IV - ZONING & DEVELOPMENT REGULATIONS

A. LAND USE ZONES

This section of the Sub-Area Plan contains the zoning and development standards that will guide the redevelopment of Bay Vista and will implement the requirements of the site's zoning designation. The standards address the following elements:

Land uses/zones, including density, height, setbacks, building coverage and impervious surface coverage;

- General development standards;
- Building design;
- Streets, sidewalks and driveways;
- Parking;
- Landscaping;
- Parks and open space;
- Signs.

Design standards are reviewed for conformity by the ARC, as discussed in Sec. III.

The current zoning classification for the Bay Vista site is Master Development (MD) [Chapter 20.80 BMC]. The MD zone is applied to sites envisioned for large-scale planned development. These proposals must meet a public need and provide a community benefit, such as redeveloping "blighted" areas or providing affordable housing opportunities. Projects may be proposed by public entities or public-private partnerships, and should result in innovative development.

Proposals in the MD zone are required to prepare a Master Development Plan (MDP), which includes standards for development of the site, including uses, density, setbacks, lot coverage and heights. Other required components of an MDP, which are addressed in these regulations, include the following:

- An open space plan that protects natural resources and provides recreational opportunities;
- Site edge design that is compatible with adjacent uses and densities;
- Streetscapes that include amenities, (street trees, planting strips, benches, street lighting, etc.) and other design features that make streets interactive, walkable and enjoyable;
- A general landscape plan, including preservation of significant trees where possible;
- Adequate off-street parking, which may modify standard requirements if a parking study demonstrates no impact on adjacent properties.

1. LAND USE & DIMENSIONAL STANDARDS

Land uses within Bay Vista and applicable dimensional standards are identified in ***Table A-1***, Density and Dimensional Standards and ***Figure A-2***, Land Use Map.

2. RESIDENTIAL

Intent: The intent of the residential (R) zone is to accommodate a variety of housing types at varying densities consistent with creation of a mixed-income, mixed-use pedestrian-oriented community. Housing types may include single-family attached and detached in a variety of styles. Multi-Family housing may also occur in mixed-use buildings.

Residential standards shall be in accordance with the standards of BMC 20.60 with the following additions and/or revisions:

i. Permitted Uses and Density

a. Permitted Uses

(i) Provided that they are consistent with the intent of the Zone, all uses are permitted outright, provided that the Development Standards specified in Section IV are satisfied. The applicant shall bear the burden of proving that a proposed use achieves the stated intent of the particular zone.

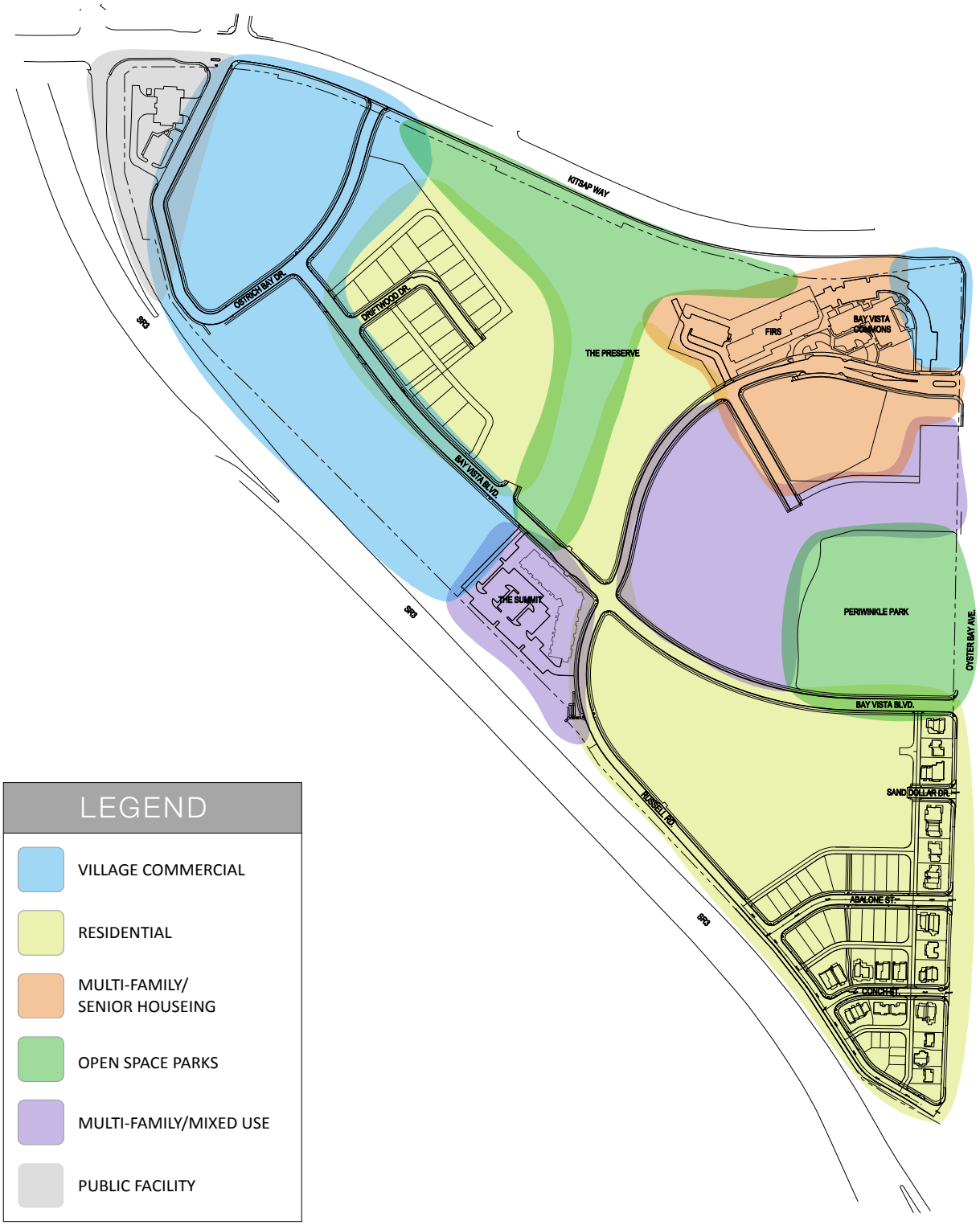
b. Use Definitions

(i) Definitions of the specific land uses are found in BMC Chapter 20.40.

c. Decision Authority

(i) A use determination made by the Director may be appealed to the Hearing Examiner

Figure A-2 – Land Use Plan



following a Type II decision process as set forth in BMC Chapters 20.02 and 20.40

ii. Dimensional Standards: Standards for height, setback, yards, building coverage and site coverage shall be consistent with ***Table A-1***.

iii. Public Space Requirements
The following public space requirements to residential development:

a. Pedestrian-oriented spaces, amenities and corridors shall be incorporated in the overall site design.

b. Pedestrian areas shall be easily accessible, clearly visible and located to take advantage of surrounding features such as building entrances, open spaces, significant landscaping, unique topography or architecture, and solar exposure.

iv. Development Standards:

a. Residential building density, height, yards/setbacks, building coverage and site coverage, shall be consistent with the standards in ***Table A-1***.

b. Garages & Integral Garages:

(i) Integral garages incorporated into residential structures should not face the street, except for lots not served at the rear by alleys. Where garage doors facing the street are permitted, they should be set back from the front facade, and should contain at least 25% glazing. Driveways shall be a minimum length where any vehicle parked in front of the garage shall not protrude onto the sidewalk.

c. Landscaping: Landscaping shall meet the requirements of Subsection G of these regulations.

d. Building Orientation and Design Elements:

(i) Residential: When located at block corners, buildings shall have two primary facades (composed of the same materials) that are oriented to the two streets.

v. Fire Protection Systems:

Due to the road widths proposed in this plan, all residential units shall be protected by a fire-sprinkler system.

vi. Lot Standards

a. Residential: minimum lot width shall be 30 feet.

3. MULTI-FAMILY/MIXED USE

Intent: The intent of the Mixed-Use (Multi-Family/ Senior Housing) zone is to further the goal of creating a traditional, mixed-use pedestrian-oriented community by allowing a complementary mix of residential and non-residential uses to locate within the same building or stand alone multi family buildings.

Mixed-Use standards shall be in accordance with the standards of BMC 20.66 with the following additions and/or revisions:

i. Permitted Uses and Density:

a. Provided that they are consistent with the intent of the Zone, all uses are permitted outright except those uses listed prohibited in Section IV.A.3.ii, and provided that the Development Standards specified in Section IV are satisfied. The applicant shall bear the burden of proving that a proposed use achieves the stated intent of the particular zone.

ii. Prohibited Uses:

The following uses are prohibited:

a. Adult entertainment
b. Automobile sales
c. Light and heavy industrial/manufacturing uses

iii. Dimensional Standards

a. Standards for setback, yards, building coverage and site coverage are indicated in ***Table A-1***, Density & Dimensional Standards.

iv. Public Space Requirements

a. Pedestrian-oriented spaces, amenities and corridors shall be incorporated in the overall site design.

b. Pedestrian areas shall be easily accessible, clearly visible and located to take advantage of surrounding features such as building entrances, open spaces, significant landscaping, unique topography or architecture.

c. Delineate pedestrian areas through the use of different paving materials, scored paving surfaces, built-in planters, landscape areas and freestanding site furniture.

v. Development Standards

Site development shall be in accordance with the standards of BMC 20.66.060 with the following

additions and revisions:

a. Buildings should be arranged to facilitate integration and use of plazas, courtyards, and greens.

b. Sites should be designed to create an identifiable pedestrian urban character. Methods to achieve this concept include:

(i) Providing well-defined pedestrian walkways or circulation from parking areas, public sidewalks, and building/shop entrances throughout the site.
(ii) Designing surface parking areas to avoid long rows of uninterrupted parking.
(iii) Where possible, sites shall be designed to provide vehicle and pedestrian connections to adjacent sites and activity areas.

c. Outdoor lighting standards
The following standards apply to all uses and development within this zone:

(i) Except for intermittent security lighting on motion detectors, all lights more than seven feet above the ground shall be directed downward and have high cut-off light angles.
(ii) Large areas may be lit with a number of low-intensity sources close to the area requiring illumination. Illumination of a large area with a remote single source of light shall be prohibited.
(iii) Lighting shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Illumination of landscaped areas shall be avoided unless the landscaped area is immediately adjacent to the building.
(iv) Pole lights shall be no taller than 25 feet above a 36-inch base in parking lots, traffic areas, or pedestrian areas.

d. Site furnishings:
Incorporate outdoor furniture, fixtures, and streetscape elements into the site design that enhance and complement the commercial functions of the site. Miscellaneous structures and street furniture should be designed to be part of the architectural design and landscape. The following requirements will assure consistency in site furnishing design and are applicable to all non-residential uses. The following standards shall apply:

(i) Utilize lighting, free- standing signs, trellises, arbors, raised planters, benches and other forms of seating, trash receptacles, bus stops, phone booths, fencing, or other outdoor furniture or streetscape fixtures in the site design to create and define public spaces.
(ii) Locate site furnishings to maximize visual surveillance of the area by residents, pedestrians and passing vehicles to minimize covert activities in the space and lessen risks to public safety.
(iii) Site furnishings should be a commercial-grade designed for heavy public use.

