



**PLANNING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 11, 2025**

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AND

ZOOM WEBINAR
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070](https://bainbridgewa.zoom.us/j/86561143070)
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. AGENDA REVIEW / DISCLOSURE OF CONFLICTS - 6:05 PM

3. PUBLIC COMMENT INSTRUCTIONS - 6:10 PM

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person.

Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Public Comment Instructions - 6:15 PM

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

4. PLANNING DIRECTOR'S REPORT - 6:20 PM

5. PUBLIC PARTICIPATION MEETING - 6:25 PM

625 Winslow Way Affordable Housing Project - Public Participation Meeting

[625W PPM Final 2025-09-05.pdf](#)

6. PUBLIC HEARING - 7:25 PM

6a. Consider Ordinance No. 2025- 26 Related to Accessory Dwelling Units 15 Minutes

[Ordinance No. 2025-26 ADU Code Updates.pdf](#)

[Pre Approved ADUs and BIMC_PC 08.14.2025.pdf](#)

6b. Ordinance No. 2025-21 Development Standards for Affordable Housing Projects 60 Minutes

[Ordinance No. 2025-21 Development Standards for Aff Housing.pdf](#)

[Current Zoning Downtown Winslow.pdf](#)

7. FOR THE GOOD OF THE ORDER - 8:40 PM

8. ADJOURNMENT - 8:45 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assist listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceeding the meeting.

Public Comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 208 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 11, 2025 **ESTIMATED TIME:** 10 Minutes

AGENDA ITEM: Public Comment Instructions - 6:15 PM

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Discussion Only

ATTACHMENTS:

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. For members of the public who wish to provide public comment in-person, at a Planning Commission meeting:

1. Sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet
2. Speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed, and there is no yielding of one person's time to another person.
3. Orderly behavior and civility in remarks is expected with no clapping or booing, Guidelines for public comment are provided.
4. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name on Zoom.
5. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Instructions for Providing Public Comment Remotely

1. Contact the Planning & Community Development Department at pcd@bainbridgewa.gov no later than Noon on the day of the meeting. State which meeting you would like to make a public comment and provide your true name.
IMPORTANT: No remote public comment will be accepted without first registering at the email address above.
2. Join the Zoom webinar by following the link posted on the agenda and on the City's website calendar. Sign into Zoom. You will need to enter and display your true name on Zoom.
3. The Chair will indicate when it is time for you to make a public comment.

Excerpts from the Governance Manual regarding public comment (although “City Council” is mentioned below, this information applies equally to Planning Commission):

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

- (a) Speaking without being recognized by the Presiding Officer.
- (b) Continuing to speak after the allotted time has expired.
- (c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.
- (d) Throwing objects.
- (e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.
- (f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.
- (g) Impersonating a City Councilmember or a member of the City staff.
- (h) Shouting or otherwise engaging in loud or boisterous behavior.
- (i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.
- (j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.

- (k) Booing, hissing, or otherwise disrupting the comments of another speaker.
- (l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute “fighting words” under constitutional law.
- (m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

.....

9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comment shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 11, 2025 **ESTIMATED TIME:** 60 Minutes

AGENDA ITEM: 625 Winslow Way Affordable Housing Project - Public Participation Meeting

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Presentation and opportunity for questions and comments from the public and Planning Commission.

SUMMARY:

The City is partnering with the Low Income Housing Institute (LIHI) to propose construction of a mixed use building on the City-owned property located at 625 Winslow Way. The proposal includes apartments designated as affordable rental housing and approximately 3,200 square feet of community or commercial space, and associated parking.

As part of a project's preapplication phase (city file no. [PLN53054 PRE](#)), applicants are required to participate in a community meeting through the city's public participation program and as outlined in Resolution No. 2021-07. The public participation meeting (PPM) is hosted by the Planning Commission. During the PPM, LIHI will give a presentation about the project, followed by a question/answer opportunity for the public and Planning Commission.

In this location, the Central Core Overlay District, a mixed use project will require a major Site Plan and Design Review land use (SPR) permit, pursuant to BIMC 2.16.040. Review by the Design Review Board would take place after a SPR permit is submitted.

Additional project information available on the following websites:

www.bainbridgewa.gov/625WinslowWay

<https://www.lihihousing.org/bainbridgeisland-625winslow>

ATTACHMENTS:

[625W PPM Final 2025-09-05.pdf](#)

625 WINSLOW WAY E PUBLIC PARTICIPATION MEETING 9/11/2025



PROPERTY

- 625 Winslow Way E (26250231002008) and 180 Olympic Drive SE (26250231012007)
- Current uses – surface parking lot and 5000 sf office building, site of former police station
- Lot area – 1 acre, approx. 75% paved with asphalt
- Site slopes gently 22 ft down from high point on Winslow to low point on Olympic

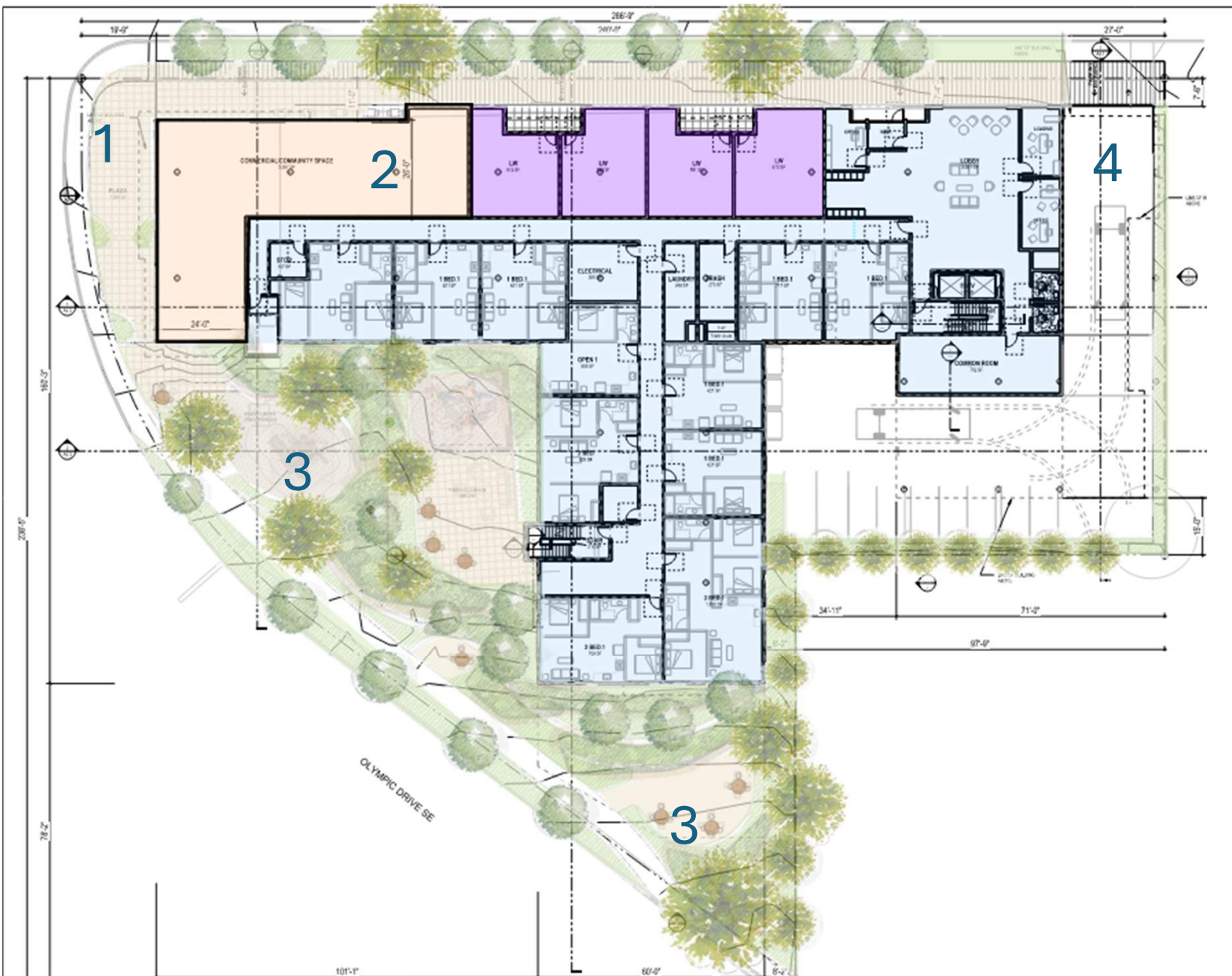
ZONING

- Site is in the Winslow SubArea Plan – future zoning undetermined
- Current zone is Winslow Mixed Use Town Center, Center Core
 - Height limit 45 feet
 - Maximum Floor Area Ratio 1.5

