

Matrix of proposed amendments to BMC 20.60 Low Density Residential (Draft Chapter follows this matrix):

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.60 Low Density Residential (R10)		
20.60.020 Permitted Uses	Revised outright permitted uses by the following: (a) added Community Facility (removed from Conditionally allowed); (b) revised residential uses for formatting	(a) Added community facility as our Legal Department identified that any zone that allows worship and religious facility should allow community facility. This was removed from the Conditionally allowed section (BMC 20.60.040). (b) Revised for formatting consistency throughout the chapters.
20.60.040 Conditional Uses	Revised the Conditional Use section (a) to remove the condition that uses must be located on a typology of a street (such as collector, arterial, highway, etc.). (b) Relocated BMC 20.46.090, Senior Housing Complex provisions to this section. (c) Revised name of Adaptive Reuses. (d) Removed “Neighborhood Business” (e) relocated Community Facilities to outright permitted use; and (f) added Mineral Resource extraction to Conditionally allowed uses.	(a) Many of the conditional allowed uses Staff is proposing to remove the requirement to be located on type of street. This is due to the fact that another portion of the Code, BMC 11.12, the Transportation Ordinance requires any new proposal needs to provide a study that identifies that the current capacity of the street is sufficient or concurrency upgrades will be required. Example is a huge senior housing complex is proposed at the end of residential road, the Traffic Impact Analysis would address impacts to the neighborhood, and if the capacity will be exceed, then additional road improvements will be required such as traffic lights, stop signs, extra lane, etc.). (b) For convenient, Staff has relocated the Senior Housing Complex to be located within the chapter. (c) Due to the changes within BMC 20.46.070, the name of adaptive reuses has been revised to be consistent. (d) Removed neighborhoods business as the adaptive reuse per BMC 20.46.070 incorporates this conditionally allowed use. (e) Community facility was relocated to BMC 20.60.020 Outright Permitted Uses (see explanation above). (f) As the Comprehensive Plan has included Mineral Resource Overlay (MRO) over Low Density Residential (R-10) zone, and Staff has proposed revisions to BMC 20.46.080 to address MROs, this use should be added to the R-10 list.

Zoning Code Chapter/Section (Bremerton Municipal Code)	Proposed Amendments Summary	Further Information
20.60.065 Allowable Density and Lot Area	Revised this section to make the process of subdividing less confusing, which is a policy goal of the Comprehensive Plan. Removed language in <i>purpose</i> section related to increasing density as infill is supported, but not necessarily required to be at a higher density (such as a property with multiple depilated units may be subdivided to single family lots and that may not be higher density).	The current code requires that when subdividing that consideration of the existing neighborhood be taken into consideration (Neighborhood Compatibility Study). As such Low, Medium and High densities were identified (Low was 6 dwelling units per acre (6,000 square feet per lot) and High was 10 dwelling units per acre (0.1 acres or 4,300 square feet per lot)). As the City is pushing urban development, and for simplicity, Staff is proposing to remove the Neighborhood Compatibility Study and associated code and require all subdivision to comply with the 5 to 10 dwelling units per acre. In addition, this is especially important for those neighborhoods on the City’s outer boundaries where minimal development is, it would be require to be developed at a Low density (due to its current neighborhood compatibility) however, the higher the density, the more people utilizing the City infrastructure making it more cost effective.
20.60.066 Allowable Density and Lot Area in a Center	Removed section.	Staff has revised the zoning map within the District Centers removed R-10 zone from District Centers. In addition, all residential uses are allowed within District Center. This code is no longer necessary.
20.60.068 Allowable Density and Lot Area in Underutilize Urban Fringe Areas	Remove section.	Staff has revised the zoning map to remove urban fringe areas. As such this code is no longer necessary.

Chapter 20.60 LOW DENSITY RESIDENTIAL (R-10)

Sections:

20.60.010 INTENT.

20.60.020 PERMITTED USES.

20.60.030 ACCESSORY USES.

20.60.040 CONDITIONAL USES.

20.60.060 DEVELOPMENT STANDARDS.

20.60.065 ALLOWABLE DENSITY AND LOT AREA.

~~**20.60.066 ALLOWABLE DENSITY AND LOT AREA IN A CENTER.**~~

~~**20.60.068 ALLOWABLE DENSITY AND LOT AREA IN UNDERUTILIZED URBAN FRINGE AREAS.**~~

20.60.080 OFF-STREET PARKING REQUIREMENTS.

20.60.090 LANDSCAPING REQUIREMENTS.

20.60.100 SIGN STANDARDS.

20.60.010 INTENT.

The intent of the low density residential (R-10) zoning district is to accommodate single-family housing by infilling at a range of lot sizes consistent with urban growth patterns. Some attached single-family housing may be appropriate when responding to sensitive areas or with innovative design. Residential development at higher densities is encouraged at the edge of designated centers.