4. VILLAGE COMMERCIAL

Intent: Promote attractive, unified, and viable commercial businesses that serve the needs of the community and provide jobs. Emphasize pedestrian activity, safety and security while still providing for drive thrus adequate auto and truck access.

i. Permitted Uses:

a. Provided that they are consistent with the intent of the Zone, all uses are permitted outright except those uses listed prohibited in Section IV.A.4.ii, and provided that the Development Standards specified in Section IV are satisfied. The applicant shall bear the burden of proving that a proposed use achieves the stated intent of the particular zone.

b. Use Definitions:

(i) Definitions of the specific land uses are found in BMC Chapter 20.40.

c. Decision Authority:

(i) A use determination made by the Director may be appealed to the Hearing Examiner following a Type II decision process as set forth in BMC Chapters 20.02 and 20.40

ii. Prohibited Uses:

a. The following uses are prohibited:

(i). Adult entertainment
(ii). Automobile sales
(iii). Light and heavy industrial/manufacturing uses

iii. Dimensional Standards

a. Standards for setback, yards, building coverage and site coverage are indicated in ***Table A-1***, Density & Dimensional Standards.

iv. Public Space Requirements

a. Pedestrian-oriented spaces, amenities and corridors shall be incorporated in the overall site design.

b. Pedestrian areas shall be easily accessible, clearly visible and located to take advantage of surrounding features such as building entrances, open spaces, significant landscaping, unique topography or architecture.

c. Delineate pedestrian areas through the use of different paving materials, scored paving surfaces, built-in planters, landscape areas and freestanding site furniture.

v. Development Standards

Site development shall be in accordance with the standards of BMC 20.66.060 with the following additions and revisions:

a. Buildings shall be arranged to facilitate integration and use of plazas, courtyards, and greens.

b. Sites shall be designed to create an identifiable pedestrian urban character. Methods to achieve this concept include:

(i) Providing well-defined pedestrian walkways or circulation from parking areas, public sidewalks, and building/shop entrances throughout the site.
(ii) Designing surface parking areas to avoid long rows of uninterrupted parking.
(iii) Where possible, sites shall be designed to provide vehicle and pedestrian connections to adjacent sites and activity areas.

c. Outdoor lighting standards
The following standards apply to all uses and development within this zone:

(i) Except for intermittent security lighting on motion detectors, all lights more than seven feet above the ground shall be directed downward and have high cut-off light angles.
(ii) Large areas may be lit with a number of low-intensity sources close to the area requiring illumination.
(iii) Lighting shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Illumination of landscaped areas shall be avoided unless the landscaped area is immediately adjacent to the building.
(iv) Pole lights shall be no taller than 30 feet above a 36-inch base in parking lots, traffic areas, or pedestrian areas.

d. Site furnishings:
Incorporate outdoor furniture, fixtures, and streetscape elements into the site design that enhance and complement the commercial functions of the site. Miscellaneous structures and street furniture should be designed to be part of the architectural design and landscape. The following requirements will assure consistency in site furnishing design and are applicable to all non-residential uses. The following standards shall apply:

(i) Utilize lighting, free- standing signs, trellises, arbors, raised planters, benches and other forms of seating, trash receptacles, bus stops, phone booths, fencing, or other outdoor furniture or streetscape fixtures in the site design to create and define public spaces.
(ii) Locate site furnishings to maximize visual surveillance of the area by residents, pedestrians and passing vehicles to minimize covert activities in the space and lessen risks to public safety.
(iii) Site furnishings should be a commercial-grade designed for heavy public use.

vi. Building Orientation and Design Elements

a. Blank walls shall not face streets, unless modulated or landscaped.

b. For surface development buildings may generally follow the alignment of the streets they front.

vii. Architectural Building Elements and Character

Design Intent: To create a collection of buildings that presents a unified character while allowing for the individual architectural expression of each building. The design character of an individual building should be compatible (share similar features such as color, scale, massing, width, setback and height and use) with its commercial neighbors on either side and across the street or plaza.

a. Building Scale: Design Intent

(i) To provide a consistent architectural scale throughout, which is appropriate to a pedestrian environment.
(ii) To create a concentration of buildings near the plaza and along the street.
(iii) To achieve an inviting and interesting set of buildings with distinctive character.
(iv) To ensure that the buildings present a varied response to streets and public spaces.
(v) To create strongly identifiable elements and

Table A-1 – Density and Dimensional Standards

Land Use/ Zone	Density (Net dwelling units (d.u.) per acre)	Maximum Height	Front Yard (Building Setback) (1) (ft)	Side Yards (ft) (1,2)	Rear Yards: d.u. or commercial space / garage (ft) (2,3)	Maximum Building Coverage (4)	Maximum Site Coverage (5)
Residential	Up to 38 d.u./acre	30 feet	10 (6)	5	5/2	90%	95%
Mixed Use/ Multi-Family/ Senior Housing	Up to 65 d.u./acre; + up to 7,500 SF of non-residential use permitted on the ground floor facing public street	65 feet	0	0	5/2	90%	100%
Village Commercial	N/A	65 feet	0	0	0	90%	95%

(1) Corner lots shall have two (2) front yards and only one (1) side yard.

(2) Side and rear yard setbacks are subject to additional requirements contained in subsection 5.B. Development Standards.

(3) Where garage is attached or integral to a dwelling unit, and there is no rear yard, the minimum rear yard setback shall be five (5) feet for dwelling space, and two (2) feet for garage. Across an alley the distance between facing garages shall be 24 feet minimum. A deck that does not exceed thirty (30) inches in height above the finished grade may encroach within the rear-yard setback area to within three (3) feet of the property line.

(4) Includes all area covered by structures and roofs, except roof overhangs of 2 feet or less.

(5) Includes area covered by structures and roofs, as defined above, and all impervious site materials.

(6) Additional front yard setback as required by utility provider.

civic gathering places that encourages a sense of community and a sense of place.

(vi) To encourage use of good quality materials with low maintenance life-cycle cost.

b. Building Modulation and Articulation

(i) Building street façades or walls facing pedestrian plazas should be modulated to break down the scale and have the varied look of multiple buildings.

(ii) Building masses and edges along the street or facing pedestrian plazas shall be articulated with windows, entryways and vertical and horizontal elements that provide interest.

(iii) Modulation and articulation may be accomplished in a number of ways, including:

(a) The stepping back or projection of a portion of the facade.

(b) Include significant building elements, such as balconies, bay windows, porches, stoops, pergolas, arcades, canopies or other pedestrian weather-protection elements, towers, turrets, entry areas, etc.

(c) Building focal points, which include distinctive entry features, etc.

(d) Articulation of the roofline and/or manipulating roof forms using gable-ends or dormers.

(e) Changing materials and/or colors.

c. Articulate aspects of building function and design through treatment of windows, doors, enhanced entryways, corners with special trim, molding or glazing; decorative building materials, such as tile and metal work; balconies at upper stories; multiple-paned windows; decorative railings, grillwork or landscape guards; landscape trellises; or decorative light fixtures.

viii. Building Roof

a. Flat roofs and sloped roofs are allowed. If flat roofs are used, cornices or projections are encouraged to delineate roof edges and help with building modulation.

b. Roof mounted mechanical equipment (HVAC) shall be screened from view with structural elements or screens constructed of materials and details compatible with those used in the building.

ix. Architectural Building Materials

Intent: To enhance the quality of both individual buildings and the commercial center streetscape as a whole. To encourage the use of traditional forms, details, and good quality low maintenance materials with low life cycle costs.

a. The materials of building elements such as roofs (where exposed to view), exterior walls, trim, and other miscellaneous elements, should be durable yet should also possess an enduring commercial character.

b. The use of materials which provide textural interest is encouraged for both roofs and walls (precast concrete, masonry, brick, ornamental steel, metal panels, wood or cementitious siding).

x. Service Areas

Intent: To screen service and utility elements from view while providing efficient service areas.

a. Building service elements and utility equipment shall be contained within the building envelope to the extent practical so as not to physically encroach on or visually impact public pedestrian areas.

b. All on-site service areas, loading zones, waste storage, recycling collection, disposal facilities, transformer and utility vaults and similar activities shall be located in an area not visible from a public street or open space. If this is not possible, then the service area, loading zone, or storage area must be screened from public view. Acceptable screening includes:

(i) Materials matching or compatible with the adjacent building wall.

(ii) An opaque landscape hedge or other screening device as approved by the City. Chain link fencing with/without slats is not permitted.

(iii) Service/utility areas or enclosures shall not be located in or be visible from the public plaza or courts.

5. OPEN SPACE

Intent: The intent of the Open Space (OS) zone is to recognize those areas, whether public or private, that are intended to be maintained and used for active or passive open space, parks, recreational activities or tree preservation. Such areas may include squares or plazas that are integrated into intensively developed portions of the site.

i. Permitted Uses & Density:

a. Parks and open spaces used for active recreation and/or passive enjoyment, including developed recreational facilities

b. Squares or plazas

c. Trails, pervious or impervious, for non-motorized use

d. Schools and playgrounds

e. Maintenance facilities not exceeding 500 square feet

f. Maintenance of trees, vegetation, and landscaping

h. Irrigation systems

i. Benches, picnic tables, pergolas, & similar amenities

j. Fountains, sculpture and artwork

k. Stormwater management facilities

l. Utilities and utility structures

m. Interpretive signs and displays

iii. Bay Vista Preserve Management Plan.

A management plan will be prepared for this significant open space. The plan will be developed with community input and will address vegetation management, selective thinning to remove unhealthy trees and invasive species, and the appropriate types of improvements.

6. PUBLIC FACILITY

Intent: The intent of the Public Facility zone is to provide an environment for services and facilities predominantly operated by public agencies and serving a community need. The Public Facility zone ensures a well-planned complex with attention to landscaping and architectural features.

i. Permitted Uses, Design & Development Standards:

a. Shall be in accordance with BMC 20.90 including setbacks, height restrictions and development coverage, unless allowed for by law otherwise.

b. This zone is exempted from the Bay Vista Architectural Review Committee (ARC) and shall be reviewed by the City for compliance for design criteria.

B. GENERAL DEVELOPMENT STANDARDS

General Development Standards shall be in accordance with the standards of BMC 20.44 and 20.46 with the following additions and/or revisions:

1. FENESTRATION

The following additional architectural requirements apply to Village Commercial along Bay Vista Boulevard:

i. Streets and windows shall have a maximum sill height above the ground or sidewalk of 36 inches.

2. BUILDING HEIGHT

i. Building height is defined as the distance from the average finish grade at the façade to the highest point of a flat roof, or midpoint of the sloping surface of a pitched roof. Refer to ***Figure B-1***.

ii. Tower elements, not more than 300 square feet in footprint, may exceed the maximum building height by 12 feet.

3. BUILDING SETBACKS

i. Refer to Table A-1 Density & Dimensional Standards.

C. STREETS, SIDEWALKS AND DRIVEWAYS

1. STREET STANDARDS

Bay Vista's circulation system – streets, sidewalks and pedestrian paths – is an important element in site design and providing connectivity on and off-site. The locations of streets by type are shown in ***Figure D-1***, Thoroughfare Map. Streets, driveways and sidewalks shall be constructed using the standards described below and shown in ***Figure D-2***, Street Sections.