DEVELOPMENT OBJECTIVE

- Affordable housing in a mix of unit sizes to support a range of families
 - 1/3 of units will be two- and three-bedroom units
 - 2/3 of units divided between studios and 1-bed units
- Provide small-business opportunities in the form of 4 live-work units along Winslow Way
- Ground-floor community space (BI Visitors Center)
- Ample and welcoming landscaped amenities for community and residents

SITE PLAN

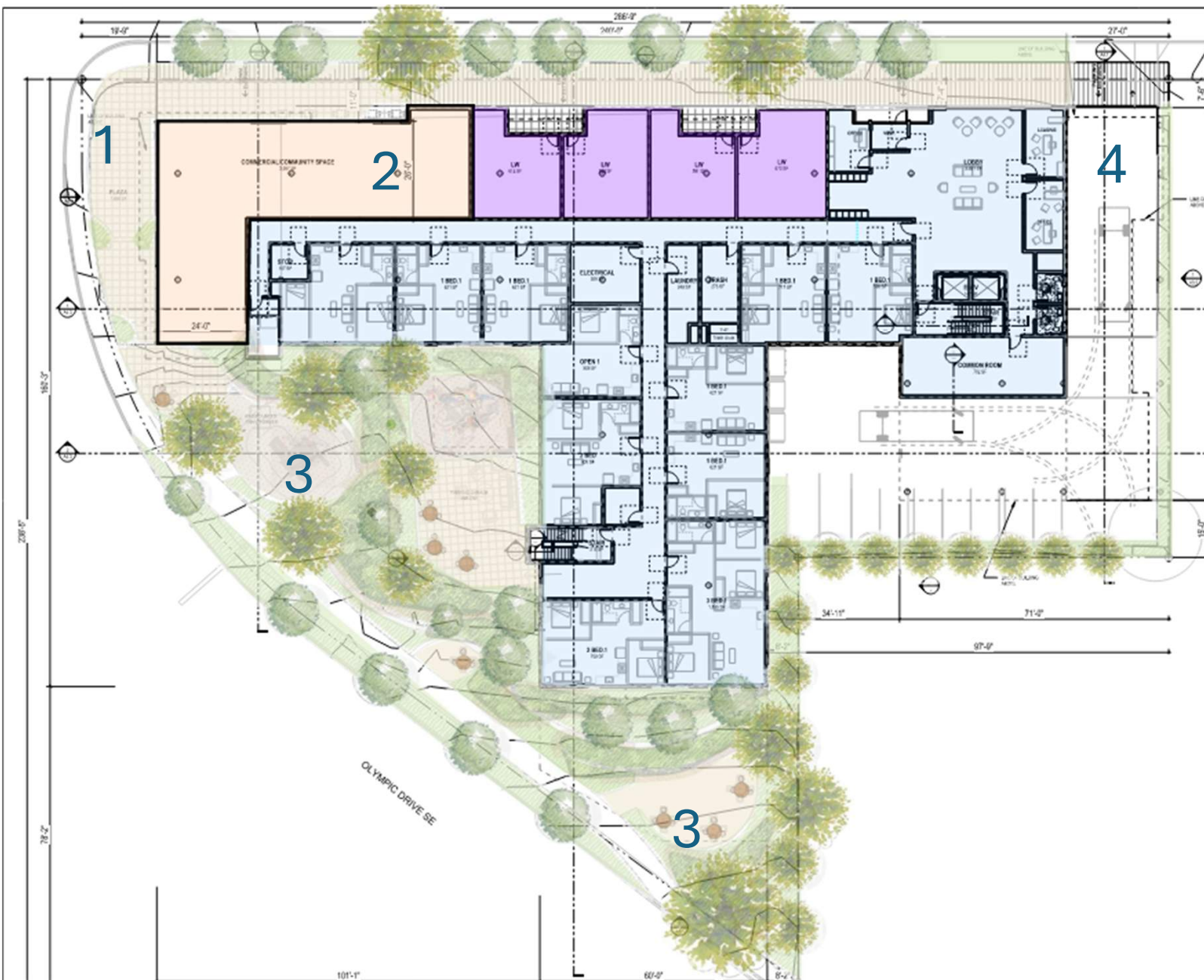


- 1 – Public Plaza
- 2 – BI Visitors Center
- 3 – Pocket Parks
- 4 – Driveway to basement

Design Review Priorities

- S3 – Prioritizing pedestrians & bikes
- S4 – Vibrant public realm

SITE PLAN



- 1 – Public Plaza
- 2 – BI Visitors Center
- 3 – Pocket Parks
- 4 – Driveway to basement