20.60.020 PERMITTED USES.

Only one (1) principal use shall be allowed on each residentially zoned lot unless allowed for otherwise by law. This limitation shall not include permitted accessory uses associated with a permitted principal use.

The following uses are permitted outright:

(a) Cemetery;

(b) Co-location of wireless telecommunications per BMC [20.46.140](#);

~~(c) Community facilities of twenty thousand (20,000) square feet gross floor area or less;~~

~~(ed) Day care facility of twelve (12) or fewer persons receiving care;~~

~~(de) Education and schools (K-12) of twelve (12) or fewer students;~~

~~(ef) Foster home;~~

~~(fg) Group residential home;~~

~~(gh) Manufactured home per BMC [20.46.040](#);~~

~~(hi) Parks, playgrounds and open space equal or less than one-half (0.5) acre (twenty-one thousand seven hundred eighty (21,780) square feet);~~

~~(i) Residential uses:~~

~~___(i1) Single-unit dwelling unit, detached;~~

~~___(i2) Single-unit dwelling unit, attached (zero (0) lot lines) per BMC [20.60.060](#)(b);~~

(k) Worship and religious facilities of twenty thousand (20,000) square feet gross floor area or less;

(l) Incubator for business associated with a worship and religious facility or community facility, provided the following conditions are met:

(1) The incubated business is a use that is permitted outright in the neighborhood business zone, BMC [20.82.020](#);

(2) Landscaping and signage requirements of the neighborhood business zone, Chapter [20.82](#) BMC, shall be met; and

(3) The parcel upon which the incubated business is situated shall have frontage on an arterial street.

20.60.030 ACCESSORY USES.

The following accessory uses may be permitted when found in connection with a principal use:

- (a) Attached or detached accessory dwelling unit per BMC [20.46.010](#);
- (b) Detached garage, carport, and parking facilities for the residents of the property;
- (c) Home occupation per BMC [20.46.030](#);
- (d) Other necessary and customary uses determined by the Director to be appropriate, incidental and subordinate;
- (e) Playhouses, patios, cabanas, porches, gazebos, swimming pools and incidental household storage buildings.

20.60.040 CONDITIONAL USES.

The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC [20.58.020](#) subject to the corresponding conditions:

- (a) **Bed and breakfast**, provided:
 - (1) The operators of the business shall occupy the house as their primary residence;
 - (2) No more than one (1) full-time equivalent (FTE) employee who is not a resident of the dwelling may be employed;
 - (3) No more than six (6) bedrooms are made available for rent to guests and all guest rooms are contained within the principal structure;
 - (4) Two (2) off-street parking spaces, plus one (1) off-street parking space per each guest bedroom, are required;
 - (5) Off-street parking spaces may be reduced, provided the applicant can demonstrate parking will not spill over into nearby residential properties and any streets;
 - (6) Rooms shall not be made available to guests for more than fourteen (14) days during any thirty (30) day period;
 - (7) No commercial receptions, parties, or other public gatherings, or serving of meals to nonresident guests for compensation, are allowed; and
 - (8) Any remodeling of the residential structure shall maintain the residential nature of the structure and not alter the structure in such a manner that would prevent it from being used as a residence in the future.
- (b) **Group residential facilities - Class I**, provided:
 - (1) All state licensing requirements are satisfied;
 - ~~(2) The site is located on a collector or higher street;~~
 - ~~(23)~~ Minimum setbacks, height and lot coverage of the underlying zone shall apply;
 - ~~(34)~~ Off-street parking shall be at a minimum of one (1) space per each employee during the peak shift, plus one (1) space per two (2) residents the facility will provide service to;
 - ~~(45)~~ If counseling services are provided to nonresidents, additional parking spaces are required at one (1) per three hundred (300) square feet of gross floor area used for counseling services;
 - ~~(56)~~ The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets; and
 - ~~(67)~~ 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.
- (c) **Senior housing complex**, provided the following conditions ~~set forth in BMC [20.46.090](#)~~ are satisfied:
 - (1) Minimum site area shall be no less than two (2) acres;
 - (2) Minimum setbacks, density, height and lot coverage of the underlying zone shall apply;
 - (3) Off-street parking shall be a minimum one (1) space per dwelling;

- (4) Except for a community building/clubhouse for the exclusive use of complex residents, all accessory uses shall be located within a structure containing residential units;
- (5) Attached or detached structure types are permitted and dwelling units may be owned by individuals or occupied as rentals;
- (6) Access to alternative transportation such as public transit or on-site shuttle services to access daily goods or services shall be provided; and
- (7) A management agreement or covenants on individual properties to maintain the complex as a senior citizen complex shall be recorded with the Kitsap County Auditor's office.