Street Standards shall be in accordance with the standards of BMC Title 11 with the following additions and/or revisions:

i. Street Section 1

a Description: Two-lane streets with on-street parking, sidewalks and trees on both sides. Connects neighborhoods within Bay Vista.

b. Standards:

(i) Total right-of-way: 45-58 feet
(ii) Travel lane: (2) 8-11 feet wide
(iii) On-street parking (one & two sided): 7 feet wide
(a) On-street parking optional within village commercial area.
(iv) Sidewalks: 5 feet wide
(v) Planting strips/swale:
(a) Six feet wide (including half-foot curb) on each side.
(b) Street trees shall be placed every 40 feet (or equivalent) and shall be 2.5-inch caliper minimum at time of planting. Recommended species are identified at the end of Subsection G "Landscape Standards."
(c) Optional single swale on one side: 11 feet wide with 6 feet wide sidewalk on opposite side of street. Option provided to allow flexibility in storm drainage and streetscape design.

c. Lighting:

(i) Ornamental street lights shall be used per Section J8.

ii. Street Section 2

a. Description: Two-lane streets with on-street parking, sidewalks and trees on both sides. Connects neighborhoods within Bay Vista.

b. Standards:

(i) Total right-of-way: 47-52 feet
(ii) Travel lane: (2) 8-9 feet wide
(iii) On-street parking (one & two sided): 7 feet each side
(iv) Sidewalks: 5 feet wide
(v) Planting strips/swale:
(a) Six feet wide (including half-foot curb) on each side
(b) Street trees shall be placed every 40 feet (or equivalent) and shall be 2.5-inch caliper minimum at time of planting. Recommended species are identified at the end of Subsection G "Landscape Standards."

c. Lighting:

(i) Ornamental street lights shall be used per Section J8.

iii. Street Section 3

a. Description: A commercial street with two traffic lanes, on street parking, sidewalks and trees on both sides.

b. Standards:

(i) Total right-of-way: 54 feet
(ii) Travel lanes: (2) 9 feet wide
(iii) On-street parking (both sides): 7 feet each side
(iv) Sidewalks: 5 feet wide
(v) Planting strips:
(a) Six feet wide (including half-foot curb) on one side
(b) Street trees shall be placed every 40 feet (or equivalent) and shall be 2.5-inch caliper minimum at time of planting. Recommended species are identified at the end of Subsection G "Landscape Standards."

iv. Street Section 4

a. Description: A two-lane street with on-street parking, sidewalks and trees on one side.
b. Standards:
(i) Total right-of-way: 34.5-36.5 feet
(ii) Travel lanes: (2) 8-9 feet wide
(iii) On-street parking (one side): Seven feet wide
(iv) Sidewalk: 5 feet wide
(v) Swale:
(a) Six feet wide (including half-foot curb) on one side
(b) Street trees shall be placed every 40 feet (or equivalent) and shall be 2.5-inch caliper minimum at time of planting. Recommended species are identified at the

end of Subsection G "Landscape Standards."

v. Street Section 5

a. Description: A two-lane street with on-street parking, sidewalks on both sides and trees on one side.

b. Standards:

(i) Total right-of-way: 46.5 feet
(ii) Travel lanes: (2) 8 feet wide
(iii) On-street parking (both sides): 7 feet wide
(iv) Sidewalk: 5 feet wide
(v) Swale:
(a) Six feet wide (including half-foot curb) on one side
(b) Street trees shall be placed every 40 feet (or equivalent) and shall be 2.5-inch caliper minimum at time of planting. Recommended species are identified at the end of Subsection G "Landscape Standards."

vi. Green/Pedestrian Streets

a. Description: Landscaped pedestrian paths that connect Bay Vista neighborhoods, parks and services.

b. Standards:

(i) Minimum Width: 8 feet
(ii) Sidewalks: Shall have a maximum width of 4 feet
(iii) Planting strips: Shall have a minimum width of two feet (both sides)

vii. Alleys

a. Description: Alleys provide access to for private automobile parking, either in garages or on grade, and for deliveries and services for specified types of units.

b. Standards:

(i) Total right-of-way (garage face to garage face): 24 feet.
(ii) Travel lane: 14 feet
(iii) Planting strips (both sides): 3 feet

c. Alley entrances shall not be located along streets that bound on a public green space.

d. The alley entrance should be a minimum of 55 feet from an intersection measured from the perpendicular right-of-way line of the cross street.

e. Driveway Entrances

(i) Standards: Private driveways shall only be allowed when there is no automobile access from an alley.
(ii) Where driveways are allowed, the entrances shall not be located on streets that border a public open space along streets that do not front on a public green space.
(iii) The driveway entrance should be a minimum of 55 feet perpendicular right-of-way line of the cross street.
(iv) All driveway aprons shall be paved with concrete.

D. LOW IMPACT DEVELOPMENT

1. INCLUSION OF LOW-IMPACT DEVELOPMENT (LID)

Buildout of the Bay Vista Sub-Area Plan shall incorporate LID to the greatest feasible extent, while also recognizing that site, topography, soils and other conditions may limit the inclusion of LID techniques for stormwater. The development team shall apply good faith efforts, explore and seek to include LID measures. In its review of preliminary plat engineering and design the City may impose conditions to reasonably accommodate LID while also recognizing site-specific limitations. Inclusion of all LID shall fit within the land use framework established in this Sub-Area Plan.

2. DESIGN

Design of LID techniques such as rain gardens, pervious pavements etc. shall be in accord with the design criteria of the Washington State Department of Ecology's Low Impact Development Technical Guidance Manual for Puget Sound or the City of Bremerton Public Works and Utilities Department.

3. FLOW CREDITS

LID techniques are intended to reduce the amount of stormwater runoff required to be handled with treatment and conventional flow control facilities. The City of Bremerton shall grant Flow Credits for all LID techniques included in Bay Vista. Flow Credits are reductions to the volume of stormwater runoff the City requires to be handled with conventionally engineered facilities. Flow Credits shall be determined per the modeling methods described in Chapter 7 of the Washington State Department of Ecology's Low Impact Development Technical Guidance Manual for Puget Sound or the City of Bremerton Public Works and Utilities Department.

E. PARKING STANDARDS

Intent: Assure that sufficient space is provided for the parking, loading and unloading of motor vehicles. Provide minimum and maximum standards of space and parking arrangements, and for the movement of motor vehicles into and out of such spaces. Encourage the creation of an aesthetically pleasing and functionally adequate system of off street parking and loading facilities.

Parking shall be provided in accordance with BMC 20.48 with the following exceptions and modifications:

1. GENERAL REQUIREMENTS

i. Off-street parking spaces and driveways shall be used for the temporary storage of motor vehicles used by persons visiting or having business to conduct on the premises for which the parking is provided.

ii. Parking space required and intended for use by occupants or users of specific premises shall not be leased or rented to others, nor shall such space be made unavailable through other means to the users for whom the parking spaces are intended. This, however, does not preclude shared parking arrangements or other activities approved by the city

iii. Except where specifically permitted in certain zoning designations, off-street parking spaces shall not be used for loading or unloading of commercial vehicles larger than those vehicles for which the parking spaces are intended.

iv. Structured parking, not including private single- and two-car garages, shall not be allowed with the exception of the high density apartment parcels. Structured parking shall be located behind liner buildings of appropriate allowed uses as described elsewhere in this document.

v. Off-street parking space dimensions shall be as follows:

a. Compact spaces shall be a minimum of 7.5 feet wide;

b. Standard spaces shall be a minimum of 8.0 feet wide;

c. Standard spaces shall be a maximum of 10.0 feet wide;

d. Compact spaces shall be a minimum of 15 feet in length. Standard spaces shall be a minimum of 18.0 feet in length; up to 2.0 feet may overhang curb or wheel stops.

e. Exceptions to the above minimum dimensions shall be granted for handicapped accessible spaces. Applicable state and federal codes and requirements for accessible parking spaces shall supersede any requirements herein.

vi. Parking and loading areas shall be graded for proper drainage and provided with a suitable surface, as approved by the city engineer.

vii. All driveways and areas used for loading, parking and maneuvering motorized vehicles shall be paved. Gravel surfaces are not allowed.

viii. Each parking or loading space must be usable and readily accessible.

ix. Required parking and loading areas shall be provided with designated entrances and exits located so as to minimize traffic congestion and avoid undue interference with public use of streets, alleys and walkways.

x. Parking and loading areas provided in accordance with the requirements of these standards shall not be used for the sale, repair, assembly or disassembly, storage or servicing of vehicles or equipment. Unlicensed and inoperable vehicles shall not be stored in any required parking or loading space.

xi. If existing parking lots are re-striped, the new layout of the parking spaces shall be the same as the previous layout; or if changed, the changed layout shall conform to the existing dimensional requirements of this chapter.

Table F-1 – Parking Requirements

	Automobile Spaces		**Bicycle Spaces**
Land Use Category	**Minimum**	**Maximum**	
Residential:			
Single Family/Duplex	1:d.u.	2:d.u.	N/A
Single Family ADU	1:d.u.	1:d.u.	N/A
Multi-Family	1:d.u.	2:d.u.	N/A
Apartment	1:d.u.	2:d.u.	1:10d.u.
Business/Commercial:			
Retail	3:1,000 g.s.f.	5:1,000 g.s.f.	1:5,000 g.s.f.
Offices	3:1,000 g.s.f.	5:1,000 g.s.f.	1:2,500 g.s.f.
Restaurant	4:1,000 g.s.f. of seating area	5:1,000 g.s.f. of seating area	1:500 g.s.f. of seating area
Medical/Dental	3.5:1,000 g.s.f.	5:1,000 g.s.f.	1:2,500 g.s.f.
Hotel/Inn	1:room	1.5:room	N/A
All Other Commercial Not Specified	3:1,000 g.s.f.	5:1,000 g.s.f.	1:2,500 g.s.f.
Educational	2:1,000 g.s.f.	4:1,000 g.s.f.	1:1,000 g.s.f.
Community Facility	1:1,000 g.s.f.	3:1,000 g.s.f.	1:1,000 g.s.f.

2. COMPACT CAR ALLOWANCE

i. A maximum of 30 percent of the total required off-street parking stalls may be permitted and designated for compact cars in Village Commercial.

ii. Each compact stall shall be designated as such.

iii. Dimensions of compact parking stalls shall conform to the standards as depicted in this chapter.

iv. The maximum compact car allowance may be exceeded if an applicant submits a vehicle composition study, relevant to the type of development, which demonstrates that a greater number of compact vehicles should be accommodated.

3. BICYCLE PARKING

i. The required minimum number of bicycle parking spaces for each use category is shown on ***Table F-1***. Bicycle parking spaces are meant to accommodate residents, employees, visitors, customers, messengers, and other persons.

ii. Bicycle parking shall be located on site within 50 feet of well-used entrances and not farther from the entrance than the closest motor vehicle parking space. Bicycle parking may be located within city right-of-way in areas without building setbacks, subject to approval of the director and provided it meets the other bicycle parking requirements.

4. OTHER REQUIRED PARKING SPACES

i. Motorcycle Parking Requirements. Motorcycle spaces shall be required in non-residential areas only at a rate of 1 per 100 automobile spaces with a minimum of 1 motorcycle space provided.

5. DRIVE-THROUGH STACKING REQUIREMENTS

i. A stacking space shall be an area measuring 8 feet by 20 feet with direct forward access to a service window of a drive-through facility. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other required parking areas. Stacking space for drive-through or drive-in uses may not be counted as required off-street parking spaces.

ii. For each drive-up lane a minimum of three stacking spaces shall be provided.

iii. Stacking spaces serving businesses that are located adjacent to a less intensive zone than that in which the business is located, or are located adjacent to a public use area (such as a street, sidewalk, park, or trail) shall be landscaped to provide a buffer between the stacking spaces and the adjacent zone or public use.