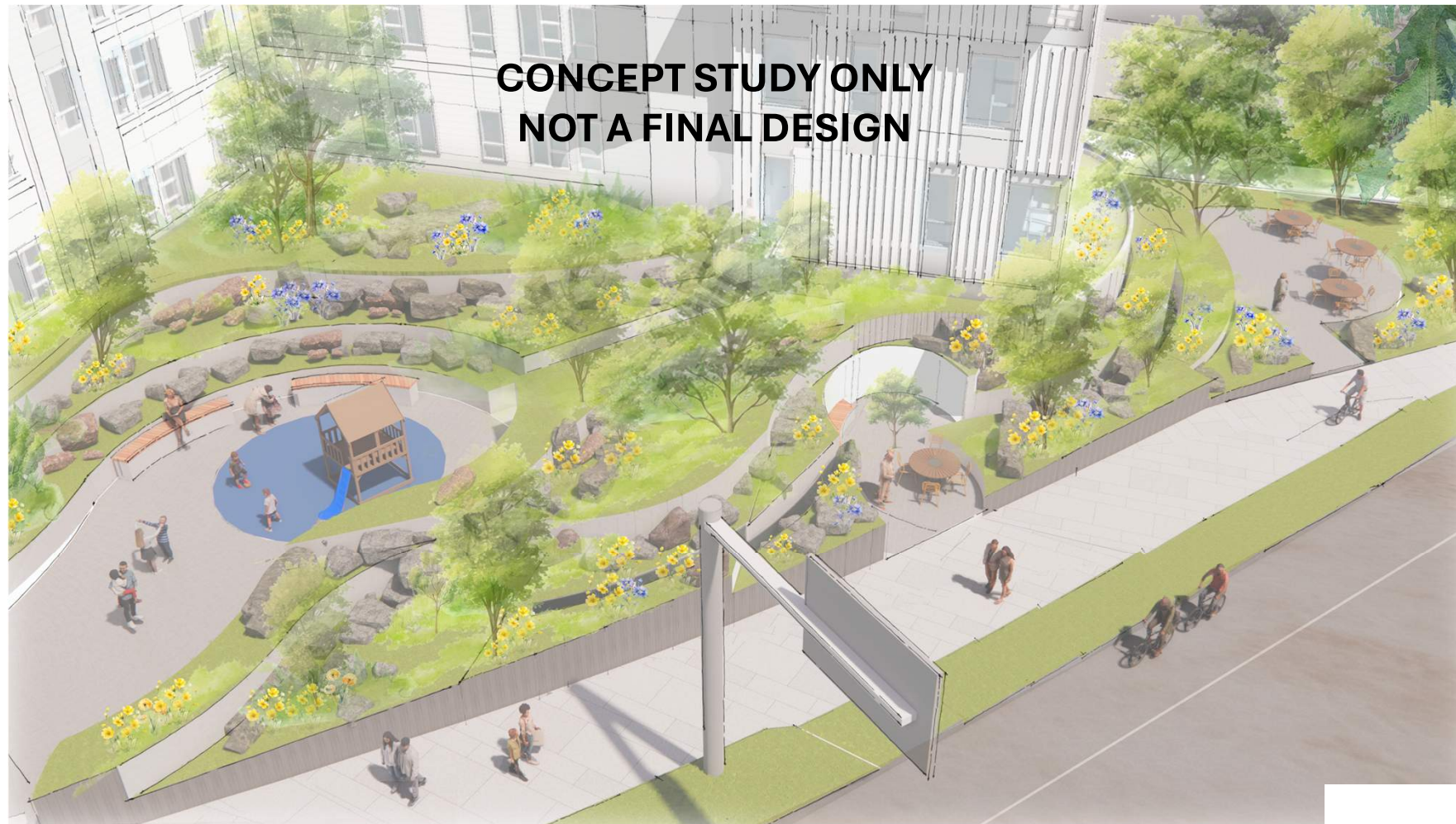
Design Review Priorities

- P1 – Environment for walking & cycling
- P2 – Minimize impact of vehicles
- P3 – Strengthen public connections
- P4 – Foster activity along commercial streets

Site plan of the proposed 100,000 sq ft building at 10000 Olympic Drive SE. The plan shows a large rectangular building footprint with various interior spaces including a support area, parking lot, maintenance and janitor closet, stair, lobby, and back office. The building is surrounded by landscaping with trees and shrubs. The site is bounded by Olympic Drive SE to the south and a road to the north. Dimensions are provided for various areas and setbacks.

Parking does not extend beyond building

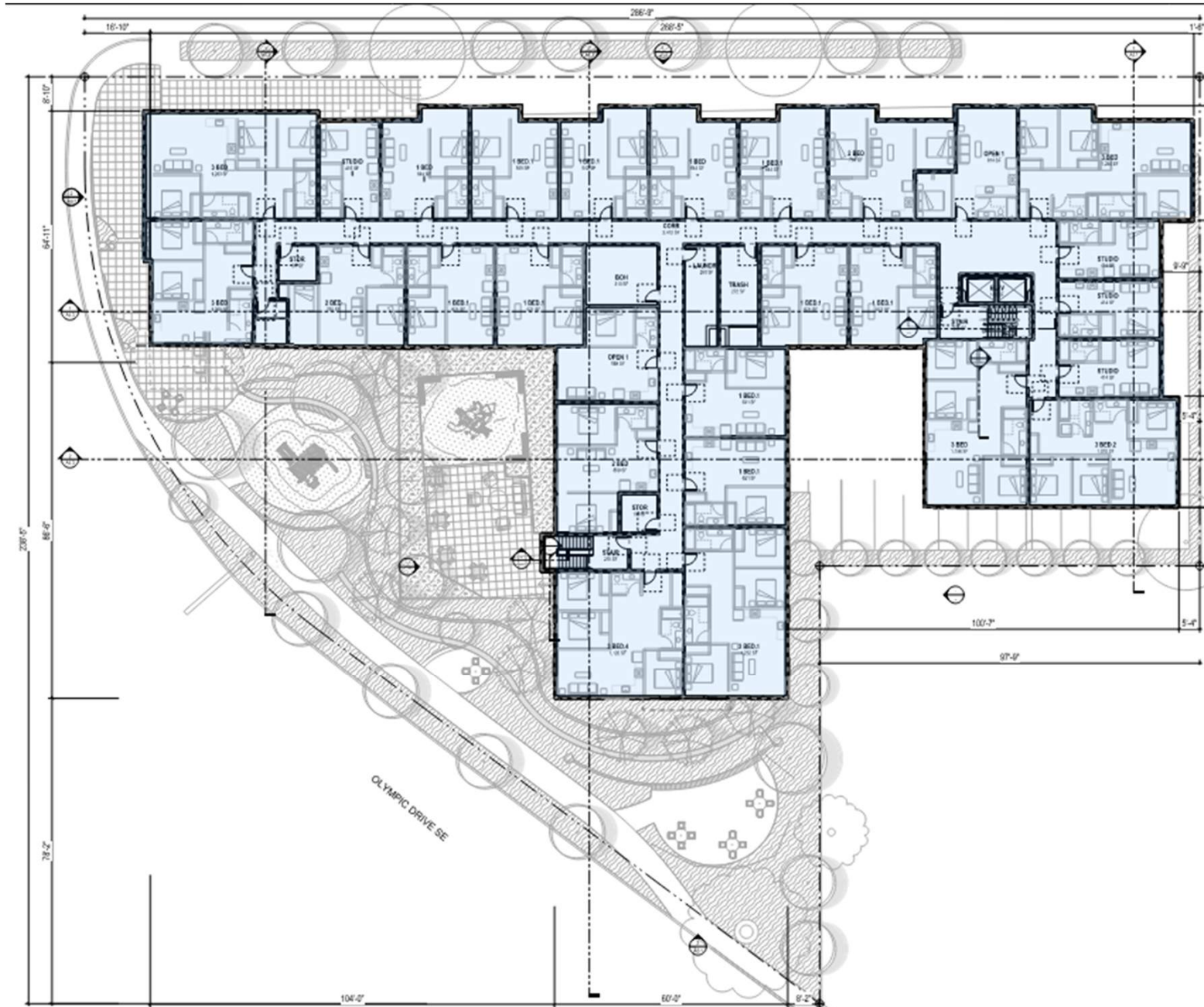
OLYMPIC DRIVE POCKET PARKS - CONCEPT



TYPICAL PLAN

Design Review Priorities

- B1 – Create varied facades
- B2 – Sustainable design
- B3 – Quality materials & details



PARKING PLAN

72 parking stalls

Two Options for Housing

Option 1:

90 units at 0.8 stalls / unit* = 72 stalls

Option 2:

70 units at 0.8 stalls / unit* = 56 stalls

3000 sf commercial space = 7 stalls

guest parking = 9 stalls

72 stalls

**0.8 stalls / unit is the equivalent of 0.5 stalls per unit < 900 sf and 2 stalls per unit >= 900 sf*

 Type an address, neighborhood or city

Go

625 Winslow Way East

Wing Point, Bainbridge Island, 98110

Commute to **Downtown Bainbridge Island** 

 1 min  6 min  2 min  7 min View Routes

 Favorite

 Map

 Nearby Bainbridge Island Apartments on Redfin

Looking for a home for sale in Bainbridge Island? 

Walk Score
73

Very Walkable

Most errands can be accomplished on foot.

Transit Score
30

Some Transit

A few nearby public transportation options.

