior streets;
   (c) The maximum height for any new construction may be increased to match the architecture of existing buildings; provided, that it is set back an additional foot from any property line for each additional foot of allowed height, and in no case shall the new construction exceed forty-five (45) feet;
   (d) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties;
   (e) Additional measures may be required if deemed necessary to mitigate any noise impacts to adjacent residential uses; and
   (f) The maximum height of a fence or wall within a front yard setback may be increased to six (6) feet, provided it enhances safety and security around an outdoor play area.
(iii) Worship, religious and community facilities greater than twenty thousand (20,000) square feet, provided:
   (a) The site is located on a collector or higher street; and
   (b) The site area shall be one (1) acre or more.
ii. DIMENSIONAL AND DEVELOPMENT STANDARDS: Dimensional and development standards shall be consistent with Section C.

2. **Low Intensity Mixed Use**

Intent: The Low Intensity Mixed Use (LIMU) district promotes mixed uses – retail, hotel, office, services, residential – in horizontal or small scale vertical patterns-- and regional commercial uses designed to maximize shoreline views and allow streamside public access where appropriate. A less intensive pattern is found on Gorst Creek and West Belfair Road. A new development pattern reduces impervious surfaces, promotes creek restoration, promotes landscape and streetscape improvements, promotes pedestrian safety and comfort, and improves vehicular access.

i. **PERMITTED USES**
   a. Permitted Uses: Permitted uses in the Low Intensity Mixed Use district shall be consistent with BMC 20.92.020, with the following additions:
      (i) Automobile sales, having access to a state route;
      (ii) Automobile service, repair excluding outdoor display areas;
      (iii) Entertainment use;
      (iv) Museum and gallery;
      (v) Education and schools and outdoor athletic fields less than twenty thousand (20,000) square feet gross floor area;
      (vi) Park and ride facility;
      (vii) Public utility facilities; and
      (viii) Transportation facilities.
   b. Prohibited Uses: The following uses are prohibited in the Low Intensity Mixed Use Zone.
      (i) Gas Stations.
   c. Accessory Uses: Accessory uses may be permitted when found in connection with a principal use or other necessary and customary uses determined by the Director to be appropriate, incidental, and subordinate.
   d. Conditional Uses: The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020:
      (i) Education and schools and associated uses, and outdoor athletic fields greater than twenty thousand (20,000) square feet gross floor area subject to the following:
         (a) Front, side and rear yard setbacks of structures and outdoor storage areas shall be at least thirty (30) feet;
         (b) Setbacks may be reduced for those portions of a structure fronting interior streets;
         (c) The maximum height for any new construction may be increased to match the architecture of existing buildings; provided, that it is set back an additional foot from any property line for each additional foot of allowed height, and in no case shall the new construction exceed forty-five (45) feet;
         (d) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties;
         (e) Additional measures may be required if deemed necessary to mitigate any noise impacts to adjacent residential uses; and
         (f) The maximum height of a fence or wall within a front yard setback may be increased to six (6) feet, provided it enhances safety and security around an outdoor play area.
      (ii) Worship, religious and community facilities greater than twenty thousand (20,000) square feet, provided:
(a) The site is located on a collector or higher street;
(b) The site area shall be one (1) acre or more; and
(c) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.

ii. DIMENSIONAL AND DEVELOPMENT STANDARDS: Dimensional and development standards shall be consistent with Section C.

3. Gorst Mixed Use

Intent: The Gorst Mixed Use (GMU) district promotes mixed uses – retail, hotel, office, services, residential – in horizontal or small scale vertical patterns-- and regional commercial uses designed to maximize shoreline views and allow streamside public access where appropriate. A more intensive development pattern is found in Central Gorst and a less intensive pattern is found on West Belfair Road, Sam Christopherson Road West, and West Frontage Road/ West Frone Drive.

i. PERMITTED USES

a. Permitted Uses: Permitted uses in the Gorst Mixed Use district shall be consistent with BMC 20.92.020, with the following additions:
   (i) Automobile sales, having access to a state route;
   (ii) Automobile service, repair excluding outdoor display areas;
   (iii) Education and schools and associated uses and outdoor athletic fields less than twenty thousand (20,000) square feet gross floor area;
   (iv) Entertainment use;
   (v) Gas stations, permitted when property takes frontage from SR 3 or SR 16;
   (vi) Museum and gallery;
   (vii) Park and ride facility;
   (viii) Public utility facilities; and
   (ix) Transportation facilities.