6. STRUCTURED PARKING

i. Structured parking shall be located behind the block perimeter buildings. Structured parking may also be located below buildings.

ii. Structured parking shall be screened, except at the actual vehicular entry points and shall be screened.

iii. Vehicular and service entries to garages shall be designed to look like a part of the building.

iv. Parking garages: Parking garages with flat roofs may not exceed the height of the shortest building on the block when a flat roof is present on any building on the block, and parking garages with pitched roofs may not exceed the height of the shortest building on the block by more than one story.

7. ON-STREET PARKING

i. On-street parking shall count as visitor parking. Each 24 feet of curb length, excluding 5 feet on either side of a curb cut, shall count as one visitor parking space.

F. LANDSCAPE STANDARDS

Intent: In addition to the significant parks and open space included in the Sub-Area Plan, the Bay Vista site will include significant landscaping with retained and new trees and vegetation. Landscaping will be focused along streets to enhance the pedestrian environment, along the site's boundaries with arterials to provide screening, and adjacent to the commercial area to provide land use transitions. In some areas, such as the Bay Vista Village and Sinclair Square, hardscape and green features will be mixed.

1. GENERAL DEVELOPMENT STANDARDS

i. Landscaping shall be provided in accordance with BMC 20.50 with the following additions and/revisions:

ii. Landscaping shall be constructed using the standards described below.

2. PARKS AND OPEN SPACE

General Requirements: The following types and amounts of parks and open space will be provided in Bay Vista:

i. Active Open Space:

a. Approximately 3-5 acres of land should be allocated for active open space.

ii. Passive Open Space:

a. Approximately 10-11 acres of land should be allocated for passive open space, with a natural/preservation area as the central element. A proposed park is leveraged on these features and will create a sense of arrival from two edges of the development as well as a view corridor of the greater Bremerton area.

b. Tree Preservation Open Space:

c. Approximately 3 acres of land should be allocated for tree preservation, which will protect a large expanse of second growth trees and a steep slope. This large forested area will provide an anchor to the natural environment, a regionally sensitive context for the neighborhood, and a signature identity for the community.

d. Public Ways: A network of approximately 30,000 linear feet of sidewalks and paths should be allocated which will create a pleasant and convenient pedestrian environment.

3. LOCATION AND DESIGN OF PARKS & OPEN SPACE

The general locations of open space are shown on ***Figure 4***, Land Use Plan. The design concept and development standards for on-site parks are described below.

i. The Bay Vista Preserve will be a large, multi-faceted green space located in the center of the site. It will be focused primarily on the preservation and enhancement of the existing native area with passive recreation throughout and an area of active recreation at the south. It should contain the following:

a. Walking paths.

b. Recreation and community space.

c. Defined by the large existing stand of trees and homes at its perimeter.

d. The north area of the park will be dedicated to the preservation of native species, the central area will be a transition and planted with native plant species that draws the northwest character south. The south area will be the most active with open lawn accented by native plant species.

e. Both existing and new native landscape. Existing areas shall be enhanced through the addition of native species and the removal of invasive species. The new areas shall be an opportunity to extend the native area and provide an area of successional planting.

ii. Periwinkle Park is located on the eastern edge of Bay Vista, at Oyster Bay Road, and will serve as a multi-generational, multi-use park. It is intended to be an expression of the northwest through its layout and plant material.

4. TREE AND VEGETATION PRESERVATION REQUIREMENTS

i. Provide a tree survey conducted by an ISA certified arborist at the time of site plan permit application to

Figure G-1 – Landscape Plan

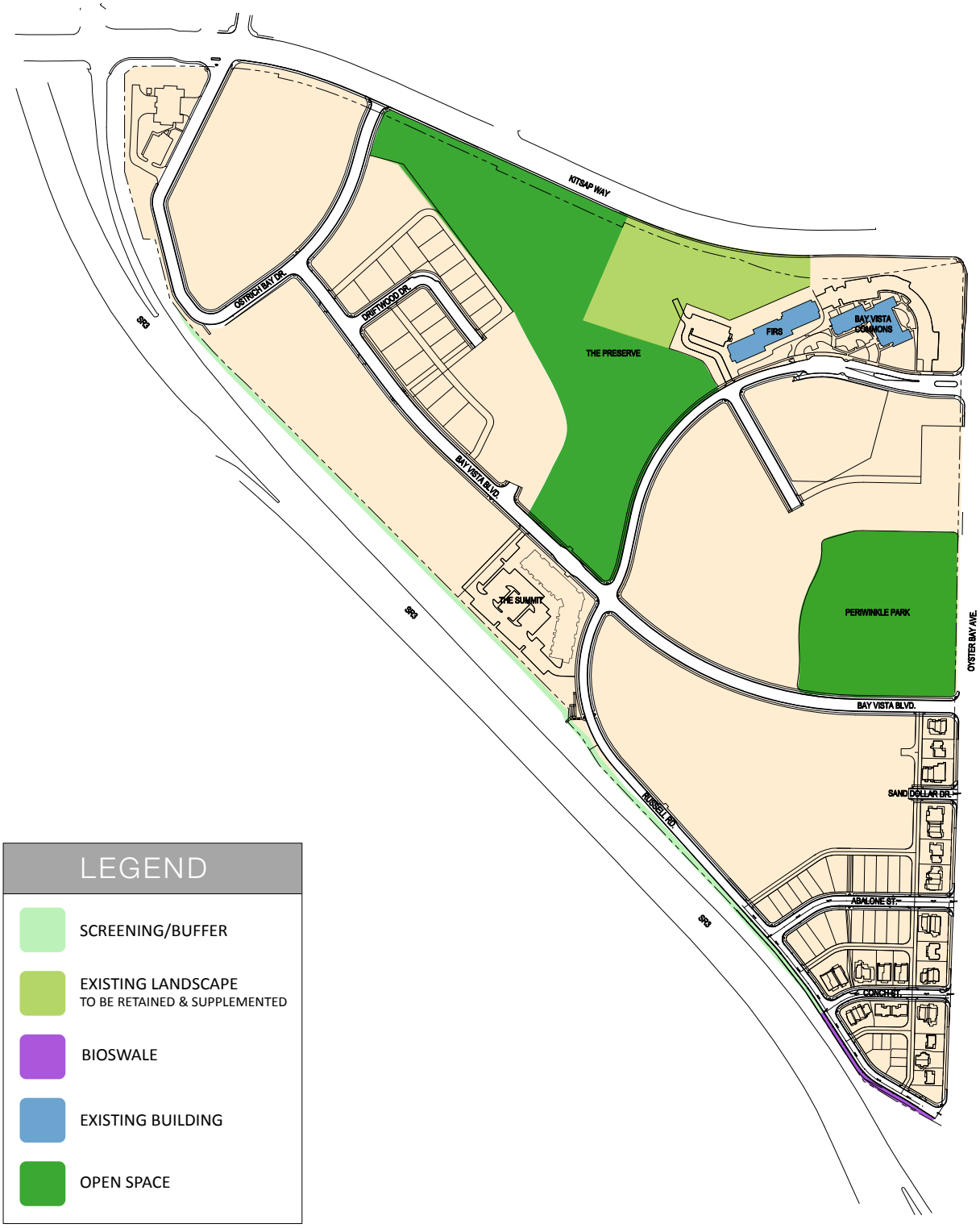
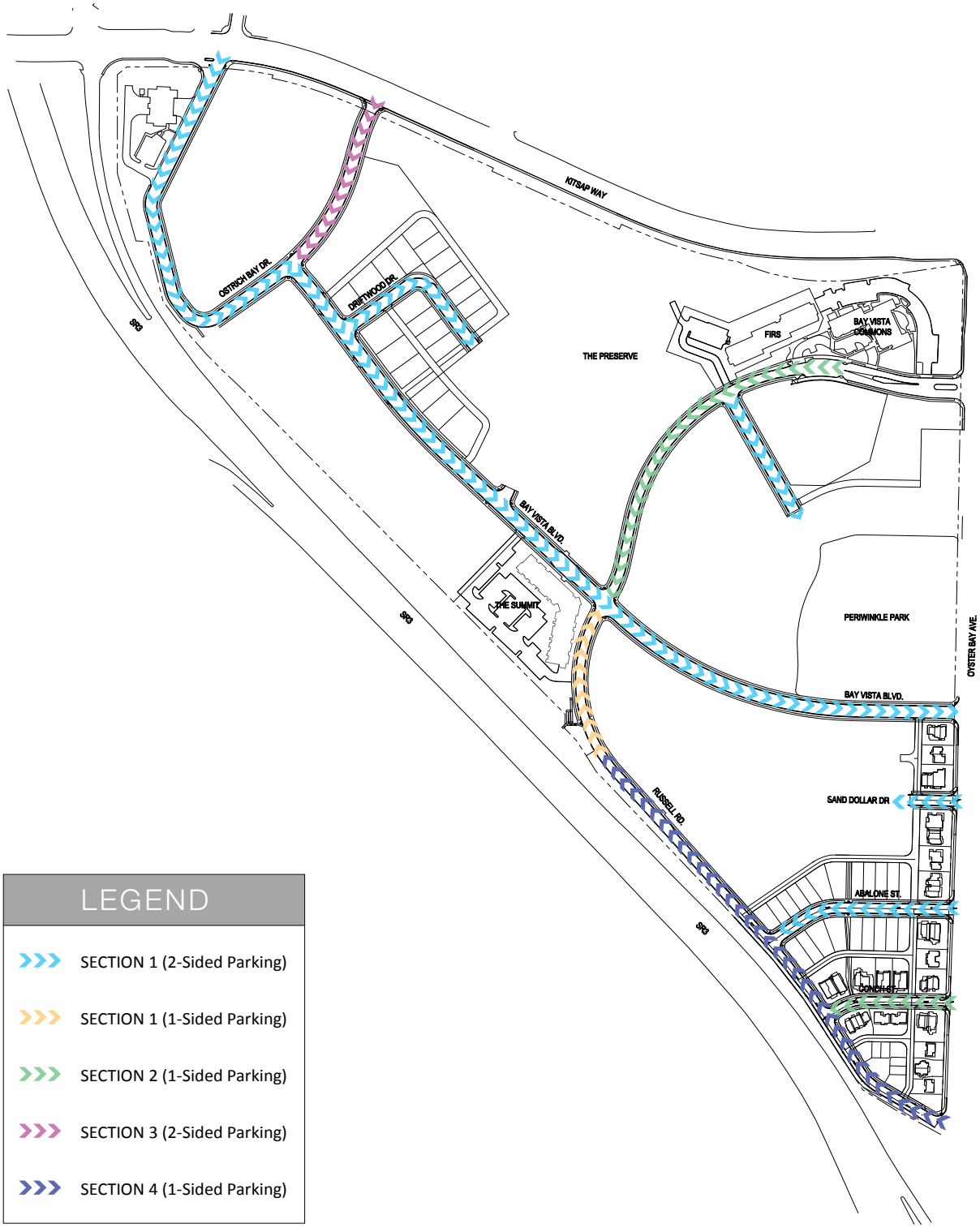


Figure D-1 – Thoroughfare Map



identify and designate all trees and vegetated areas located within lots and yards that can reasonably be retained.

ii. Provide adequate protection for retained vegetation.

iii. Any tree proposed or required to be retained and which is subsequently lost or destroyed must be replaced with at least three six-foot trees or one 18-foot tree or one 12-foot tree plus one six-foot tree of the same species, located as directed by the architect.

iv. Topping or trimming trees in a manner that alters the natural symmetry of a tree is not allowed unless necessary for safety reasons as certified by an arborist.