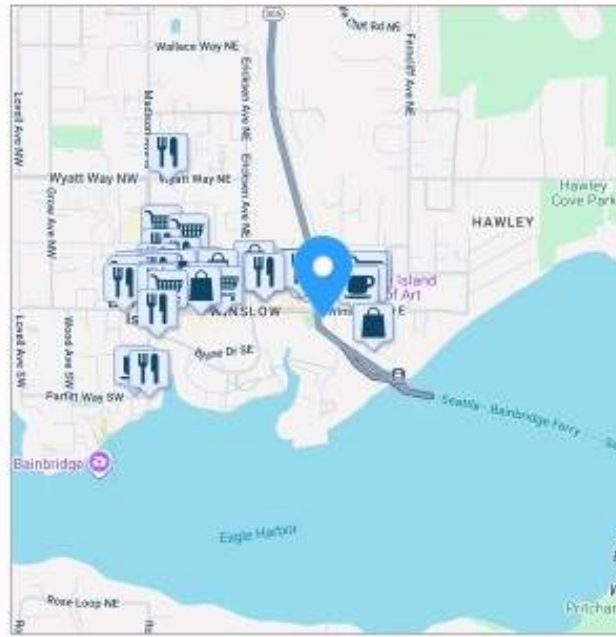
Bike Score
72

Very Bikeable

Biking is convenient for most trips.

[About your score](#)

[Add scores to your site](#)



Supporting transit options

Walkability

Bikeability

Car Share programs

Electric Vehicle charging

PARKING PLAN

Traffic Impact Analysis

prepared by Heath & Associates

8/28/24

- 100 units of housing would generate:
 - 28 AM peak-hour trips and 26 PM peak-hour trips
 - Impacts to Level of Service at the 3 major intersections range from under 3 seconds to a fraction of a second
 - Conclusion – no impact to traffic wait times

HOUSING OPTIONS

90 units

- \$574,419/unit total development cost
- 72 residential parking stalls only
- 55' height (4 stories above Winslow)*
- FAR 2.07
- resident roof deck

70 units

- \$653,817/unit total development cost
- 72 total parking stalls (56 residential)
 - plus 7 commercial stalls
 - plus 9 guest stalls
- 45' height (3 stories above Winslow)*
- FAR 1.65
- no resident roof deck

both options

- ask flexibility from current zoning standards
- 3,000 sf commercial space for BI community
- landscaped pocket parks on Olympic
- parking garage does not extend beyond footprint

**height does not include minor rooftop appurtenances such as stair/elevator penthouses set back from view*

HOUSING OPTIONS

90-unit massing option – 4 stories above Winslow



HOUSING OPTIONS

70-unit massing option – 3 stories above Winslow



HOUSING OPTIONS

4 stories above Winslow – step back study



WINSLOW CONTEXT



THE WINSLOW GROVE



STERLING PLACE



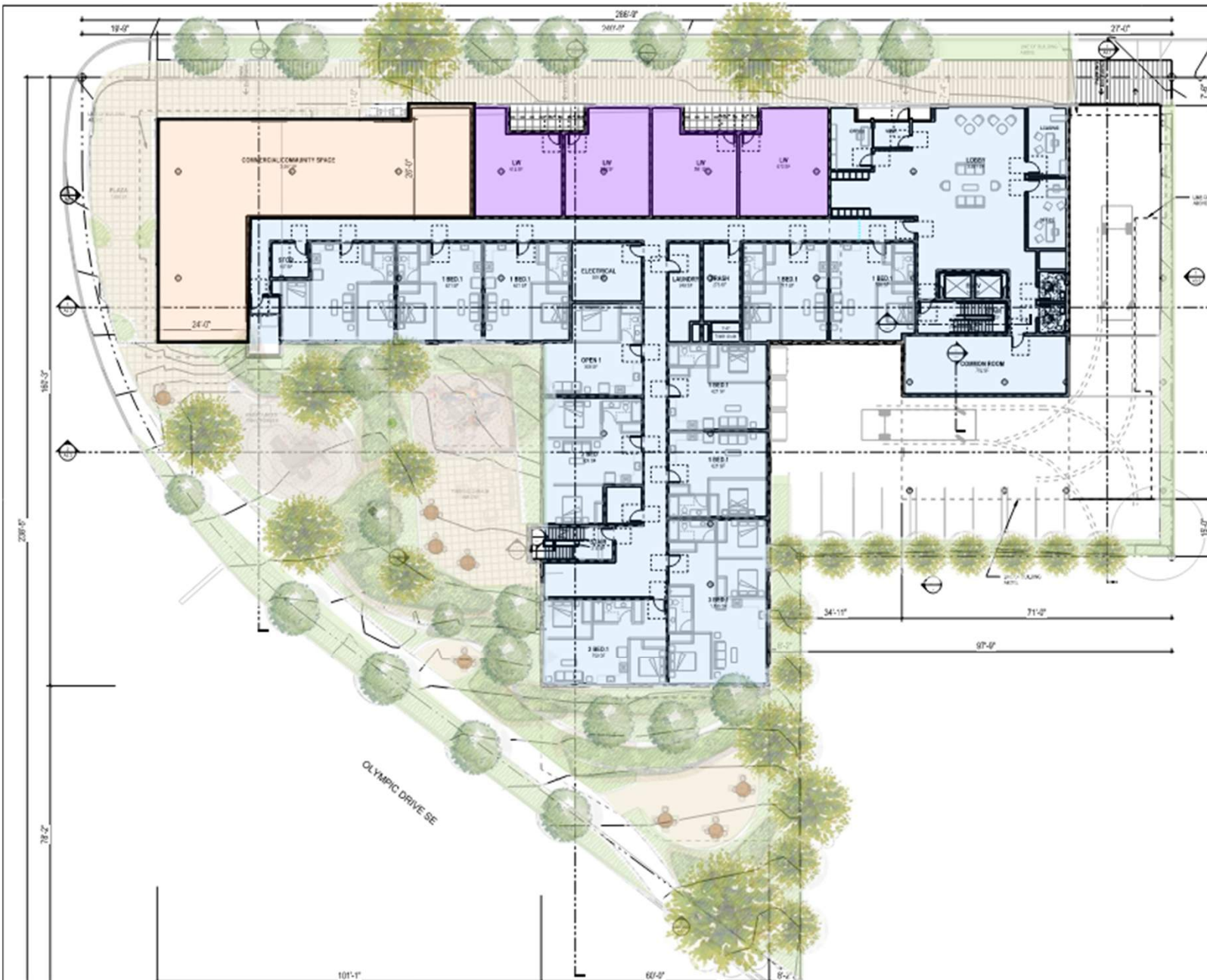
BLISS



VIEW FROM OLYMPIC DRIVE



LANDSCAPE DESIGN PRIORITIES



Design Review Priorities

- S1 – Repair natural systems
- S2 – Enrich wildlife habitat
- S3 – Pedestrians & bicycles
- S4 – Vibrant public realm
- P1 – Walking & cycling safety
- P3 – Public space connections
- P4 – Interest & activity @ streets
- L1 – Integrate landscape & bldg.
- L2 – Support public realm
- L3 – Sustainable design
- L4 – Green infrastructure
- L5 – Healthy habitat
- L6 – View corridors

LANDSCAPE DESIGN PRIORITIES



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- S1 – Repair natural systems
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625 WINSLOW WAY E
PUBLIC PARTICIPATION MEETING
9/11/2025

THANK YOU

QUESTIONS?



Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 11, 2025 **ESTIMATED TIME:** 15 Minutes

AGENDA ITEM: Consider Ordinance No. 2025- 26 Related to Accessory Dwelling Units

AGENDA CATEGORY: Ordinance

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):
August 14, 2025

PREVIOUS COUNCIL REVIEW DATE(S):
July 22, 2025

RECOMMENDED MOTION:

I move to recommend approval of Ordinance No. 2025-26 related to accessory dwelling units to the City Council.

SUMMARY:

Bainbridge Island participates in the Kitsap Regional Coordinating Council (KRCC). Over the last year, the KRCC Land Use Technical Advisory Committee worked on and supported the development of pre-approved building plans for accessory dwelling units (ADUs). So that the preapproved ADU plans can be more easily available and used by property owners on Bainbridge Island, the zoning code needs minor adjustments to ADU standards.