b. Accessory Uses: Accessory uses may be permitted when found in connection with a principal use or other necessary and customary uses determined by the Director to be appropriate, incidental, and subordinate.

c. Conditional Uses: The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020:
   (i) Schools and associated uses, and Outdoor athletic fields greater than twenty thousand (20,000) square feet gross floor area subject to the following:
      (a) Front, side and rear yard setbacks of structures and outdoor storage areas shall be at least thirty (30) feet;
      (b) Setbacks may be reduced for those portions of a structure fronting interior streets;
      (c) The maximum height for any new construction may be increased to match the architecture of existing buildings; provided, that it is set back an additional foot from any property line for each additional foot of allowed height, and in no case shall the new construction exceed forty-five (45) feet;
      (d) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties;
      (e) Additional measures may be required if deemed necessary to mitigate any noise impacts to adjacent residential uses; and
(f) The maximum height of a fence or wall within a front yard setback may be increased to six (6) feet, provided it enhances safety and security around an outdoor play area.

(ii) Worship, religious and community facilities greater than twenty thousand (20,000) square feet, provided:
(a) The site is located on a collector or higher street;
(b) The site area shall be one (1) acre or more; and
(c) Landscaping is provided meeting the minimum requirements for nonresidential uses prescribed in Chapter 20.50 BMC. Additional landscaping for screening purposes may be required if it is found necessary to mitigate any impacts to adjoining residential properties.

ii. DIMENSIONAL AND DEVELOPMENT STANDARDS: Dimensional and development standards shall be consistent with Section C.

4. Neighborhood Mixed Use

Intent: The Neighborhood Mixed Use (NMU) district promotes low and medium density housing including detached single family, attached single family, cottages, townhomes, small scale flats, and accessory dwelling units. Developments are accomplished in an environmentally sustainable pattern, such as clustering, low impact development techniques, energy conservation, and similar methods. Small scale commercial uses that serve local residences are allowed. Public and private open spaces are also promoted.

i. PERMITTED USES
a. Permitted Uses: Permitted uses in the Neighborhood Mixed Use district shall be consistent with BMC 20.66.020 with the following additions, provided that non-residential uses shall not exceed five thousand (5,000) gross square feet in size:
(i) Residential uses of the following types:
(a) Group residential facility – Class I;
(b) Foster home;
(c) Multi-unit dwelling unit;
(d) Senior housing complex;
(e) Single-unit dwelling unit, (zero (0)) lot lines;
(f) Single-unit dwelling unit, detached;
(g) Townhouses;
(ii) Day care facility of twelve (12) or fewer persons receiving care
(iii) Day care facilities (thirteen (13) or more persons receiving care) subject to criteria in BMC 20.60.040, Conditional Uses
(iv) Education and schools of twelve (12) or fewer students;
(v) Live-Work commercial and residential;
(vi) Parks, playgrounds, and open space; and
(vii) Physical fitness and health club.

b. Prohibited Uses: The following uses are prohibited:
(i) Entertainment uses;
(ii) Transportation facilities.

c. Accessory Uses: Accessory uses may be permitted when found in connection with a principal use or other necessary and customary uses determined by the Director to be appropriate, incidental, and subordinate.

d. Conditional Uses: Non-residential uses allowed in i.a may be greater than 5,000 square feet in gross floor area, provided a conditional use permit is approved pursuant to BMC
20.58.020, and subject to the following standards, demonstrated to the satisfaction of the Director:

(i) Apparent building height and bulk is reduced from public views at rights of way and public spaces, consistent with articulation standards required in Chapter 10;

(ii) Increased front, side, or rear setbacks are incorporated beyond that required in Section C to reduce apparent building height and bulk and improve compatibility with adjacent public spaces and residential properties;

(iii) Landscaping treatments are incorporated consistent with the standards of Section C and Chapter 10 to reduce the visibility of blank walls and any additional parking required as a result of the larger non-residential building space; and

(iv) The primary use of the property continues to be residential, or the non-residential use is otherwise consistent with an approved conceptual master plan for the site as a whole that meets the intent of the zone.

ii. DIMENSIONAL AND DEVELOPMENT STANDARDS: Dimensional and development standards shall be consistent with Section C.