5. PARKING LOT DESIGN & LANDSCAPING

Parking lots shall meet the Parking Lot Design and Landscaping requirements of BMC 20.48 and 20.50, with the following changes:

i. Surface parking lots shall be located behind buildings wherever feasible.

ii. Screening with evergreen plantings shall be provided for parking lots in the following locations:

a. Any parking lots visible from Kitsap Way, SR 3, or from internal streets;

b. Parking lots abutting residential/mixed-use uses or zones;

c. Landscape requirements are one plant unit per twenty spaces, with a minimum of one island for every ten spaces.

iv. Where a tree planting island occurs the entire length of a bay, there shall be a minimum of one tree planting island every fifteen spaces and a large shade tree every fifteen spaces in a tree planting island;

v. Where a tree planting island occurs, the entire length of a bay, the entire length shall be planted with large shade trees every forty five feet.

6. ADDITIONAL LANDSCAPING REQUIREMENTS APPLICABLE TO ALL DEVELOPMENT SHALL INCLUDE THE FOLLOWING:

i. Maximize privacy between residences and their private outdoor spaces while encouraging community interaction in the public realm;

ii. Minimize visibility of utilities and other unsightly necessities;

iii. Planting on slopes in open space and commercial areas:

a. On slopes between 4:1 to 2:1 mass plantings of trees and shrubs are suggested.

b. Slopes over 2:1 require erosion control measure such as jute matting with ornamental grasses or groundcovers.

v. Neighborhood parks, squares or plazas should be designed and landscaped to reinforce the civic nature of these spaces, provide the appropriately scaled amenities and reflect the anticipated function and type, and intensity of use.

ix. Plant Selection

a. Planting Materials. A general planting list is included at the end of this section.

(i) Other plant materials may be considered that have these characteristics and similar maintenance requirements;

b. Plants on Sloping Areas:

(i) Plants on slopes shall be selected for their ability to develop deep roots and thereby knit the soil into a cohesive mass.

(ii) Plants shall consist of native and adaptive species that can withstand drought in summer as well as continually wet soil in winter.

7. IRRIGATION

i. All irrigation systems, with the exception of residential systems, shall be designed by a qualified irrigation designer.

Suggested Plant List

*Indicates native species

DECIDUOUS TREES

Small:

Acer circinatum – Vine Maple*
Acer japonicum – Full Moon Maple
Acer griseum – Paperbark Maple
Acer palmatum – Japanese Maple
Amerlanchier alnifolia – Serviceberry *
Amelanchier var. – Serviceberry varieties
Cornus – 'Eddie's White Wonder Dogwood'
Cornus kousa – Kousa Dogwood
Cornus mas – Cornelian Cherry
Cornus nuttallii – Pacific Dogwood *
Corylus cornuta – Western Hazelnut *
Magnolia kobus – Kobus Magnolia
Malus fusca – Western Crabapple *
Malus sp. – Crabapple (some)
Oxydendrum arboreum – Sourwood
Prunus cerasifera var. – Purple Leaf Plum varieties
Prunus virginiana 'Canada Red' – Canada Red Choke Cherry
Stewartia
Styrax japonicus – Japanese Snowbell

Medium:

Acer rufinerve – Redvein Maple
Acer truncatum x platanoides "Warrenred" – Pacific Sunset Maple
Acer truncatum x platanoides" Keithsform" – Norwegian Sunset Maple
Malus sp. – Some Crabapples
Parrotia persica – Persian Parrotia
Pyrus calleryana var. – Flowering Pear Varieties
Prunus sp – Flowering Cherry
Prunus s. 'Shirotae' – Shirotae Cherry

Columnar Narrow:

Carpinus betulus pyramidalis – Pyramidal Hornbeam
Fagus sylvatica 'Cockleshell' – European Beech
Gingko biloba 'Princeton Sentry' – Maidenhair Tree
Parrotia persica 'Vanessa'
Prunus sargenti columnaris – Columnar Sargent Cherry
Pyrus calleryana 'Glen's Form' – Chanticleer Pear

CONIFERS

Abies grandis – Grand Fir *
Abies koreana – Korean Fir
Calocedrus decurrens – Incense Cedar
Chamaecyparis nootkatensis 'Pacific Arrow' – Alaska Cedar
Juniperus scopulorum (var.) –Juniper
Picea omorika – Serbian Spruce
Pinus monticola – Western White Pine *
Pseudotsuga menziesii – Douglas fir *
Taxus baccata – Yew
Thuja plicata 'Excelsa' – Western Red *
Tsuga heteropylla – Western Hemlock *

SHRUBS

Smaller shrubs and Ground Cover:
Arctostaphylos columbiana – Hairy Manzanita *
Arctostaphylos uva-ursi – Kinnikinnick varieties *
Berberis (var.) – Dwarf Barberry varieties
Camassia quamash – Common Camas *
Fothergilla sp.
Fragaria chiloensis – Sand Strawberry *
Gaultheria shallon – Salal *
Ilex crenata 'Helleri' – Helleri Holly
Ilex crenata 'Green Island' – Green Island Holly
Linnaea borealis – Twin Flower *
Lupinus arcticus – Arctic Lupine *
Lupinus polyphyllus – Large-Leaved Lupine *
Mahonia aquifolium 'Compacta'-Compact Oregongrape *
Mahonia nervosa – Long Leaf Mahonia *
Oxalis oregano – Redwood Sorrel *
Polystichum munitum – Western Sword Fern *
Potentilla (var.) – Potentilla varieties
Prunus laurocerasus 'Otto Luyken' – Otto Luyken Laurel
Rosa nutkana – Nootka Rose *
Rosa pisocarpa – Cluster Rose *
Spirea douglasii – Hardhack *
Spirea (var.) – Spirea 'Mt Vernon'
Symphoricarpos albus – Common Snowberry *
Trillium ovatum – Western Trillium *
Vaccinium ovalifolium – Evergreen Huckleberry *
Vaccinium membranaceum – Black Huckleberry *
Vaccinium parvifolium – Red Huckleberry *
Viburnum davidii – David Viburnum
Viburnum (var.) – Viburnum varieties

Medium/Large:

Abelia x grandiflora – Glossy Abelia
Arbutus unedo (compacta) – Strawberry Tree
Berberis (var.) – Barberry varieties
Ceanothus velutinus – Tobacco Brush
Cornus sericea – Red Osier Dogwood
Enkianthus
Euonymus (var.) – Winged Euonymus varieties
Holodiscus discolor – Oceanspray *
Hydrangea quercifolia – Oakleaf Hydrangea
Hydrangea paniculata – Peegee Hydrangea
Ilex crenata "Convexa" – Convexleaf Holly
Lonicera involucrata – Black Twinberry *
Mahonia aquifolium – Tall Oregongrape *
Myrica californica – Pacific Wax Myrtle *
Oemleria cerasiformis – Indian Plum *
Osmanthus delavayii – Osmanthus
Osmanthus heterophyllus – Hollyleaf Osmanthus
Osmarea burkwoodi – Burkwood Osmarea
Philadelphus lewisii – Mock Orange *
Physocarpus capitus – Pacific Ninebark *
Prunus lusitanica – Portugese Laurel
Ribes sanguineum – Flowering Red Currant *
Rhododendron macrophylum or R. albiflorum – Western Rhododendron *
Rhododendron (var.) – Rhododendron
Rubus parviflorus – Thimbleberry *
Rubus spectabilis – Salmonberry *
Symphocarpus alba – Snowberry
Taxus baccata – Irish yew
Viburnum vars. –Viburnum varieties

HEDGES

Buxus microphylla 'Winter Gem' – Winter Gem Boxwood
Buxus sempervirens.- Common Boxwood
Buxus suffruticosa – True Dwarf Boxwood
Ilex crenata 'Helleri' – Helleri Holly
Ilex crenata 'Green Island' – Green Island Holly
Ilex crenata 'Convexa' – Convexleaf Holly Laurel
Ligustrum japonicum – Japanese Privet
Mahonia aquifolium – Oregongrape *
Osmanthus heterophyllus – Hollyleaf Osmanthus
Prunus laurocerasus 'Otto Luyken' Otto Luyken
Prunus lusitanica – Portugese Laurel
Taxus sp. – Yew species
Taxus cuspidata (var.) – Yew varieties
Thuja occidentalis vars. – Arborvitae varieties
Thuja occidentalis 'Smaragd' – Emerald Green
Viburnum vars. – Viburnum varieties

GROUNDCOVER

Arctostaphylos uva-ursi – Kinnikinnick varieties
Ceanothus – Wild Lilac
Cotoneaster vars. – Cotoneaster varieties
Evergreen flowering vines
Fragaria vars. – Strawberry varieties
Ivy (non-climbing varieties)
Juniperus (var.) – Juniper varieties
Lawn Grass (Puget Sound Turf Grass varieties – sod or seed
Mahonia nervosa – Longleaf Mahonia *
Mahonia repens – Creeping Mahonia
Ornamental grasses
Thymus – Thyme
Vinca minor – Periwinkle