(d) **Nursing/convalescent homes**, provided:

- (1) All state licensing requirements are satisfied;
- ~~(2) The site is located on a collector or higher street;~~
- (23) Minimum site area shall be no less than one (1) acre;
- (34) Minimum setbacks, height and lot coverage of the underlying zone shall apply;
- (45) Off-street parking shall be a minimum of one (1) space per six hundred (600) square feet of gross floor area;
- (56) The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets; and
- (67) 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) **Day care facilities (thirteen (13) or more persons receiving care)**, provided:

- (1) All state licensing requirements are satisfied;
- ~~(2) The site is located on a collector or higher street;~~
- (23) Off-street parking shall be a minimum one (1) space per each five (5) children based on the state license maximum occupancy load;
- (34) One (1) loading/unloading space without backup is required for the first twenty (20) children and one (1) additional space for up to each additional twenty (20) children;
- (45) The number of required off-street parking spaces may be reduced, provided the applicant can demonstrate that parking will not spill over into nearby residential properties and any streets;
- (56) 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; and
- (67) The maximum height of a fence or wall within a front yard setback may be increased up to six (6) feet, provided it enhances safety and security of an outdoor play area.

(f) **Adaptive reuse of ~~public and semi-public~~ commercial buildings**, provided the conditions set forth in BMC [20.46.070](#) are satisfied.

(g) **Manufactured home park or expansion of existing parks**, provided:

- (1) It is exempt pursuant to RCW [58.17.040](#) from requirements for property segregation;
- (2) The minimum site size shall be five (5) acres;
- (3) Density shall meet the underlying zone;
- (4) Adequate water, sewer, and utility services are available to all building sites;
- (5) A fire protection system meeting the requirements of the City Fire Marshal is provided;
- (6) Interior circulation shall meet the City Engineer road standards plus the following standards:
 - (i) All interior circulation routes shall be constructed within a tract or easement;
 - (ii) Roads and driveways shall be paved;
 - (iii) The City Fire Marshal and City Engineer shall approve all fire turnarounds;

- (7) The following setbacks shall apply to manufactured homes or mobile homes, together with their additions and appurtenant structures, accessory structures, and other structures on the site (excluding fences), excluding any hitch or towing fixture:
- (i) From interior roads, at least fifteen (15) feet from centerline of the tract or easement, but in no case shall the setback be less than five (5) feet from the paved surfaced edge;
 - (ii) Structures near the perimeter lot lines of the property shall comply with the setbacks of the underlying zone;
 - (iii) A minimum of ten (10) foot separation between all manufactured homes;
- (8) Off-street parking spaces shall be provided in the following manner:
- (i) One (1) parking space per home site; plus
 - (ii) One (1) parking space for each five (5) home sites for guest parking; plus
 - (iii) Additional parking spaces to provide for the parking needs of offices, community buildings, recreational facilities, or other uses within the park that may be used by park residents or others;
- (9) Outside storage of vessels (boats), household items and equipment is prohibited, except a common central storage area may be provided for residents of the park. The storage area shall be screened by a minimum five (5) foot high by five (5) foot wide sight-obscuring barrier consisting of landscaping and fencing or wall, and shall meet minimum setbacks of the underlying zone;
- (10) Ten (10) percent of the site shall be maintained as common recreational open space for the use of residents and:
- (i) May include community areas and facilities such as playgrounds, swimming pools, and hobby and craft shops;
 - (ii) However, it shall not include required landscaping areas, perimeter setback areas, parking areas, storage areas, building separation areas or other areas deemed impractical by the Director for the recreational enjoyment of the residents;
- (11) Trees meeting the standards set forth in Chapter [20.50](#) BMC shall be provided along all property lines abutting a residential zone and public streets. Exceptions for trees may be allowed when a property line abuts an alley or is obstructed by a building or other structure;
- (12) Adequate lighting to illuminate streets, driveways, and walkways for the safe movement of pedestrians and vehicles is required; and
- (13) All water, sewer, electrical, and communication service lines shall be underground.
- (h) **Worship, religious, and community facilities greater than twenty thousand (20,000) square feet**, provided:
- ~~(1) The site is located on a collector or higher street;~~
 - ~~(12)~~ The site area shall be one (1) acre or more; and
 - ~~(23)~~ 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.
- (i) **Golf course**, provided:
- (1) A site plan review and a site development permit are approved pursuant to Chapter [20.58](#) BMC;
 - (2) Through the conditional use permit, modifications to parking and landscaping may be allowed in order to facilitate good design;
 - ~~(3) Access to the site shall be from an arterial street or highway; and~~
 - ~~(34)~~ Other conditions are applied as deemed necessary to mitigate impacts to nearby residential properties and ensure compatibility with the neighborhood.
- (j) **Schools, parks and associated uses** may be approved in accordance with the following:
- (1) The following uses are permitted through approval of a conditional use permit:
 - (i) All public schools and associated gymnasiums and auditoriums;