5. Commercial Corridor

Intent: The intent of the commercial corridor (CC) district is to provide locations for high intensity commercial uses serving the entire community while preserving maritime views, forested areas, and buffering impacts to adjacent residential areas. The corridor accommodates access to businesses by automobile while also creating a pedestrian-friendly, transit-supporting corridor.

i. USE STANDARDS: Uses shall be consistent with the provisions of BMC 20.62.

ii. DIMENSIONAL AND DEVELOPMENT STANDARDS: Standards for height, setbacks, yards, density, and development site coverage shall be consistent with Section C and with the provisions of BMC 20.62.

6. Industrial

Intent: The intent of the industrial (I) zone is to accommodate light and heavy industrial uses in locations where there is limited interaction with residential uses. Uses include large-scale and/or heavy industries in a manner that reduces impact to the community while meeting industry’s needs for easy access, large sites, and locations that do not cause conflicts with residential and other less intense use areas.

i. USE STANDARDS: Uses shall be consistent with the provisions of BMC 20.94.

ii. DIMENSIONAL AND DEVELOPMENT STANDARDS: Standards for height, setbacks, yards, density, and development site coverage shall be consistent with Section C and with the provisions of BMC 20.94.

7. Gorst Creek Residential

Intent: Gorst Creek Residential (GCR) district applies to low density residential and large lot residential areas along Gorst Creek, where low impact development and riparian and wetland zone protection are priorities. Clustered development patterns and incentives for stream restoration are promoted.

i. PERMITTED USES

a. Permitted Uses: Permitted uses in the Gorst Creek Residential district shall be consistent with BMC 20.60.020.

b. Prohibited Uses: The following uses are prohibited:

   (i) Cemetery.
c. Accessory Uses: Accessory uses may be permitted when found in connection with a principal use or other necessary and customary uses determined by the Director to be appropriate, incidental, and subordinate.
d. Conditional Uses: Conditional uses listed in BMC 20.60.040 may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020 and any conditions in BMC 20.60.040 are met.

ii. DIMENSIONAL AND DEVELOPMENT STANDARDS: Dimensional and development standards shall be consistent with Section C.

8. **Open Space/Recreation**

Intent: The Open Space/Recreation (OSR) designation allows for active and passive parks, recreation, and open space facilities. Secondary uses include accessory commercial such as concessions, recreation equipment rental, and other small-scale facilities that support and enhance public access and recreation.

i. PERMITTED USES
   a. Permitted Uses: Permitted uses in the Open Space/Recreation district shall consist of the following:
      (i) Community, cultural, educational facilities;
      (ii) Docks, piers and other in-water structures;
      (iii) Parks, playgrounds, and open spaces;
      (iv) Recreational facilities, general, outside shoreline jurisdiction;
      (v) Recreational facilities, general, water-oriented; and
      (vi) Trails, public pedestrian and bicycle.
   b. Accessory uses may be permitted when found in connection with a principal use or other necessary and customary uses determined by the Director to be appropriate, incidental, and subordinate.
   c. Conditional Uses: The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020:
      (i) Boat launches, soft shore only; and
      (ii) Recreational facilities, general, in shoreline jurisdiction.

ii. DIMENSIONAL AND DEVELOPMENT STANDARDS: Dimensional and development standards shall be consistent with Section C.

C. Dimensional and Development Standards

1. **Dimensional and Development Standards:**
   i. Standards for height, setbacks, yards, density, and development site coverage shall be consistent with Table 8-1 for the following zones:
      a. Low Intensity Waterfront
      b. Low Intensity Mixed Use
      c. Gorst Mixed Use
      d. Neighborhood Mixed Use
      e. Gorst Creek Residential
      f. Open Space/Recreation
   ii. Commercial Corridor and Industrial zones shall meet the standards of Chapter 20.62 BMC and Chapter 20.94 BMC, respectively.
### Table 8-1. Density and Dimensional Standards

<table>
<thead>
<tr>
<th></th>
<th>Low Intensity Waterfront</th>
<th>Low Intensity Mixed Use</th>
<th>Gorst Mixed Use</th>
<th>Neighborhood Mixed Use</th>
<th>Gorst Creek Residential</th>
<th>Open Space/Recreation</th>
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<tr>
<td>Minimum Density (units per net acre)</td>
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<td>10</td>
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<tr>
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<td>30</td>
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<td>Lot Area (Single Family Only)</td>
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<td>-</td>
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<td>Min: 5,800</td>
<td>Max: None</td>
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<tr>
<td>Max Development Coverage (pct. of lot area)</td>
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<td>Standard: 35%</td>
<td>Standard: 60%</td>
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<td></td>
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<tr>
<td>Max Building Coverage (pct. of lot area)</td>
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<td>25%</td>
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<td>Minimum Side Yard Setback (ft)</td>
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<td>Zero (4)</td>
<td>Zero (8)</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback (ft)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>Zero</td>
</tr>
</tbody>
</table>