ACCENT PLANTING

Annuals
Bulbs
Ornamental grasses
Perennials

Figure D-2 Street Sections

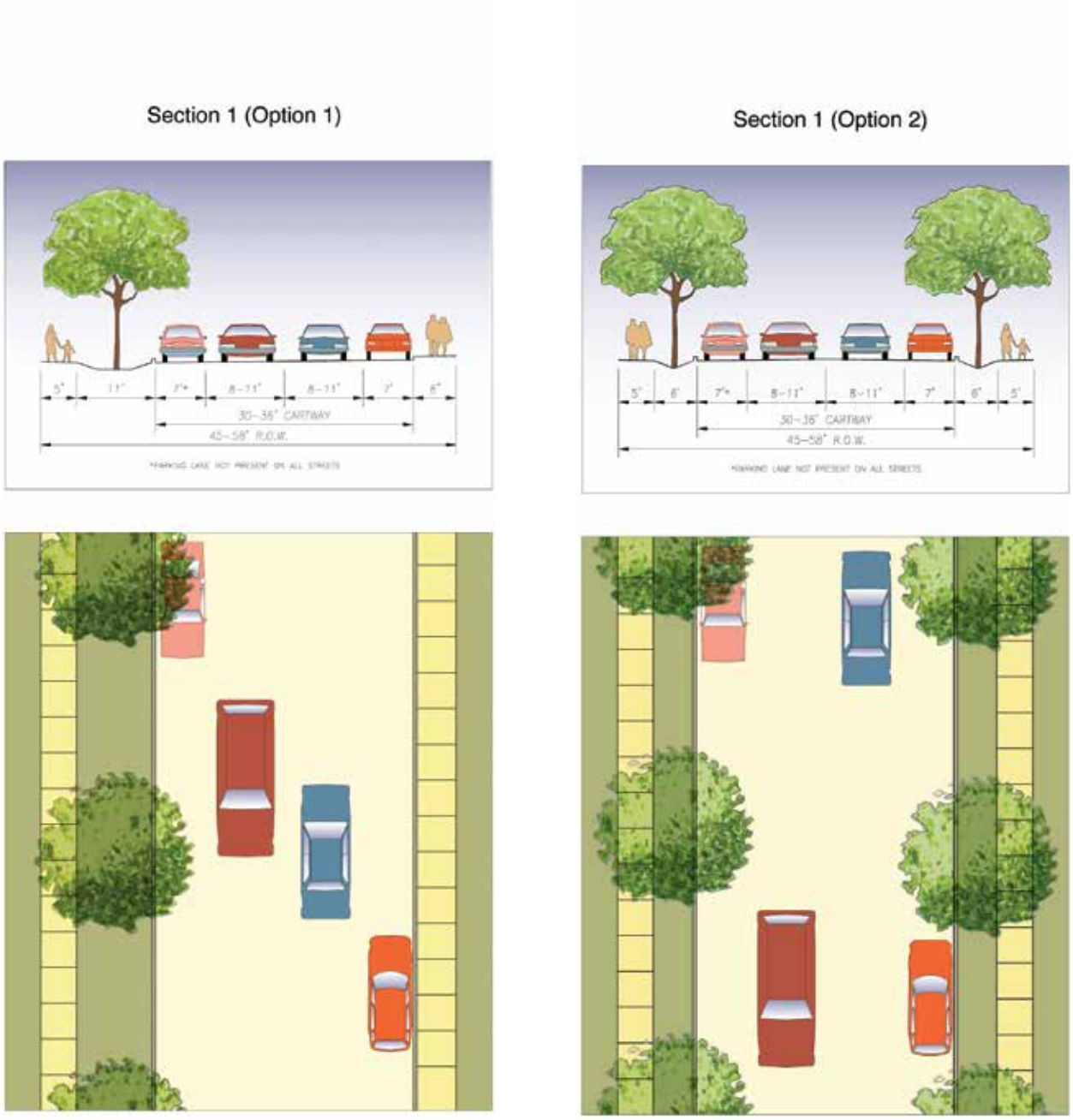


Figure D-2 Street Sections

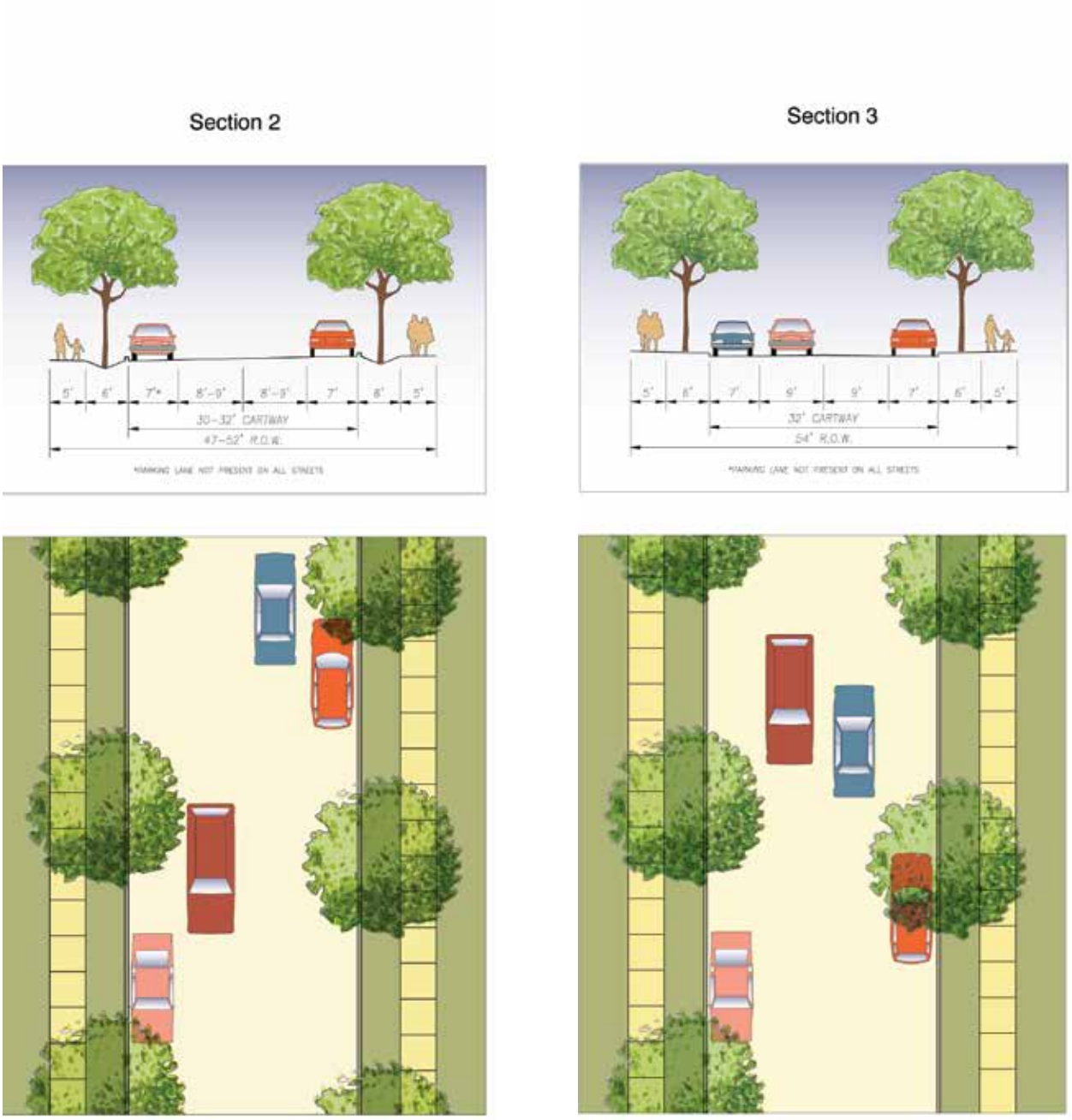
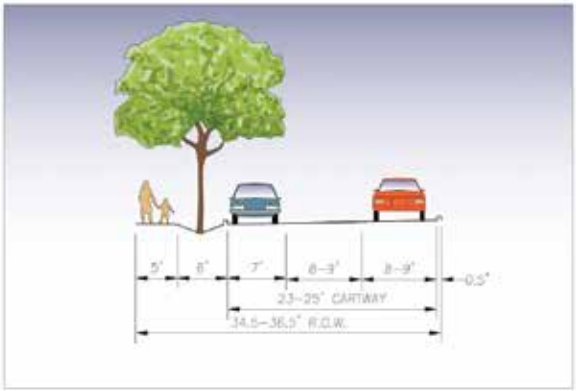
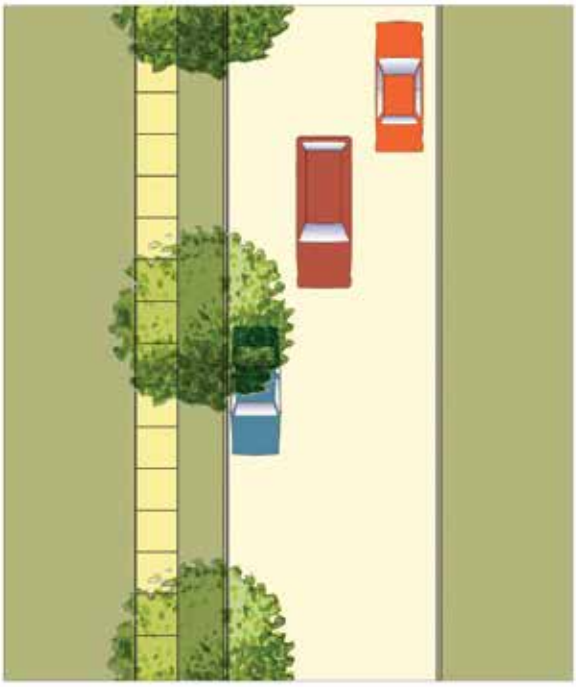


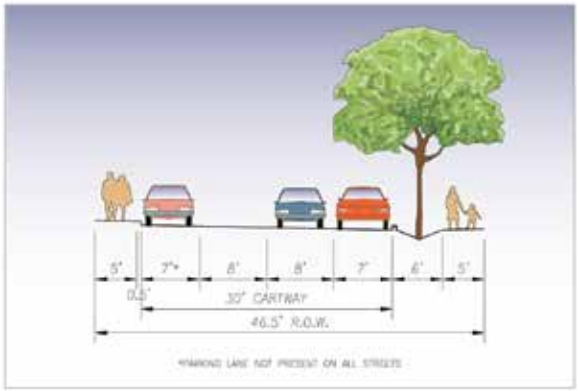
Figure D-2 Street Sections

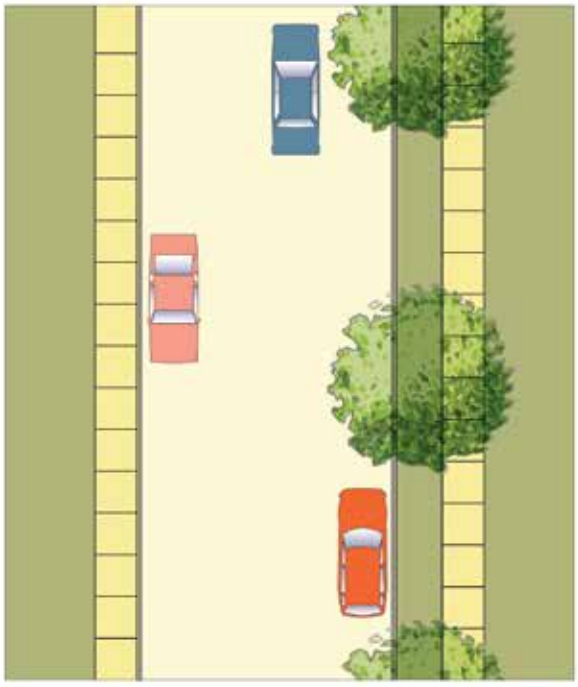
Section 4





Section 5





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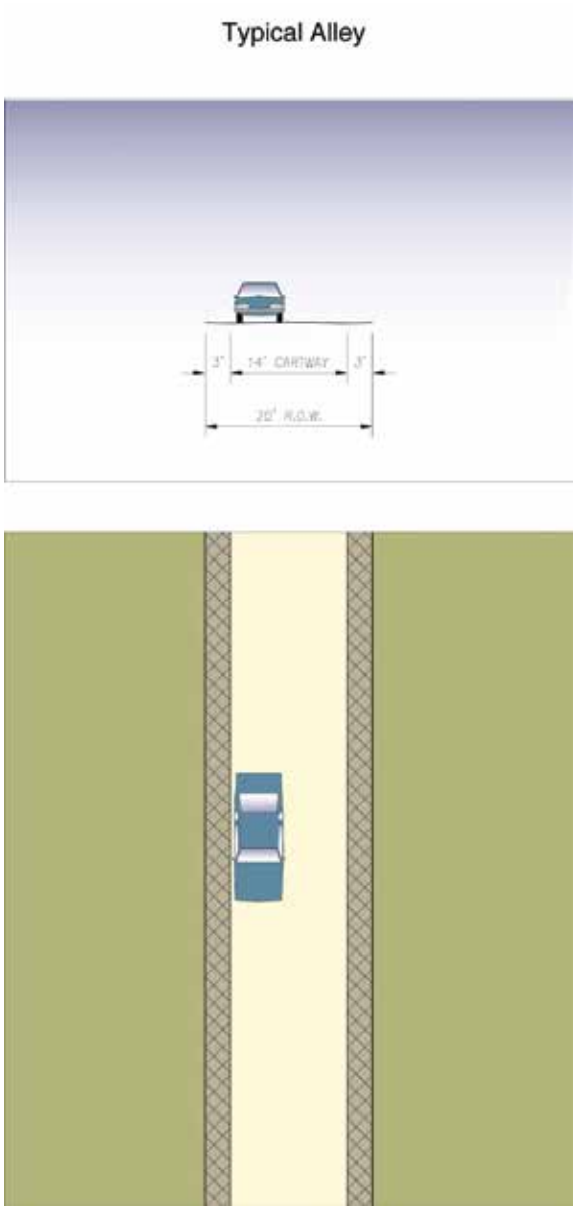

G. UTILITY EQUIPMENT & STORAGE

1. Utilities shall be installed underground to the greatest extent feasible. Utilities installed above ground shall be screened from view whenever possible.