- (ii) Private schools (K-12) with thirteen (13) or more students;
 - (iii) Parks and playgrounds greater than one-half (1/2) acre;
 - (iv) Outdoor athletic fields;
 - (v) Boat launching and related facilities;
 - (vi) Maintenance and service yards;
 - (vii) Bus and other vehicle and equipment maintenance and storage facilities;
 - (viii) Administrative office related to the facilities greater than two thousand (2,000) square feet gross floor area;
 - (ix) Buildings and structures for nonprofit groups on public lands;
- (2) Uses permitted pursuant to subsection (j)(1) of this section shall be subject to complying with the following conditions:
- (i) Front, side and rear yard setbacks of structures and outdoor storage areas shall be at least thirty (30) feet;
 - (ii) Setbacks may be reduced for those portions of a structure fronting interior streets;
 - (iii) 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;
 - (iv) 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;
 - (v) Additional measures may be required if deemed necessary to mitigate any noise impacts to adjacent residential uses; and
 - (vi) 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.
- (k) **Public utility facilities located above ground**, provided:
- (1) 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;
 - (2) The maximum height of a fence or wall may be increased within a front yard setback that will provide screening from adjacent uses and enhance safety and security around the facility; and
 - (3) Exceptions to setbacks may be allowed if the applicant can demonstrate that the public interest is better served by allowing the modification.
- (l) **Law enforcement and fire facilities**, provided:
- (1) 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.
 - (2) The maximum height of a fence or wall may be increased within a front yard setback that will provide screening from adjacent uses and enhance safety and security around the facility.
- ~~(m) **Mineral resource extraction per BMC 20.46.080**, provided:~~
- ~~(1) **The site is located within a Mineral Resource Overlay.**~~
- ~~(m) **Neighborhood businesses**, provided:~~
- ~~(1) **The use is listed as a permitted use in BMC 20.82.020;**~~
 - ~~(2) **The use is a preexisting use that has legally operated within the previous twelve (12) month period; and**~~
 - ~~(3) **The use is not expanded beyond its existing footprints.**~~
- ~~(n) **Community facilities under twenty thousand (20,000) square feet**, provided:~~
- ~~(1) **Additional landscaping outside what is required in Chapter 20.50 BMC (Landscaping) may be required for screening purposes in order to mitigate impacts to adjoining residential properties;**~~

~~(2) A parking analysis may be required to establish that adequate on-site parking will be available for the proposed use.~~