1. Maximum density is subject to the incentives in Section 8.E.

2. Maximum standard is subject to the incentives in Section 8.E.

3. The setback may be increased if the Director finds that such increase is the minimum necessary to facilitate a superior site design. In order to obtain approval for an increased setback, the applicant shall submit a written analysis establishing how the project facilitates superior site design, is the minimum necessary, is consistent with specific goals and policies within the Comprehensive Plan and is compliant with all applicable sections of the BMC. The following list identifies examples of circumstances where increased setbacks may be found to be appropriate:

   a. When the site includes more than one street frontage;

   b. To accommodate existing topography, utilities, or other physical site constraints that make compliance with the setback infeasible;

   c. To accommodate phasing of infill development;

   d. On sites that are significantly developed with existing legally established nonconforming uses or structures whereby strict code compliance will not facilitate effective circulation; and;
e. For projects that in the opinion of the Director provide enhanced public amenities within the setback area which includes, but is not limited to the following: public plazas, increased landscaping, architectural features, improved pedestrian connections.

f. When fronting on an arterial or state route.

4. Except when commercial or mixed use development abuts Gorst Creek Residential Zone, when it shall be a minimum of 10 feet.

5. Maximum height may be increased to 45 feet through the use of incentives in Section 8.E, except when fronting SR 3 or SR 16, when it may be increased to 65 feet.

6. For mixed-use or commercial development, the minimum setback shall be zero (0) feet. Otherwise, the setback shall be 15 feet.

7. Applies only to commercial portion of a mixed-use development.

8. Except for zero lot line or townhouse development on fee simple lots, when the minimum setback shall be five (5) feet.

2. Parking Requirements

i. Subsection a shall apply to all uses, and subsections b and c shall apply to mixed use, commercial, institutional, and industrial uses:

a. Development applications shall meet the circulation and parking standards of Chapter 10 and BMC Chapter 20.48, Off-Street Parking Requirements.

b. On-site parking shall be to the rear or to the side of buildings on the site and shall not occupy more than fifty (50) percent of the site frontage facing the arterial street frontage(s). The site frontage includes all of the area between the right-of-way and front building wall; this applies to the entire length of the property, regardless of building width. Corner lots have two site frontages as they are positioned on two street frontages.

c. All efforts shall be taken to avoid placing parking on street corners. Parking located between the building frontage and street corners shall be fully screened. Screening shall consist of the following:

   (i) A four (4) foot tall decorative wall within the front yard landscaping area that fully screens the parking areas. The wall shall be located such that it blocks views of the parking from the right-of-way. For long spans of frontage (100’ or more), the wall shall include modular articulation to add architectural variety.

   (ii) Shrubs or other alternative materials may be substituted for the wall, provided it is demonstrated that the shrubs/alternative will provide equal to or better visual screening than the wall. Shrubs shall be a minimum of three feet (3’) tall at time of installation and shall be additional to the landscaping required in BMC 20.52.

   (iii) Openings may be required within a wall section in order to provide a sidewalk from the right-of-way to the building entry. The entry shall be the minimum necessary to accommodate a sidewalk that is a minimum of 5’ in width, clearly marked, and distinguished from driving surfaces by using decorative paving, stamped/stained concrete, or raised walkways with alternative materials (such as brick, cobblestone, decorative pavers). Paint striping does not meet this requirement.

   (iv) Access to parking may be from adjacent non-principal arterial streets, or from driveways off of the principal arterial.

   (v) Driveways providing access to parking area shall be well-defined, highly visible entryways.

3. Environmental Standards

Development applications shall comply with Section 8.D.
4. **Design Guidelines**
   Development applications shall be subject to design guidelines in Chapter 10 of this Subarea Plan.

5. **Landscaping Standards**
   Development applications shall comply with Chapter 10 of this Subarea Plan and BMC Chapter 20.50, Landscaping.

6. **Sign Standards**
   Development applications shall comply with BMC Chapter 20.52, Sign Standards.

7. **Incentives**
   See Section 8.E.

8. **General Standards**
   i. Development applications shall comply with general development standards in BMC Chapter 20.44, and Special Development Standards in BMC Chapter 20.46, Special Development Standards.
   ii. All development proposals shall comply with applicable requirements for connection to sanitary sewer consistent with Chapter 15.03 BMC, Wastewater.