Specifically, BIMC 18.09.005 I.5 f. states that "Accessory dwelling units shall be designed to maintain the appearance of the primary dwelling as a single-family dwelling, containing 900 square feet of floor area or less."

The pre-approved ADU plan sets are offered for 480, 600, 800 and 1,000 square foot models with modest choices on siding, window and roofing. The pre-approved ADUs are being offered throughout Kitsap County and will not necessarily conform to this section of code. An ordinance modifies code language so that the ADUs do not have to maintain the appearance of the primary dwelling unit and are allowed to be up to 1,000 square feet. It is also desired that the BIMC 19.09.005 I. 5. k. on the requirement that the ADU shall share a single driveway with the primary dwelling be modified to "...should share a single driveway," because often island permit customers who wish to construct an ADU cannot always provide one single driveway. By using the word "should" instead of "shall" shows a code preference for one driveway but an ability to construct two.

The Planning Commission discussed Ordinance No. 2025-26 on August 14, 2025, and approved a motion for setback reductions (up to 50%) to be considered through a variance application. That change has been added to an updated Ordinance No. 2025-26.

BACKGROUND: The City of Bainbridge Island is participating in a countywide program to provide a variety of pre-approved Accessory Dwelling Units (ADU) plans for use free of charge in Kitsap County. This program is led by the Kitsap Regional Coordinating Council (KRCC) in collaboration with all Kitsap County jurisdictions, including Bainbridge Island, Bremerton, Port Orchard, and Poulsbo. For more information on this countywide effort, please visit the KRCC Pre-Approved ADU Program website. Streamlined plan review and a reduction in plan review fees accompany the roll out of the Bainbridge Island pre-approved ADU plans once minor code updates are in place.

ATTACHMENTS:

[Ordinance No. 2025-26 ADU Code Updates.pdf](#)

[Pre Approved ADUs and BIMC_PC 08.14.2025.pdf](#)

ORDINANCE NO. 2025-26

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to Accessory Dwelling Units amending Bainbridge Island Municipal Code Sections 2.16.060, 2.16.120, and 18.09.030, establishing an effective date and providing severability

WHEREAS, the City of Bainbridge Island is a member jurisdiction to the Kitsap Regional Coordinating Council (“KRCC”); and

WHEREAS, the KRCC Land Use Technical Advisory Council created a project to develop and implement a program to distribute building plans for Accessory Dwelling Units (ADUs) that were pre-approved by licensed architects and structural engineers; and

WHEREAS, planning and development standards for ADUS are contained in Section 18.09.030 in the Bainbridge Island Municipal Code (BIMC); and

WHEREAS, certain code provisions in BIMC Section 18.09.030.I.5 prevent the smooth and straightforward use of the pre-approved ADU plan sets; and

WHEREAS, on July 22, 2025, at a regular business meeting, the Bainbridge Island City Council after a staff presentation on pre-approved ADUs and barriers in code preventing their smooth and straightforward use, gave direction to develop an ordinance to address barriers in code for the preapproved ADU plan sets; and

WHEREAS, on August 14, 2025, the Planning Commission considered Ordinance No. 2025-26 to amend BIMC Section 18.09.030.I.5; and

WHEREAS, on September 11, 2025, the Planning Commission held a public hearing on the draft amendments and recommended XXXX to the City Council; and

WHEREAS, the City Council reviewed the Planning Commission’s recommendation at a regular business meeting on XXXXX; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 2.16.060 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

2.16.060.B. Applicability.

1. A variance is authorized only for lot coverage, size of structure, or size of setbacks. Variances are not authorized for changes in density requirements, building or structure height requirements, open space requirements, or expanding a use otherwise prohibited.

2. The minor variance process may be used for minor deviations from zoning standards in BIMC Title [18](#) as determined by the director. Minor projects should be limited to: (a) projects that are exempt from review under the State Environmental Policy Act (SEPA), or (b) proposals for less than a 25 percent encroachment in required yards, (c) proposals for less than a 25 percent increase in lot coverage, or (d) proposals related to single-family residences on an existing lot. All other variances shall be processed using the procedures set forth in BIMC [2.16.120](#).
3. This process may also be used for minor variation(s) from the engineering requirements of the adopted city of Bainbridge Island engineering and development standards if the requested variation will further the purposes of the BIMC and is approved by the department director, after recommendation by the city engineer and/or the fire marshal.
4. For projects participating in a housing design demonstration project pursuant to BIMC [2.16.020](#).S, design guidelines may be varied if the applicant can demonstrate that deviation from the guidelines will facilitate meeting goals of the housing design demonstration program.
5. This procedure is not available to obtain variances from subdivision standards in BIMC Title [17](#) or to obtain variances from BIMC Title [18](#) zoning standards cross-referenced in BIMC Title [17](#) as part of a short subdivision, long subdivision, or large lot subdivision approval or amendment process, except for those engineering standards covered by subsection B.3 of this section.
6. ~~This procedure is not available to allow the siting for an~~ For one-story accessory dwelling units, an applicant may apply for up to a fifty-percent setback reduction; no other variances are available where it would not otherwise be permitted.
7. A variance shall not be granted solely because of the presence of nonconformities in the vicinity of the subject site.
8. The provisions of this section shall supplement those of BIMC [2.16.020](#) and [2.16.030](#). In the event of a conflict between the provisions of BIMC [2.16.020](#) or [2.16.030](#) and this section, the provisions of this section shall govern.

Section 2. Section 2.16.120 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

2.16.0120.B. Applicability.

1. The major variance process may be used for deviations from zoning standards in BIMC Title [18](#) that the director determines exceed the threshold for minor variances under BIMC [2.16.060](#). A variance is authorized only for lot coverage, size of structure or size of setbacks. Variances are not authorized for changes in density requirements, building or structure height requirements, open space requirements, or expanding a use otherwise prohibited.

2. This procedure is not available to obtain variances from subdivision standards in BIMC Title [17](#) or to obtain variances from BIMC Title [18](#) zoning standards cross-referenced in BIMC Title [17](#) as part of a short subdivision, long subdivision, or large lot subdivision approval or amendment process.
3. ~~This procedure is not available to allow the siting for an~~ For one-story accessory dwelling units, an applicant may apply for up to a fifty-percent setback reduction; no other variances are available where it would not otherwise be permitted.
4. A variance shall not be granted solely because of the presence of nonconformities in the vicinity of the subject site.
5. Variances from the city's noise regulations in Chapter [16.16](#) BIMC are available through the noise variance process in Chapter [16.16](#) BIMC and are not available through the major variance process in this section.
6. The provisions of this section supplement those of BIMC [2.16.020](#) and [2.16.100](#) when the application is for a major variance. In the event of a conflict between the provisions of BIMC [2.16.020](#) or [2.16.100](#) and this section, the provisions of this section shall govern.

Section 3. Section 18.09.030 of the Bainbridge Island Municipal Code is hereby amended to read as follows:

18.09.030.I.5. Accessory Dwelling Unit.

- a. An accessory dwelling unit (ADU) may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where permitted ("P") by this chapter.
- b. In the shoreline jurisdiction, an accessory dwelling unit may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where conditional ("C") pursuant to this chapter. See Chapter [16.12](#) BIMC for shoreline conditional use process.
- c. Only one accessory dwelling unit may be created per parcel.
- d. ~~No A~~ A variances shall be granted application is only available for up to a fifty-percent setback reduction for one-story-an accessory dwelling units.
- e. One off-street parking space shall be provided in addition to off-street parking that is required for the primary dwelling.
- f. Accessory dwelling units shall ~~be designed to maintain the appearance of the primary dwelling as a single family dwelling, containing 1,000~~ 900 square feet of floor area or less. However, if the accessory dwelling unit will be located within a building existing as of the approval date of Ordinance No. 2015-16 (for example, in a basement) the city may allow an increased size in order to efficiently use all floor area. If a separate outside entrance is necessary for an

accessory dwelling unit located within the primary dwelling, that entrance must be located either on the rear or side of the building.