20.60.060 DEVELOPMENT STANDARDS.

- (a) Lot Standards. Lot development requirements shall be in accordance with this section and the following standards unless allowed for by law otherwise:
- (1) Setbacks.
 - (i) Minimum front yard setback is fifteen (15) feet;
 - (ii) Minimum side yard setback is five (5) feet;
 - (iii) Minimum rear yard setback is fifteen (15) feet.
 - (2) Maximum structure height is thirty-five (35) feet.
 - (3) Maximum structure height in (R-10) areas within the downtown regional center shall be pursuant to Figure 20.74(a) and shall supercede subsection (a)(2) of this section.
 - (4) Minimum lot width is thirty (30) feet.
 - (5) Maximum development coverage is sixty (60) percent.
- (b) Zero (0) Lot Line (ZLL) Development. An attached single-family dwelling and/or garage structure may have a single shared side or rear lot line, and a setback reduced to zero (0), provided the structure complies with building code fire separation requirements.
- (c) Accessory Structures. The following standards shall apply but are not limited to: garages, carports, shops, barns, covered patios, cabanas, gazebos, and incidental household storage buildings, excluding accessory dwelling units per BMC [20.46.010](#) and structures not requiring a building permit:
- (1) The maximum area for all accessory structures shall be eighty (80) percent of the principal residential use not to exceed one thousand two hundred (1,200) square feet.
 - (2) Setbacks of detached accessory structures are pursuant to BMC [20.44.060](#).
- (d) Garages, Storage Buildings and Shops.
- (1) Any garage, storage building or shop structure shall be designed so that the appearance of the building remains that of a single-family residence including the following:
 - (i) Constructed of similar materials as the principal unit;
 - (ii) A roof of equal or greater pitch as the principal unit;
 - (iii) A height no more than twenty-five (25) percent greater than the principal unit not to exceed thirty-five (35) feet.
 - (2) Any garage, storage building, or shop may be exempt from the accessory structure size requirements provided it is contained within the principal unit.
 - (3) Garage, Carport, and Shop Vehicle Entrance Setbacks. When the vehicle entrance faces the street, the garage, carport, or shop shall have a front yard setback of at least twenty (20) feet, except as provided in BMC [20.44.020](#) (Traditional Front Yard Setbacks).
- (e) Lot Area for Parks and Schools. Parks and schools may exceed maximum lot area requirements if approved by a conditional use permit.

20.60.065 ALLOWABLE DENSITY AND LOT AREA.

The purpose of this section is to establish compatible levels of density within existing neighborhoods. The intent is to allow infill residential development ~~at densities equal to or slightly higher than existing residential densities in the vicinity to encourage neighborhood compatible infill over time.~~ The following density and lot area standards are applicable to development within the zone:

- (a) Minimum Density. The minimum required density is five (5) dwellings per acre.
- (b) Maximum Density. The maximum allowed density is ~~ten (10) dwellings per acre, subject to neighborhood compatibility and the neighborhood average lot area as determined in subsection (f) of this section, and the following corresponding target densities:~~

Neighborhood Average Lot Area:	Target Density (Net) (Dwellings Per Acre):
(1) Low 7,501 sq. ft. or greater	6
(2) Medium 6,001 to 7,500 sq. ft.	8
(3) High 6,000 sq. ft. or less	10

(c) Maximum Lot Area. The maximum lot area is eight thousand seven hundred twelve (8,712) square feet, with the following exceptions:

- (1) The lot area may be modified through the approval of a residential cluster development pursuant to BMC [20.58.060](#);
- (2) One (1) lot within a proposal for a division of land may exceed eight thousand seven hundred twelve (8,712) square feet, provided the remaining lots do not exceed the eight thousand seven hundred twelve (8,712) square foot maximum lot size; and
- (3) A flag lot that complies with the requirements in BMC [20.44.100](#) may exceed eight thousand seven hundred twelve (8,712) square feet, provided the total area of the flag lot does not exceed thirteen thousand sixty-eight (13,068) square feet.

(d) Minimum Lot Area. The minimum allowed lot area is four thousand three hundred (4,300) square feet.

~~(d) Minimum Lot Area. The minimum allowed lot area is subject to neighborhood compatibility and the neighborhood average lot area as determined in subsection (f) of this section, and the following corresponding lot area:~~

Neighborhood Average Lot Area:	Minimum Lot Area Allowed:
(1) Low 7,501 sq. ft. or greater	6,000 sq. ft.
(2) Medium 6,001 to 7,500 sq. ft.	5,000 sq. ft.
(3) High 6,000 sq. ft. or less	4,300 sq. ft.

(e) Exception to Minimum Lot Areas ~~and Maximum Target Density.~~

- (1) The minimum lot area may be modified through the approval of a residential cluster development pursuant to BMC [20.58.060](#), provided the development complies with the maximum density requirement set forth in subsection (b) of this section.