D. **Environmental Standards**

1. **General Standards**
   i. **CRITICAL AREAS:** Upon annexation, the critical areas regulations in BMC 20.14, Critical Areas, shall apply.
   ii. **SHORELINE MANAGEMENT:** Upon annexation, the Bremerton Shoreline Master Program policies and regulations shall apply.
   iii. **CLEARING AND GRADING:**
      a. The standards of Bremerton Shoreline Master Program Section 20.16.920 (or as codified following Ecology approval), Clearing and Grading, shall apply in the entire Gorst UGA.
      b. Non-hazardous vegetation clearing outside of critical area buffers, shoreline buffers, or management zone standards of Section 8.D shall be limited to the minimum necessary to accommodate a development that is consistent with all other provisions of Gorst Subarea Plan Chapters 8 and 10. Design and location of the structure or development shall minimize native vegetation removal. Development or uses that require vegetation clearing shall be designed to avoid the following in the order indicated below, with 1 being the most desirable vegetation to retain: 1) native coniferous trees; 2) native deciduous trees; 3) other native vegetation; 4) non-native trees; and 5) other non-native vegetation.
      c. The Director may allow danger tree removal consistent with the Critical Areas regulations in BMC 20.14; such removal shall be subject to compensation through equivalent tree replacement.
## 2. Gorst Creek Overlay

### i. APPLICABILITY: This section applies to lands within 100 feet of the Gorst Creek ordinary high water mark (OHWM) in the Gorst Subarea as mapped in Chapter 2. These standards shall be met in addition to applicable Bremerton Shoreline Master Program regulations. In cases of conflict, the standards that are most protective of ecological functions shall control as determined by the Director.

### ii. MANAGEMENT ZONES: The following habitat, impervious surface, and structure allowances shall be met for new development or redevelopment per Table 8-2.

<table>
<thead>
<tr>
<th>Management Zone</th>
<th>Habitat Standards</th>
<th>Impervious Allowances</th>
<th>Structure Allowances</th>
</tr>
</thead>
</table>
| A: 0-50 feet upland of OHWM or bulkhead | A-1: Retain significant native trees, shrubs, and ground cover consistent with Bremerton Shoreline Master Program, BMC 20.14 Critical Areas and BMC Chapter 20.50 Landscaping.  
A-2: Enhance degraded areas of Management Zone A, as follows: Enhance at a 2:1 ratio the equivalent of the cleared area with native vegetation.  
A-3: If existing impervious area of an equivalent or greater area is removed from Management Zone A, enhance degraded areas of Management Zone A, as follows: Enhance at a 1:1 ratio the equivalent of the cleared area with native vegetation, or remove man-made structures in stream.  
A-4: Perpendicular trails constructed of permeable materials and no greater in travel way width than five feet subject to Type A-1 and A-2 Standards. Spaced no more frequently than every 660 feet. | Perpendicular trails constructed of permeable materials and no greater in travel way width than five feet subject to Type A-1 and A-2 Standards. Spaced no more frequently than every 660 feet. | No new structures with permanent foundations are allowed. |
| B: 50-85 feet upland of OHWM or bulkhead | B-1: Retain significant native trees, shrubs, and ground cover consistent with Bremerton Shoreline Master Program, BMC 20.14 Critical Areas and BMC Chapter 20.50 Landscaping.  
B-2: In exchange for impervious surface allowances, enhance degraded areas of Management Zone A, as follows: Enhance at a 2:1 ratio the equivalent of the cleared area with native vegetation or remove man-made structures in stream.  
B-3: If existing impervious area of an equivalent or greater area is removed from Management Zone A, enhance degraded areas of Management Zone A, as follows: Enhance at a 1:1 ratio the equivalent of the cleared area with native vegetation, or remove man-made structures in stream at a minimum of 25% of property’s lineal feet of shoreline frontage based on an approved habitat management plan.  
B-4: Installation of pervious or semi-pervious surfaces such as non-solid surface decks or green infrastructure in place of existing lawn or other non-native vegetation. The area of such surfaces shall not be greater than 25% of Management Zone B. Trails, parallel or perpendicular, constructed of permeable materials and no greater in travel way width than five feet subject to Habitats Standard B-2. Parallel trails shall be placed in the outer 25% of Management Zone B. | Installation of pervious or semi-pervious surfaces such as non-solid surface decks or green infrastructure in place of existing lawn or other non-native vegetation. The area of such surfaces shall not be greater than 25% of Management Zone B. Trails, parallel or perpendicular, constructed of permeable materials and no greater in travel way width than five feet subject to Habitats Standard B-2. Parallel trails shall be placed in the outer 25% of Management Zone B. | No new structures with permanent foundations are allowed, except for items in “impervious allowances” column. |
3. Sinclair Inlet Overlay Standards