- g. If an accessory dwelling unit is constructed in conjunction with a garage, the square footage of the garage shall not count towards the 1,000-square-foot limitation.
- h. An accessory dwelling unit not attached to the single-family dwelling may not contain any accessory use other than a garage.
- i. No recreational vehicle shall be an accessory dwelling unit.
- j. When stairs utilized for the ADU are enclosed within the exterior vertical walls of the building, they shall not count towards the floor area of the ADU.
- k. The ADU ~~shall~~ should share a single driveway with the primary dwelling.
- l. School impact fees and qualified exemptions from those fees as provided in Chapter 15.28 BIMC shall apply.
- m. All other applicable standards including, but not limited to, lot coverage, setbacks, parking requirements, and health district or city requirements for water, sewer, and/or septic must be met.
- n. In the Mixed Use Town Center, new accessory dwelling units are only permitted as part of a housing design demonstration project single-family subdivision approved pursuant to BIMC 2.16.020.S.

Section 2. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED by the City Council this XXX day of XXX, 2025.

APPROVED by the Mayor this XXX day of XXX, 2025.

Ashley Mathews, Mayor

ATTEST/AUTHENTICATE:

Christine Brown, MMC, City Clerk

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NUMBER:

2025-26



PreApproved Accessory Development Unit Plans

How code can help these
plans be used



Kitsap Regional Coordinating Council



Kitsap Regional Coordinating Council

May 6, 2025





Lille - 480 SF



The Sydney- 600SF



The Blakely - 800 SF 2 Story



**The Salish-
1,000SF Rambler**

**The Kitsap-
Carriage House**



HOW WILL IT WORK?

Building plan reviews are expedited

- Architectural review
- Structural review
- Energy code review

Site plan reviews are not expedited

- Zoning requirements
- Critical areas
- Utility infrastructure
- Other site-specific reviews

POTENTIAL BENEFITS TO USERS

No design fees
(except if a structural
modification is made)

Faster permitting

Potential for
discounted
permitting fees
(pending
confirmation)

Title 18 ZONING¹

Chapters:

- 18.03 General Provisions
- 18.06 Zoning Districts
- 18.09 Use Regulations
- 18.10 Use Regulations – Wireless Communication Facilities
- 18.10A Use Regulations – Small Wireless Facilities
- 18.11 Eligible Facilities Requests
- 18.12 Dimensional Standards
- 18.15 Development Standards and Guidelines
- 18.18 Design Standards and Guidelines
- 18.21 Affordable Housing
- 18.24 Historic Preservation Program
- 18.27 Transfer of Development Rights
- 18.30 Nonconforming Lots, Uses, and Structures
- 18.33 Violations, Enforcement, and Penalties
- 18.36 Definitions

18.09.030 Use-specific standards.

I. Accessory Uses.

5. Accessory Dwelling Unit.

5. Accessory Dwelling Unit.

- a. An accessory dwelling unit (ADU) may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where permitted ("P") by this chapter.
- b. In the shoreline jurisdiction, an accessory dwelling unit may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where conditional ("C") pursuant to this chapter. See Chapter [16.12](#) BIMC for shoreline conditional use process.
- c. Only one accessory dwelling unit may be created per parcel.
- d. No variances shall be granted for an accessory dwelling unit.
- e. One off-street parking space shall be provided in addition to off-street parking that is required for the primary dwelling.
- f. Accessory dwelling units shall be designed to maintain the appearance of the primary dwelling as a single-family dwelling, containing 900 square feet of floor area or less. However, if the accessory dwelling unit will be located within a building existing as of the approval date of Ordinance No. 2015-16 (for example, in a basement) the city may allow an increased size in order to efficiently use all floor area. If a separate outside entrance is necessary for an accessory dwelling unit located within the primary dwelling, that entrance must be located either on the rear or side of the building.
- g. If an accessory dwelling unit is constructed in conjunction with a garage, the square footage of the garage shall not count towards the 900-square-foot limitation.
- h. An accessory dwelling unit not attached to the single-family dwelling may not contain any accessory use other than a garage.
- i. No recreational vehicle shall be an accessory dwelling unit.
- j. When stairs utilized for the ADU are enclosed within the exterior vertical walls of the building, they shall not count towards the floor area of the ADU.
- k. The ADU shall share a single driveway with the primary dwelling.
- l. School impact fees and qualified exemptions from those fees as provided in Chapter [15.28](#) BIMC shall apply.
- m. All other applicable standards including, but not limited to, lot coverage, setbacks, parking requirements, and health district or city requirements for water, sewer, and/or septic must be met.
- n. In the Mixed Use Town Center, new accessory dwelling units are only permitted as part of a housing design demonstration project single-family subdivision approved pursuant to BIMC [2.16.020](#) S.

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- i. No recreational vehicle shall be an accessory dwelling unit.
- j. When stairs utilized for the ADU are enclosed within the exterior vertical walls of the building, they shall not count towards the floor area of the ADU.
- k. The ADU shall share a single driveway with the primary dwelling.
- l. School impact fees and qualified exemptions from those fees as provided in Chapter [15.28](#) BIMC shall apply.
- m. All other applicable standards including, but not limited to, lot coverage, setbacks, parking requirements, and health district or city requirements for water, sewer, and/or septic must be met.
- n. In the Mixed Use Town Center, new accessory dwelling units are only permitted as part of a housing design demonstration project single-family subdivision approved pursuant to BIMC [2.16.020.S](#).

ORDINANCE NO. 2025-26

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to Accessory Dwelling Units amending Bainbridge Island Municipal Code Section 18.09.030, establishing an effective date and providing severability

WHEREAS, the City of Bainbridge Island is a member jurisdiction to the Kitsap Regional Coordinating Council ("KRCC"); and

WHEREAS, the KRCC Land Use Technical Advisory Council created a project to develop and implement a program to distribute building plans for Accessory Dwelling Units (ADUs) that were pre-approved by licensed architects and structural engineers; and

WHEREAS, planning and development standards for ADUS are contained in Section 18.09.030 in the Bainbridge Island Municipal Code (BIMC); and

WHEREAS, certain code provisions in BIMC Section 18.09.030.I.5 prevent the smooth and straightforward use of the pre-approved ADU plan sets; and

WHEREAS, on July 22, 2025, at a regular business meeting, the Bainbridge Island City Council after a staff presentation on pre-approved ADUs and barriers in code preventing their smooth and straightforward use, gave direction to develop an ordinance to address barriers in code for the preapproved ADU plan sets; and

WHEREAS, on August 14, 2025, the Planning Commission considered Ordinance No. 2025-26 to amend BIMC Section 18.09.030.I.5; and

WHEREAS, on XXXXX, the Planning Commission held a public hearing on the draft amendments and recommended XXXX to the City Council; and

WHEREAS, the City Council reviewed the Planning Commission's recommendation at a regular business meeting on XXXXX; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 18.09.030 of the Bainbridge Island Municipal Code is amended to read as follows:

Additional Information -slides

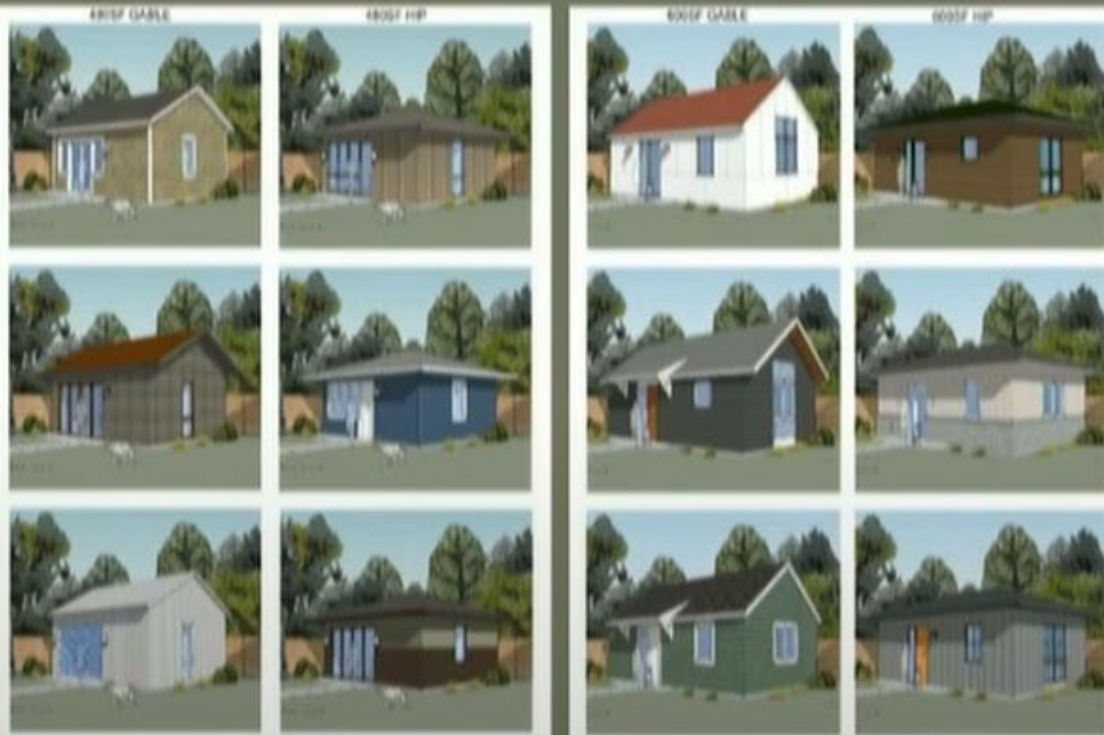
PROPOSED PROCESS**



EXISTING RESOURCES

STYLE GUIDE

🏠 BUILT-IN ADU FLEXIBILITIES & LIMITATIONS:



ARCHITECT/ENGINEER CHEAT SHEET

🏠 BUILT-IN ADU FLEXIBILITIES & LIMITATIONS:



Owner's Choice

- Window Frame Colors
- Window Sill Heights*
- Window Operation*
- Roof Pitches/Styles
- Roof Materials
- Roof Color
- Roof Trim & Trim Color
- Roof Eaves/Overhang or None
- Siding Material(s)
- Siding Color
- Door Color
- Door Style
- Door Materials
- Lighting Fixtures
- All Interior Walls are Non-Load Bearing**

* If it is an egress window sill heights must be maintained and window operation must meet requirements of IRC2021 and Washington State Amendments.

**except the 600SF 2-story option

Structural Engineer Needed



- Window Width Changes
- Window Location Changes
- Added Windows
- Taller Ceilings
- Dissimilar Plate Heights
- Foundation Changes (non slab on grade)
- Basement/Under House Storage
- Joisted First Floor w/ Crawl Space
- Altering Interior Walls of 800 2-Story Option
- Added Garages, Porches, Carports, etc.
- Roof Pitches Steeper than Existing Type Options
- Roof Styles Not Offered Per Type
- Adding or Subtracting from Floor Plate Size
- Adding a Level to Existing Design

TIMELINE

RFQ went out to the public by Kitsap Regional Coordinating Council on 7/15/24.



Artisans Group (AGAP) applied and was awarded the opportunity to interview.



AGAP interviewed with KRCC on 9/12/24.



AGAP awarded project and began work on 9/25/24.



Four original plansets under review by jurisdiction.



Fall 2024

Architect selected and hired



Winter 2025

Redesign and initial review of four licensed plan sets



Spring 2025

Four plan sets are made available

Plan sets promoted on KRCC & Jurisdiction websites



Summer 2025

Outreach for four plan sets

Ongoing review and development of two new plan sets



Fall 2025

Two more plan sets released

All six plan sets are made available

EXISTING ADU PROGRAMS



City of Seattle





Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 11, 2025 **ESTIMATED TIME:** 60 Minutes

AGENDA ITEM: Ordinance No. 2025-21 Development Standards for Affordable Housing Projects

AGENDA CATEGORY: Ordinance

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):
August 14 and 28, 2025

PREVIOUS COUNCIL REVIEW DATE(S):
July 15 and August 19, 2025

RECOMMENDED MOTION:

I move to recommend approval of Ordinance No. 2025-21 related to 100% affordable housing projects in the Central Core and Ferry Terminal Districts to the City Council.

SUMMARY:

On August 14, 2025, the Planning Commission was requested to schedule a public hearing for September 11, 2025, on Ordinance No. 2025-21 which proposes minor adjustments to the zoning code limited to 100% affordable housing projects only. After extensive discussion, the Planning Commission did not approve a motion to schedule a public hearing.

On August 19, 2025, the City Council discussed a 100% affordable housing project proposed for city property located at 625 Winslow Way. The responsible entity of the project shared with the City Council what they heard from the August 14, 2025, Planning Commission meeting.

As a result, an option for a smaller project with reduced numbers of affordable housing units is being considered. The smaller, reduced, affordable housing project still requires minor adjustments in code so that development permits may be applied for and critical grant funding may be pursued.

Ordinance No. 2025-21 has been revised to reflect direction from the August 19, 2025 City Council meeting. This includes allowing the transfer existing bonus Floor Area Ratio (FAR) that had been purchased by the City in 2022 from the Islander Mobile Home park pursuant to BIMC

The redrafted Ordinance No. 2025-21 continues to provide for flexibility limited only to 100% affordable housing projects in certain zones. The Planning Commission reviewed the revised ordinance on August 28, 2025, and voted to schedule a public hearing for September 11, 2025.

BACKGROUND:

On May 13, 2025, the City Council unanimously adopted Resolution No. 2025-10, approving a Development Agreement between the City and LIHI for the development of an affordable housing project on a one acre site owned by the city. LIHI is proposing to develop approximately 100 percent affordable housing project with a mix of unit sizes.

Project concepts have been discussed with the Chair of the City's Design Review Board. The project will be reviewed by the Design Review Board when a land use permit has been submitted.

During development of a conceptual plan, the need to increase Floor Area Ratio and a need to slightly increase allowable building height were identified. Bringing parking standards into conformance for typical standards for affordable housing project in urban areas, consistent with the state's general guidance, will help the financial feasibility of the project.

On July 15, the City Council received a presentation on the Preliminary Master Development Plan from the Low-Income Housing Institute (LIHI) for the proposed City affordable housing project at 625 Winslow Way. As part of the presentation, LIHI further described how the preliminary project design required modest changes to City code standards for density (floor area ratio, FAR), building height, or parking requirements. The project is currently located in the "Central Core" zone and is proposed to be changed to the "Ferry" zone through the update to the Winslow Subarea Plan.

The preliminary Planning Commission recommendations for FAR and building height (4.0 FAR and 65 feet) for the Ferry zone through the update to the Winslow Subarea Plan would enable the proposed affordable housing project. Completing that work to adopt revised development standards through the update to the Winslow Subarea Plan is several months away.

At the close of its discussion on July 15, the City Council approved the following motion: I move to forward a request for revised development regulations to the Planning Commission for development of an ordinance for City Council consideration. Staff drafted Ordinance No. 2025-21, which was discussed with the Planning Commission on August 14, 2025.