2. Trash storage areas shall be screened from view, animal proof, and easily accessible to service personnel. All trash enclosures shall be screened.

3. Roof and ground- mounted equipment, including HVAC units, shall be screened from view from any public street or open space. Satellite dishes and antennas shall be the smallest possible to receive the signal, shall be placed in the least conspicuous location, and screened and painted to match the colors of the adjacent building as closely as possible.

H. WALLS, HEDGES AND FENCES

1. Fence height may not exceed six (6) feet.

2. Front yard fences may not exceed four (4) feet in height and shall be an 'open' style. These must be set back at least one (1) foot from the back edge of the sidewalk.

3. The maximum combined height for front yard walls with fences is four feet, as measured on the downhill side.

4. Walls or fences on slopes over 15% and visible from the public areas, shall step with the slope in sections at a rate of 1 step per each 12 inches of change in elevation of the adjacent ground, measured parallel to the fence.

5. Fences defining the front edge of courtyards or semi-public open spaces associated with cottage court developments and courtyard buildings shall be as specified for other front yard fences above. Articulation of the entry from the street to such open spaces with decorative gates, trellises and/or arbors is encouraged.

6. Side yard fences attached to the face of the house shall be set back between two feet and five feet from the front face of the house.

7. Side yards setbacks near public areas shall be at least 50% open. Adjacent to any public walkway or other open space shall not be fenced for more than 50% of the length of the building's façade.

I. EXTERIOR LIGHTING

1. Subtle, low-level lighting of front porches and front yard landscape areas is encouraged. Light pollution shall be minimized by selection of proper fixtures.
2. Lighting shall not spill over beyond property lines or cast glare to surrounding properties.
3. Pole mounted lighting is not permitted inside the property lines of any detached or attached residential structures. Pole mounted pedestrian lighting should be used in the right-of-way.
4. Lighting in garage and utility areas shall not impact neighboring properties or common areas. Motion sensitive wall mounted exterior lights are required on all garage façades facing alleys.
5. Exterior light fixtures should match the architectural style of the building.
6. Lighting for commercial uses shall be appropriately shielded so as to not impact adjacent residential areas or residential units in mixed-use buildings.
7. All street lights should be comprised of ornamental poles and fixtures conforming to the City's "Standards for Work in the ROW"; Cobra heads and shoe box style lighting is prohibited. Preferred lights are 12-14 feet tall. 20 foot tall poles may be utilized at major intersections.
8. Parking lot lighting shall conform to the standards in the Village Commercial zone.
9. Porch lights may be compact-fluorescent or incandescent.

J. SIGN STANDARDS

Intent: These criteria and standards have been established for the purpose of ensuring that all signage at Bay Vista is designed and constructed in a manner which consistently promotes the following:

- Visual harmony between signage and Bay Vista architecture including adjacent materials and colors.
- Elegant, yet clear and distinctive identity for each tenant.
- Visual enhancement of the pedestrian experience.
- Diversity and individuality for each tenant's signage while maintaining a consistent size and quantity through out Bay Vista.
- The use of creativity and high quality materials.
- Thoughtful and creative lighting of signage.

1. GENERAL GUIDELINES

i. Description: All signs and graphics shall be professionally designed. The lettering and spacing of letters shall be well proportioned to assure legibility as well as a pleasing appearance. Shop drawings for each sign, including colors, dimensions, specifications and proposed construction materials will be required criteria for approval of signage by the Architectural Review Committee. Tenant must have written approval by the Architectural Review Committee prior to application for the required city sign permits.

ii. Material Preferences: Tenant sign design and construction should match the materials used on the exterior of the building.

iii. Lighting: Signs may be internally or externally illuminated. Halo or other indirect lighting is encouraged. Exposed neon or bulbs are not allowed. Indirect lighting must be baffled or shielded to reduce blare in the eyes of pedestrians.

iv. Standards: Sign standards shall be in accordance with BMC 20.52, with the exceptions and modifications contained in these sign standards. Traffic control signs shall conform to the "Manual of Uniform Traffic Control Devices."

2. SIGNS AND SIGN COMPONENTS NOT PERMITTED

i. The following signs and sign components are not permitted:

a. Moving, flashing, rotating, noise making or odor producing signs. Electronic message displays are not permitted.

b. "Human A-boards"

c. Signs taped or glued to interior window.

d. The name, stamps or decals of the sign manufacturer cannot be displayed on any portion of the sign. Underwriters Laboratories labels shall be applied in an inconspicuous manner.

e. Non-ornamental hardware or electrical components may not be exposed to view.

f. Back-lit awnings, including those with signage, are not permitted.

3. SIGNAGE SUBMITTAL AND APPROVAL PROCESS

i. Prior to construction of any sign or application for city sign permits, the building owner, tenant or tenant's sign contractor must obtain the Architectural Review Committee's written approval of the proposed sign design. The process shall be as follows:

a. Tenant to submit completed sign application along with required drawings to Architectural Review Committee.

b. Architectural Review Committee to review designs and either approve, approve with corrections, or deny application within 10 days of receipt by Architectural Review Committee.

c. If application denied, tenant to review reasons for denial and then change their application and re-submit a new application to Architectural Review Committee.

d. Once approval is granted by Architectural Review Committee, tenant may then submit a sign application to the City of Bremerton.

ii. Failure to comply with the above process may result in the removal of signage by Architectural Review Committee at Tenant's sole expense, provided Architectural Review Committee will issue notice to Tenant/Building Owner of the failure to comply at least 30 days prior to Architectural Review Committee removal to allow Tenant/Building Owner time to cure problem and comply.

4. BAY VISTA SIGN CATEGORIES DEFINED

i. Signs or signage requested by a retail tenant or building owner within Bay Vista shall fall into one of the categories listed below. In order to determine the applicable category, read the definitions and standards in these regulations (by type and category). Architectural Review Committee will make final determination in the event of any still un-definable categories.

ii. Single Occupant Retail Signage Category: Single Occupant Retail Signage Category defined as signage needed by a retail tenant who occupies a building on a legal lot specific to that building, with no more than one retail establishment utilizing said building.

iii. In-line Retail Signage Category: In-line Retail Signage Category, defined as signage needed by retail tenants who occupy a space within the Village which is physically adjacent to, or sharing demising walls with, neighboring tenants.

iv. Residential Signage Category: Residential Signage Category defined as signage needed by residential neighborhood, buildings, or group of buildings including multiple residences (for rent or sale) which were built in a coherent manner by a single entity on one or more lots.

v. Bay Vista Village Identification & Directional Signage Category: Bay Vista Village Identification & Directional Signage Category defined as Bay Vista Village-specific signage that is intended to identify the overall Bay Vista Village development or facilitate the orientation of pedestrian or automobile traffic throughout the Bay Vista Village to specific tenants or buildings.

5. SINGLE OCCUPANT RETAIL SIGNAGE CATEGORY: SIGNAGE RULES

i. Freestanding Signs: Allowed for parcels that abut Hwy 3 per 20.52.100. Not permitted for all other parcels. Parking lot directional signage allowed and must be solely intended to direct parking lot traffic and may not exceed six square feet, and may not have any business identification or emblems. In some

cases, at Architectural Review Committee's discretion, Single Occupant Retail tenants may be eligible for identification on certain type "B" and type "C" Bay Vista Village monument signs.

a. Building Signs:

(i) Internally or externally illuminated building signage allowed. Halo-lit metal signs are encouraged.
(ii) One building sign allowed per building elevation visible from street or right of way (public or private) and parking lot.
(iii) Cumulative allowed sign areas for each Single Occupant Retail Building within Bay Vista Village shall not exceed 10% of the wall plane area the sign is mounted to. Note: square footage shall be measured by boxing individual letters and symbols, maximum 100 square feet.

b. Blade Signs: Blade signs are to be designed and constructed using the following criteria. As with all signs, blade signs must be approved by Architectural Review Committee prior to submitting an application to the city.

(i) Size: Blade signs are to be a maximum of 24 inches high x 36 inches wide in size and a minimum of 1 inch thick with a maximum of 2 inches in thickness for the background panel. Raised graphics may be a maximum of .5 inch thick for an overall maximum thickness of three inches.
(ii) Quantity: Tenants with one street frontage are allowed one blade sign. Tenants located on a corner are allowed one blade sign per street frontage (public or private).
(iii) Custom shapes other than a rectangle or square are encouraged.
(iv) Lettering and graphics should be raised/dimensional. Flat vinyl graphics are heavily discouraged.
(v) Blade signs are to be installed on custom metal brackets/hangers. In an attempt to promote individuality for each tenant, there will be no common bracket for blade signs. Tenants are encouraged to be creative in their design and fabrication of this element.
(vi) The minimum clearance for blade signs is 8 feet from grade to bottom of sign.
(vii) Placement of blade sign in most cases should be directly over the primary entrance to the Tenant space or centered along tenant frontage, if two or more tenants share an entrance.
(viii) Blade sign material shall be a high quality material such as wood, metal or glass. Architectural Review Committee will be the sole judge as to the acceptability of materials and designs.
(ix) Illumination. Lighting of the Tenant's blade sign is allowed. The Architectural Review Committee shall approve the lighting design before installation of such lighting. Electricity for spotlighting must come from Tenant's space and the lighting must be installed by a licensed electrical contractor. External lighting must be baffled or shielded to reduce glare in the eyes of pedestrians.

c. Window Lettering: Window lettering must meet the following criteria:

(i) All lettering is to be professionally painted or applied vinyl directly on the inside of the storefront glass door.
(ii) The logo and name of the store may be represented by letters up to a maximum height of 6 inches.
(iii) Store hours on the entry door are encouraged.
(iv) If Tenant has a non-customer door for receiving merchandise, the Tenant's name and address, number only, may be applied on the door. The letter height is to be 2 inches high, Helvetica Light font made of white vinyl applied at 5-feet, 6-inches above bottom edge of door. Where more than one tenant uses the same door, each name and address shall be applied.

6. IN-LINE RETAIL SIGNAGE CATEGORY: SIGNAGE RULES

i. Freestanding Signs: Not permitted.

ii. Building Signs

a. Internally or externally illuminated building signage allowed. Halo-lit metal signs are encouraged.

b. One building sign allowed per Tenant visible from street or right of way (public or private) and parking lot.

c. When calculating allowed area of building signage for in-line retailers the following criteria apply:

(i) Width of sign may be no more than two thirds the width of the elevation to the Tenant space to which sign will be attached.
(ii) The maximum letter height shall be 18 inches, and logos or emblems may be no larger than 30 inches in height. If two lines of copy are used, the combined height of both rows may be no larger

than 28 inches.