i. New development or redevelopment in the Low Intensity Waterfront Zone shall remove existing impervious area at a rate of 1.25:1 within 200 feet of the Sinclair Inlet shoreline. If incentives are provided consistent with Section 8.E, this requirement to remove existing impervious area shall not apply.

ii. If additional impervious area is required for development in the Low Intensity Waterfront designation, removal or infiltration capacity of stormwater shall be required at 125% of projected runoff based on the 100-year storm event.

4. Environmental Standards – Stormwater

i. Inclusion of Low Impact Development (LID) and Feasibility Determination. All development in Gorst shall incorporate LID to the maximum extent feasible. Please refer to BMC 15.04.020 for further guidance.

   a. Site Evaluation – Dispersion: A site evaluation shall assess the feasibility for dispersion, including topography, sensitive slopes and required setbacks. Where dispersion is feasible for all or part of the site, this method shall be used. In areas where dispersion is not feasible, infiltration shall be used if feasible.

   b. Site Evaluation – Infiltration: The evaluation shall assess the feasibility of infiltration, including a soils reconnaissance and Pilot Infiltration Test (PIT) for any outwash soils identified where infiltration may be possible. Where infiltration is feasible for all or part of the site, it shall be implemented.

   c. Where Full Infiltration is Not Feasible: In areas where full infiltration is not feasible, LID BMPs per Subsection (b) below shall be used for all water quality treatment and partial flow
control. Projects shall meet water quality treatment needs with LID best management practices (BMP’s) if feasible.

d. Site Soils: Site soils in landscaped areas shall be amended pursuant to manuals described in Subsection (b)(1) below.

e. Limit Impervious Surfaces: Impervious surfaces shall be limited to the greatest extent feasible and shall comply with the provisions of Section 8.C.

ii. LID Design

a. Design of LID facilities such as bioretention, pervious pavements, and others shall be in accordance with the design criteria in the BMC 15.04.020. Further guidance can be found in the Puget Sound Partnership’s Low Impact Development Technical Manual for Puget Sound (“the LID Manual”) and the Stormwater Management Manual for Western Washington (“the Stormwater Manual”), except as provided in this Subsection.

b. Conceptual Bioretention Facility Design. Preference shall be given to facility designs that fully infiltrate all stormwater on-site. Refer to BMC 15.04.020 for the most current diagrammatic drawings.

iii. LID Implementation Standards

a. Projects shall implement a comprehensive stormwater management plan for the project that manages all rainfall onsite, incorporates soil amendments in landscaped areas, utilizes permeable pavement for all pedestrian areas and uses feasible LID techniques, consistent with Subsection (b) above.

b. Projects shall implement a stormwater management plan that uses LID BMPs for all required water quality treatment from Pollution Generating Surfaces (PGS), e.g., bioretention and pervious pavement.

c. All existing storm drains or inlets shall be clearly labeled to indicate the drain or inlet leads to a stream or groundwater and that dumping in the drain or inlet is prohibited. No additional storm drains shall be installed that lead to streams or to Sinclair Inlet, nor shall new drain systems that connect directly to existing drains that flow to a stream or Sinclair inlet will be allowed.

E. Incentives

1. Applicability

The incentive measures in this chapter apply to all zones and land uses within the Gorst UGA with the exception of Open Space/Recreation, Commercial Corridor, and Industrial zones. Incentives are intended to encourage sustainable development and provide flexibility through voluntary incentives, consistent with the policy direction contained in Chapter 4. These incentives are to acknowledge the existing built environment and through redevelopment minimize activities that contribute to stormwater issues and/or provide greater protection of the Sinclair Inlet shoreline and Gorst Creek.

2. Relationship with Other Standards

Nothing in this section relieves the applicant from compliance with any other standard set forth in Chapters 8 or 10, or from compliance with any other provision of the Bremerton Municipal Code, unless specifically exempted in this document.