~~(2) The minimum lot area in a center may be modified pursuant to BMC [20.60.066\(c\)](#).~~

~~(3) One (1) remainder lot within a proposal for a division of land may be less than the minimum allowable lot area, provided it is no smaller than four thousand three hundred (4,300) square feet, and provided the reduction is the minimum necessary to create the other conforming lot(s).~~

~~(f) Determining Neighborhood Compatibility and Neighborhood Average Lot Area. New development is required to be compatible with the density of the surrounding neighborhood. Compatibility is determined~~

by calculating the average lot area of all existing lots within one hundred fifty (150) feet from the outer boundaries of the site subject to the following standards:

- (1) All lots greater than eight thousand seven hundred twelve (8,712) square feet shall be rounded down to eight thousand seven hundred twelve (8,712) square feet to determine average lot area;
- (2) The platted or unplatted lot boundaries recorded with the Kitsap County Assessor shall be used to determine average lot area;
- (3) Flag lots meeting the requirements in BMC 20.44.100 shall have their lot area divided by one and one-half (1.5) to be used to determine lot area;
- (4) All lots containing two (2) or more dwelling units (not including accessory dwelling units) and all lots containing nonresidential uses shall be rounded down to four thousand three hundred (4,300) square feet to determine average lot area;
- (5) All lots containing multifamily residential uses with twenty-five (25) or more units shall be considered ten (10) lots with areas of four thousand three hundred (4,300) square feet each for the purposes of this calculation. No further bonus is allowed, regardless of the number of units exceeding twenty-five (25).

(g) ~~Target Density/Minimum Lot Area Discrepancy.~~ Should a discrepancy arise between the number of subdividable lots allowed through the use of the minimum allowable lot area and the target density, the minimum allowable lot area shall be the controlling factor in cases where nine (9) or fewer lots are being created, and the target density shall be the controlling factor in cases where ten (10) or more lots are being created.

~~20.60.066 ALLOWABLE DENSITY AND LOT AREA IN A CENTER.~~

~~When a property zoned low density residential (R-10) is located within an area designated a neighborhood or district center by the Comprehensive Plan, the following density and lot area standards apply:~~

- ~~(a) Minimum Density. The minimum required density is five (5) dwellings per acre.~~
- ~~(b) Maximum Density. The maximum allowed density is fifteen (15) dwellings per acre.~~
- ~~(c) Minimum Lot Area. The minimum allowed lot area is three thousand (3,000) square feet, except as modified by the approval of a residential cluster development pursuant to BMC 20.58.060.~~
- ~~(d) Maximum Lot Area. The maximum lot area is pursuant to BMC 20.60.065(c).~~

~~20.60.068 ALLOWABLE DENSITY AND LOT AREA IN UNDERUTILIZED URBAN FRINGE AREAS.~~

~~(a) When a property zoned low density residential meets the criteria for an underutilized urban fringe area per subsection (a)(1) of this section, the density and lot area standards of subsection (b) of this section shall apply.~~

- ~~(1) A property shall be classified as underutilized urban fringe when the average lot size of all lots within three hundred (300) feet of the site's outer boundaries is greater than eight thousand seven hundred twelve (8,712) square feet, and the property meets one (1) of the following criteria:
 - ~~(i) The property is outside of the December 1, 2005, Bremerton City limits; or~~
 - ~~(ii) The property is inside of the December 1, 2005, Bremerton City limits and is a single project equal to or greater than fifty (50) acres in size.~~~~
- ~~(b) The following density and lot area standards shall apply to lots in underutilized urban fringe areas:
 - ~~(1) Minimum Density. The minimum required density for that portion of the site not containing critical areas is seven (7) dwellings per acre.~~
 - ~~(2) Maximum Density. The maximum allowed density is ten (10) dwellings per acre.~~
 - ~~(3) Minimum Lot Area. The minimum lot area is four thousand three hundred (4,300) square feet.~~
 - ~~(4) Maximum Lot Area. The maximum lot area is six thousand two hundred (6,200) square feet.~~~~

20.60.080 OFF-STREET PARKING REQUIREMENTS.

Off-street parking shall be provided in accordance with the requirements set forth in Chapter [20.48](#) BMC.

20.60.090 LANDSCAPING REQUIREMENTS.

Landscaping shall be provided in accordance with the requirements set forth in Chapter [20.50](#) BMC.

20.60.100 SIGN STANDARDS.

Signs shall meet the standards of Chapter [20.52](#) BMC and the following:

- (a) One (1) sign with a sign area of up to eight (8) square feet may be allowed to advertise a permitted bed and breakfast, provided it matches the architectural features of the primary residence.
- (b) For a home occupation sign, the residential district sign regulations in BMC [20.52.120](#) shall apply.
- (c) When an established business use is located in the low density residential zone, the special purpose sign regulations in BMC [20.52.130](#) shall apply.