(iii) Cumulative allowed sign areas for each in-line retail tenant within Bay Vista Village are as follows: 8% of wall plane the sign is mounted to, not to exceed 50 square feet. Note: Square footage measured by boxing individual letters and symbols.

iii. Blade Signs: Blade signs will be required for Bay Vista Village In-line Retail tenants. Blade signs are to be designed and constructed using the following criteria. As with all signs, blade signs must be approved by Architectural Review Committee prior to submitting an application to the city.

a. Size: Blade signs are to be a maximum of 24 inches high x 42 inches wide in size and a minimum of 1 inch thick with a maximum of 2 inches in thickness for the background panel. Raised graphics may be a maximum of .5 inch thick for an overall maximum thickness of 3 inches.

b. Quantity: Tenants with one street or plaza frontage are allowed one blade sign. Tenants located on a corner are allowed one blade sign per street or plaza frontage (public or private).

c. Custom shapes other than rectangle or square are encouraged.

d. Lettering and graphics should be raised/dimensional. Flat vinyl graphics are discouraged.

e. Blade signs are to be installed on custom metal brackets/hangers. In an attempt to promote individuality for each tenant, there will be no common bracket for blade signs. Tenants are encouraged to be creative in their design and fabrication of this element.

f. The minimum clearance for blade signs is 8 feet from grade to bottom of sign.

g. Placement of blade sign in most cases shall be directly over the primary entrance to the Tenant space or centered along tenant frontage if two or more tenants share an entrance.

h. Blade sign material shall be a high quality material such as wood, metal or glass. Architectural Review Committee will be sole judge as to the acceptability of materials and designs.

i. Illumination. Lighting of the Tenant's blade sign is allowed. The Architectural Review Committee shall approve the lighting design before installation of such lighting. Electricity for spotlighting must come from Tenant's space and the lighting must be installed by a licensed electrical contractor. External lighting must be baffled or shielded to reduce glare in the eyes of pedestrians.

iv. Window Lettering

a. All lettering is to be professionally painted or applied vinyl directly on the inside of the storefront glass door. Gold or silver leaf is encouraged.

b. The logo and name of the store may be represented by letters up to a maximum height of 3 inches.

c. Store hours on the entry door are encouraged. The store hours lettering may not exceed 9 inches high x 12 inches wide.

d. If Tenant has a non-customer door for receiving merchandise, the Tenant's name and address, number only, may be applied on the door. The letter height is to be 2 inches high, Helvetica Light font made of white vinyl applied at 5 feet, 6 inches above bottom edge of door. Where more than one tenant uses the same door, each name and address shall be applied.

7. RESIDENTIAL SIGNAGE CATEGORY: SIGNAGE RULES

i. Freestanding Signs: One freestanding neighborhood identification sign is permitted at each entrance to a residential neighborhood or as allowed by BMC 20.52. Halo or indirect illumination is allowed. Parking lot directional signage allowed and must be solely intended to direct parking lot traffic.

ii. Building Signs: The following rules for residential building signs apply: (Note: Square footage shall be measured by boxing individual letters and symbols.)

a. Building signs may be substituted for freestanding signs.

b. Halo or indirect illumination is allowed.

iii. Size

a. Standard allowance to be 20 square feet per sign.

b. 30 square feet per sign: to be allowed if the following materials are used: brass, copper, chrome, brushed or polished aluminum, stainless steel, etched glass, stone, gold or silver leaf, porcelain and hardwoods.

iv. Blade Signs: Blade signs are allowed at residential amenity space entryways or leasing and sales offices. Blade signs are to be designed and constructed using the following criteria. As with all signs, blade signs must be approved by Architectural Review Committee prior to construction.

a. Size: Blade signs may be a maximum of 24 inches high x 36 inches wide in size and a minimum of 1 inch thick with a maximum of 2 inches in thickness for the background panel. Raised graphics may be a maximum of .5 inch thick for an overall maximum thickness of 3 inches.

b. Quantity: Tenants with one street frontage are allowed one blade sign. Tenants located on a corner are allowed one blade sign per street frontage (public or private).

c. Custom shapes other than rectangle or square are encouraged.

d. Lettering and graphics should be raised/dimensional. Flat vinyl graphics are heavily discouraged.

e. Blade signs are to be installed on custom metal brackets/hangers. In an attempt to promote individuality for each tenant, there shall be no common bracket for blade signs. Tenants are encouraged to be creative in their design and fabrication of this element.

f. The minimum clearance for blade signs is 8 feet from grade to bottom of sign.

g. Placement of blade sign in most cases shall be directly over the primary entrance to the Tenant space or centered along tenant frontage if two or more tenants share an entrance.

h. Blade sign material shall be a high quality material such as wood, metal or glass. Architectural Review Committee will be sole judge as to the acceptability of materials and designs.i. Illumination. Lighting of the Tenant's blade sign is allowed. The Architectural Review Committee shall approve the lighting design before installation of such lighting. Electricity for spotlighting must come from Tenant's space and the lighting must be installed by a licensed electrical contractor. External lighting must be baffled or shielded to reduce glare in the eyes of pedestrians.

v. Window Lettering

a. All lettering is to be professionally painted or applied vinyl directly on the inside of the storefront glass door. Gold or silver leaf is encouraged.

b. The logo and name of the store may be represented by letters up to a maximum height of 3 inches.

c. Store hours on the entry door are encouraged. The store hours lettering may not exceed 9 inches high x 12 inches wide.

d. If Tenant has a non-customer door for receiving merchandise, the Tenant's name and address, number only, may be applied on the door. The letter height is to be 2" high, Helvetica Light font made of white vinyl applied at 5 feet, 6 inches above bottom edge of door. Where more than one tenant uses the same door, each name and address shall be applied.

8. BAY VISTA VILLAGE IDENTIFICATION AND DIRECTIONAL SIGNAGE

i. Primary Bay Vista Village Identification Monument Signs: Bay Vista Village may have up to three primary identification freestanding monument signs (entrance and portal) and may share one primary identification freestanding monument sign (portal) with the residential community. Maximum size shall be 100 square feet.

ii. Secondary Identification Monument Signs: Bay Vista Village may have up to four Secondary Identification Monument Signs, one per building. Maximum size shall be forty square feet.

iii. Directional Tenant/Building Owner Signs: Bay Vista Village may have freestanding and/or wall directional signs as needed to help pedestrian and automobile traffic locate various retail tenants and building owners within the Village. The style of these signs is to be consistent with primary and secondary monument signs. Maximum size shall be six square feet.

K. GLOSSARY

Definition of terms shall be in accordance with the definitions of the BMC with the following additions and/or revisions.

ARCADE – A colonnade with arched openings.

BLADE SIGNAGE – A vertically oriented sign hung from, and perpendicular to, a facade so that it may be read by pedestrians on the sidewalk.

BLOCK – A unit of land bounded by streets on all sides.

BUILDING HEIGHT – The distance from the average finish grade at the façade to the highest point of a flat roof, or midpoint of the slope on a pitched roof.

CHEEKWALL – The side wall of a flight of stairs or steps.

COLONNADE – A covered passage way supported by column, and lintels open to the street with rectangular openings.

COURTYARD – A courtyard is a space defined by a single building or multiple buildings on at least two sides, and a fence or building or other well-defined edge on all other sides.

DOOR-YARD – The area between the setback and the public sidewalk. Planting, porches, lead walks, stoops and fence occurs within this area.

FOOTPRINT – The footprint is an outline showing the extent to which a home, building, or other architectural element covers the lot on the ground level.

FRONTAGE OCCUPANCY – The minimum amount of primary façade that must be built along a setback.

FURNISHING ZONE – A continuous zone extending the entire length of commercial and mixed-use streets parallel to the street and delineated from the back of curb, having a consistent width that is identified for the placement of permanent elements such as street trees, tree pits, tree grates, street lights, trash cans and benches. Moveable tables and chairs are not prohibited from this zone.

GARDEN WALL – A wall that separates a courtyard, front yard, or service area from the street in order to screen private activities from the public realm. Garden Walls are independent walls over four (4) feet high.

LEAD WALK – Pavement that is intended for pedestrian travel to and from a building entryway, courtyard and the sidewalk.

LIVE-WORK – A live-work building/unit is one in which the bottom floor is designed for commercial uses and the space above is designed for, and occupied by, residential uses. It is also designed such that the attached residential unit could have direct access to the commercial space if the residential occupant were also the commercial tenant or commercial business owner, but can be secured (prohibiting access from the above residential unit to the commercial space below) if resident is not the commercial tenant or commercial business owner.

LOGGIA – Similar to a porch, a loggia is a covered exterior space, but one that is set inside or recessed into a facade (as opposed to a porch which protrudes or extends beyond the facade of a building.

MIXED-USE BUILDING – A building with two or more uses having a different use on the ground floor (e.g., retail on the ground floor and residential above).

OPEN SPACE – An area that is intended to provide light, air, and/or views or general appearance of openness, and is designed for scenic, recreational, private, or environmental purposes.

PAIRED FACADES – Two facades next to each other, sitting in front of an open space composed with the same or a complimentary architectural design and character.

RESIDENTIAL MIXED-USE BUILDING – A mixed-use building that requires residential use on the second and higher floors.

PORCH – A porch is a covered, platform raised above the surrounding ground providing a transition from the public to private realms and entry into usually a single dwelling unit but, on occasion, multiple dwelling units.

PRIMARY FACADE – All elevations (Front and Side) that are parallel to, or are clearly visible from a street.

SCREENING – A natural or constructed barrier consisting of any landscaping, fencing, or other barrier intended to block a view.

SECONDARY FAÇADE – All elevations that are not defined as a primary façade.

SET PIECE FAÇADE – A primary facade in a prominent location that should be designed as a focal element with a greater amount of detail than the surrounding buildings.

STOOP – A raised, covered or non-covered, projecting stairway that connects a building's porch or entryway to the ground usually at the front yard a building.

STREET FRONTAGE – The building or house facade running parallel to a public street or private street.

STREET WALL & FENCE – The street wall, or street face, is the visual three-dimensional wall that is formed by, and composed of, the primary facades located along the build-to line.

THRESHOLD – A passageway enclosed by buildings on both sides and above by building or other architectural elements, that one moves through to enter a space or street.

TOWER ELEMENTS – An integrated, architectural element that extends above the roof line that may be used for signage/advertisement per approval of the Bay Vista Architectural Review Committee.

VISITABLE DWELLING UNIT & VISITABLE ENTRIES – A visitable dwelling unit includes at least one zero-step entry, located at either the front or back of a unit, with a minimum 3-foot wide entry door and includes, among other things, 3-foot passage doors throughout the ground floor of the entire unit. A visitable entry is a zero-step entry to a dwelling unit.

L. DESIGN INTENT

The intent of the Bremerton Housing Authority's Master Plan for the Bay Vista site is to have the community follow the principles of traditional neighborhood design. Early in the last century, communities were much more pedestrian-friendly and socially connected. In a traditional neighborhood, one will see residential and commercial uses mixed, or in close proximity to each other. Newer communities, however, have segregated these uses, requiring residents to use their automobiles to do anything outside of their homes. The goal at Bay Vista is to encourage resident interaction by making the streets and buildings as pedestrian-oriented as possible, and to provide mixed uses that allow residents to walk down the street to purchase some basic needs, rather than leaving the community and driving to a retail destination for every need.

The look and feel of the community should enhance the pedestrian experience, and the design concept of a varied and interesting village that has evolved and built up over time is a design objective. Large buildings should be designed such that their facades have the appearance of several smaller buildings, using varied colors and materials and modulation, to reduce their apparent scale. Houses and individual townhouse units should be designed to appear as unique buildings grouped together, rather than repetitions of the same façade.

Commercial and retail buildings should enhance the window shopping experience, and create a sense of liveliness and quality through the use of varying materials, colors, signage and awnings. Commercial streets should contribute to this effect with enhanced paving materials and the use of street trees, street furnishings and pedestrian-scaled lighting. Commercial and mixed-use buildings should have a timeless character, and a northwestern look and feel.

This section will work in tandem with Section IV Zoning and Development Standards. The Design Standards are not City regulations, but will be adopted as Covenants, Conditions, & restrictions (CC&R's) applicable to all property within Bay Vista. The Bay Vista Architectural Review Committee (ARC) will be responsible for their enforcement. The ARC will review all building and related applications before they are submitted to the City to ensure compliance with these standards (details are available through the Architectural Review Committee).