3. Public Benefit and Incentives

Table 8-3 describes the public benefit and the resulting development incentive earned. Using the incentives an applicant can earn density, height, or development coverage above the base standard allowed in the zone. In no case shall the maximum density, height, or development coverage exceed
the maximum allowed by the zone. More than one public benefit and corresponding incentive may be earned up to 100% of the bonus. Table 8-4 summarizes the minimum, base, and maximum densities, heights, and development coverages for reference. The full text of the applicable zone should be consulted in addition to the table; in cases of conflict the zone-specific language shall control.

Table 8-3. Public Benefit and Incentives

<table>
<thead>
<tr>
<th>Public Benefit Description</th>
<th>Development Incentive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater</td>
<td>Select one or more bonus item</td>
</tr>
<tr>
<td>Project provides a clustered residential project with LID street per Chapter 10.</td>
<td>100% Density Bonus</td>
</tr>
<tr>
<td></td>
<td>50% Height Bonus</td>
</tr>
<tr>
<td></td>
<td>50% Development Coverage Bonus</td>
</tr>
<tr>
<td>Project uses permeable surfacing or detention/infiltration methods to reduce overland flow</td>
<td>25% excess of 100 year storm infiltrated onsite:</td>
</tr>
<tr>
<td>in excess of the 100-year storm requirement, in 75% of circulation, parking and loading</td>
<td>50% Density Bonus</td>
</tr>
<tr>
<td>areas, except where potential contamination, a specific industrial activity or other site</td>
<td>50% Height Bonus</td>
</tr>
<tr>
<td>specific constraints precludes its use. Contamination sources include vehicle fuel</td>
<td>50% Development Coverage Bonus</td>
</tr>
<tr>
<td>stations, storage of industrial chemicals, oils and grease, and other hazardous</td>
<td></td>
</tr>
<tr>
<td>substances, dust and dirt storage, etc.</td>
<td></td>
</tr>
<tr>
<td>Project locates bioretention cells in publicly visible areas, includes a planting plan</td>
<td>50% Density Bonus</td>
</tr>
<tr>
<td>by a licensed landscape architect, provides a plant maintenance warranty for 1 year.</td>
<td>50% Height Bonus</td>
</tr>
<tr>
<td>Bioretention cells treat a minimum of 10,000 sq. ft. of Pollution Generating Impervious</td>
<td>50% Development Coverage Bonus</td>
</tr>
<tr>
<td>Surfaces (PGIS).</td>
<td></td>
</tr>
<tr>
<td>Net reduction of existing impervious area by 25% and revegetation with native vegetation.</td>
<td>100% Density Bonus</td>
</tr>
<tr>
<td></td>
<td>100% Height Bonus</td>
</tr>
<tr>
<td>Habitat</td>
<td></td>
</tr>
<tr>
<td>Provide a landscape plan that demonstrates that at least 20% of the significant trees</td>
<td>50% Density Bonus</td>
</tr>
<tr>
<td>on the buildable area of the site are retained outside of buffers.</td>
<td>50% Height Bonus</td>
</tr>
<tr>
<td></td>
<td>50% Development Coverage Bonus</td>
</tr>
<tr>
<td>Provide multilayered landscaping including native trees, native shrubs and native</td>
<td>50% Density Bonus</td>
</tr>
<tr>
<td>groundcover on at least 30% of the site.</td>
<td>50% Height Bonus</td>
</tr>
<tr>
<td></td>
<td>50% Development Coverage Bonus</td>
</tr>
<tr>
<td>Site plan includes a minimum 35-foot habitat corridor (not otherwise required by critical</td>
<td>100% Density Bonus</td>
</tr>
<tr>
<td>area or shoreline or management overlay regulations) vegetated with native trees,</td>
<td>50% Height Bonus</td>
</tr>
<tr>
<td>shrubs and groundcover that connect critical areas or permanently preserved natural</td>
<td>50% Development Coverage Bonus</td>
</tr>
<tr>
<td>areas within or adjacent to and across the project site. Site design shall ensure that</td>
<td></td>
</tr>
<tr>
<td>lighting from adjacent development does not intrude on corridor. The corridor shall be</td>
<td></td>
</tr>
<tr>
<td>protected with a native growth protection easement or maintained to exclude non-native</td>
<td></td>
</tr>
<tr>
<td>invasive species, such as blackberry and Japanese knotweed (See Noxious Weed list for</td>
<td></td>
</tr>
<tr>
<td>Kitsap County).</td>
<td></td>
</tr>
<tr>
<td>Access Improvements</td>
<td></td>
</tr>
<tr>
<td>Site design for new development is configured in such a way as to allow future businesses</td>
<td>100% Density Bonus</td>
</tr>
<tr>
<td>and site occupants shared access to roads within or contiguous to the development site.</td>
<td>100% Height Bonus</td>
</tr>
<tr>
<td></td>
<td>100% Development Coverage Bonus</td>
</tr>
<tr>
<td>Public Benefit Description</td>
<td>Development Incentive</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Shared access driveway is provided and designed to serve two or more development sites (one may be a future site), a joint tenant building is provided on a site, or the project is located within a multi-tenant commercial center.</td>
<td>50% Density Bonus  50% Height Bonus  50% Development Coverage Bonus</td>
</tr>
<tr>
<td>Shared parking is provided that serves two or more tenants. No additional parking outside of the shared lot(s) may be provided. Shared parking lots shall be located within a 1,200 foot radius of the front door of the building. Number of parking stalls is no more than 50% greater than minimum requirement in Section BMC Chapter 20.48.</td>
<td>50% Density Bonus  100% Height Bonus  100% Development Coverage Bonus</td>
</tr>
<tr>
<td>Shared or consolidated loading areas are provided in a central service court or other location that is screened from public view.</td>
<td>25% Density Bonus  25% Height Bonus  25% Development Coverage Bonus</td>
</tr>
</tbody>
</table>
Table 8-4. Summary of Development Standards Eligible for Bonus by Zone

<table>
<thead>
<tr>
<th>Height, Bulk, and Impervious Surface Standards</th>
<th>Low Intensity Waterfront</th>
<th>Low Intensity Mixed Use</th>
<th>Gorst Mixed Use</th>
<th>Neighborhood Mixed Use</th>
<th>Gorst Creek Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, Minimum, in units per net acre</td>
<td>-</td>
<td>10</td>
<td>10</td>
<td>8</td>
<td>1</td>
</tr>
<tr>
<td>Density, Base, in units per gross acre</td>
<td>-</td>
<td>20</td>
<td>20</td>
<td>15</td>
<td>5</td>
</tr>
<tr>
<td>25% of bonus</td>
<td>-</td>
<td>22.5</td>
<td>22.5</td>
<td>17.25</td>
<td>6.25</td>
</tr>
<tr>
<td>50% of bonus</td>
<td>-</td>
<td>25</td>
<td>25</td>
<td>19.5</td>
<td>7.5</td>
</tr>
<tr>
<td>100% of bonus</td>
<td>-</td>
<td>30</td>
<td>30</td>
<td>24</td>
<td>10</td>
</tr>
<tr>
<td>Density, Maximum, in units per gross acre, subject to incentives</td>
<td>-</td>
<td>30</td>
<td>30</td>
<td>24</td>
<td>10</td>
</tr>
<tr>
<td>Height, Base, in feet</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>25% of bonus</td>
<td>30</td>
<td>30</td>
<td>35</td>
<td>37.5</td>
<td>NA</td>
</tr>
<tr>
<td>50% of bonus</td>
<td>35</td>
<td>35</td>
<td>45</td>
<td>40</td>
<td>NA</td>
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<tr>
<td>100% of bonus</td>
<td>45</td>
<td>45</td>
<td>65</td>
<td>45</td>
<td>NA</td>
</tr>
<tr>
<td>Height, Maximum, in feet, subject to incentives</td>
<td>45</td>
<td>45</td>
<td>65</td>
<td>45</td>
<td>NA</td>
</tr>
<tr>
<td>Development Coverage, Standard Maximum, in percent of lot area</td>
<td>35</td>
<td>35</td>
<td>60</td>
<td>55</td>
<td>45</td>
</tr>
<tr>
<td>25% of bonus</td>
<td>38.75</td>
<td>38.75</td>
<td>66.25</td>
<td>57.5</td>
<td>47.5</td>
</tr>
<tr>
<td>50% of bonus</td>
<td>42.5</td>
<td>42.5</td>
<td>72.5</td>
<td>60</td>
<td>50</td>
</tr>
<tr>
<td>100% of bonus</td>
<td>50</td>
<td>50</td>
<td>85</td>
<td>65</td>
<td>55</td>
</tr>
<tr>
<td>Development Coverage, Maximum, in percent of lot area, subject to incentives</td>
<td>50</td>
<td>50</td>
<td>85</td>
<td>65</td>
<td>55</td>
</tr>
</tbody>
</table>