ATTACHMENTS:

[Ordinance No. 2025-21 Development Standards for Aff Housing.pdf](#)
[Current Zoning Downtown Winslow.pdf](#)

ORDINANCE NO. 2025-21

AN ORDINANCE of the City of Bainbridge Island, Washington, amending BIMC Section 18.12.020 related to affordable housing projects in the Ferry and Central Core zoning districts.

WHEREAS, the Bainbridge Island City Council has identified affordable housing as a City priority and is committed to expanding the supply of housing on the Island that serves lower income households, particularly families with children, employees of Bainbridge Island businesses and public agencies, and seniors who might otherwise be displaced from the community; and

WHEREAS, the City is the owner of two adjacent parcels of real property located at 625 Winslow Way East and 180 Olympic Drive in the City of Bainbridge Island, which the City intends to merge into a single parcel of land (the “Land”); and

WHEREAS, the Land has been identified by the City as an ideal location for a significant supply of affordable rental housing greatly needed in the community, and the City desires to have the Land developed and operated as an affordable housing project (the “Project”); and

WHEREAS, on April 22, 2024, the City issued a Request for Qualifications from established affordable housing developers capable of developing and operating a mixed use development with affordable housing units above and a ground floor commercial or other non-residential use component and based on the City’s review of the Statements of Qualification, the City selected Low Income Housing Institute (LIHI) as its preferred affordable housing developer; and

WHEREAS, LIHI and the City executed a nonbinding term sheet on December 13, 2024, setting forth the parties’ expectations concerning the construction and operation of the Project and providing a framework for further binding agreements, including a Development Agreement under which the Project will be designed and financing will be sought, and a long-term Ground Lease and Regulatory Agreement, under which the Project will be constructed and operated as affordable housing for a period of not less than 75 years, and up to 99 years if required by the financing sources; and

WHEREAS, LIHI and the City Manager have negotiated the terms of the Development Agreement and the Development Agreement; and

WHEREAS, the City Council has considered the terms of the Development Agreement and determined that entering into the Development Agreement will further the Council’s goal of providing affordable housing for those who live and work in Bainbridge Island and is therefore in the best interests of the City and its residents and businesses; and

WHEREAS, on May 13, 2025, the City Council unanimously adopted Resolution No. 2025-10, approving a Development Agreement between the City and LIHI for the Project; and

WHEREAS, on July 15, 2025, the City Council received a presentation on a Preliminary Master Development Plan from LIHI for the proposed Project, and further discussed whether to enable the one-hundred percent affordable housing project by updating floor area ratio (FAR), building height, and parking development standards for such projects; and

WHEREAS, at the close of its discussion on July 15, 2025, the City Council approved a motion forwarding a request for revised development regulations to the Planning Commission for development of an ordinance for City Council consideration; and

WHEREAS, on August 19, 2025, the City Council discussed the proposal from LIHI, and at the close of the discussion, approved a motion updating its previous request for revised development regulations to the Planning Commission for development of an ordinance for City Council consideration; and

WHEREAS, the City is in the middle of the update to the Winslow Subarea Plan and Comprehensive Plans, including analyzing how development standards could be modified to better meet City housing and transportation goals, and this work is estimated to be completed in early 2026, including updates to City development standards and zoning, possibly changing the zoning district of the Project from Central Core to Ferry, as recommended in June 2025 by the Planning Commission; and

WHEREAS, on August 14 and 28, 2025, the Planning Commission considered the draft amendments; and

WHEREAS, on September 11, 2025, the Planning Commission held a public hearing on the draft amendments and after closing the public hearing, continued discussion of the ordinance, and recommended XXXX to the City Council; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The amendments to the Bainbridge Island Municipal Code approved by this ordinance shall sunset nine months (estimated June 30, 2026) from the effective date of this ordinance unless first amended or updated as part of the update to the Winslow Subarea Plan and Comprehensive Plan. If the amendments sunset, footnote 8 to BIMC Table 18.12.030-3 and all references to such footnote in the Table shall be deleted and the Table shall read as it did immediately prior to the adoption of this ordinance. Permit applications that vest prior to any amended or updated regulation adopted as part of the Winslow Subarea Plan and Comprehensive Plan or that otherwise

vest prior to the sunset date shall remain vested and shall not be affected by the amendment, update, or sunset.

Section 2. Table 18.12.020-3 of the Bainbridge Island Municipal Code is hereby amended as shown in Exhibit A.

Section 3. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED by the City Council this day of 2025

APPROVED by the Mayor this day of 2025.

Ashley Mathews, Mayor

ATTEST / AUTHENTICATE:

Christine Brown, MMC, City Clerk

FILED WITH THE CITY CLERK: , 2025
PASSED BY THE CITY COUNCIL: , 2025
PUBLISHED: , 2025
EFFECTIVE DATE: , 2025
ORDINANCE NO: 2025-21

DRAFT EXHIBIT A

18.12.020 Tables of dimensional standards.

Tables 18.12.020-2 and 18.12.020-3 set forth applicable dimensional standards. Where a property is located in more than one zone district, units permitted by density calculations within each zone district must be constructed on the portion of the property located within that zone district and required setbacks for each zone district must be met. Permitted densities are not “blended” across the zone district line.

EXCERPT Table 18.12.020-3 Dimensional Standards for Mixed Use Town Center and “Other” Zone Districts

ZONING DISTRICT	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I
	Central Core Overlay [8]	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C and [8]]				
DIMENSIONAL STANDARD									
MAXIMUM FAR (Floor Area Ratio) [1]									
Basic Maximum									
Commercial and Other Nonresidential Uses	0.6	0.4	0.3	0.15	0.1	0.3	No max.; limited by other standards		
Residential	0.4	0.4	0.3	0.5	0.4	0.3	No FAR limit: R-2 standards apply		
Mixed Use [2]	1.0	0.5	0.5	0.5	0.5	0.3	No max.; limited by other standards		
Maximum with Bonus	Bonus densities require compliance with BIMC 18.12.030.E and 18.21.050 as applicable.								
Residential	1.0	0.6	0.6	1.0	1.1	0.6	Bonus densities require compliance with BIMC 18.12.030.D	N/A	N/A
Affordable Housing Development on Property Owned or Controlled by a Religious Organization [7]	1.1	0.8	0.75	1.25	1.2	0.75	Bonus densities require compliance with BIMC 18.21.050 and 18.12.030.D	N/A	N/A
Mixed Use [2]	1.5	1.0	0.9	1.0	1.2 (1.4 pursuant to note [3])	0.9		N/A	N/A

DRAFT EXHIBIT A

ZONING DISTRICT	Winslow Mixed Use Town Center					HSR I and II	NC	B/I	WD-I
	Central Core Overlay [8]	Madison Avenue Overlay	Ericksen Avenue Overlay	Gateway Overlay	Ferry Terminal Overlay [See BIMC 18.12.030.C and [8]]				
DIMENSIONAL STANDARD									
MAXIMUM BUILDING AND STRUCTURE HEIGHT [5]									
Note: Bonus may not be available in the shoreline jurisdiction									
Base	35 ft.; 25 ft. max. south of Parfitt	25 ft.; 35 ft. north of High School Road	25 ft.	35 ft.	BIMC 18.12.030.C standard height north of Winslow Way; 35 ft. south of Winslow Way	35 ft.	35 ft.	35 ft.	35 ft. except that Chapter 16.12 BIMC applies within shoreline jurisdiction
Bonus 1 if parking under building [6]	45 ft.; 35 ft. south of Parfitt	35 ft.; 45 ft. north of High School Road	35 ft.	45 ft.	BIMC 18.12.030.C optional height north of Winslow Way; 45 ft. south of Winslow Way	45 ft.			
Bonus 2 for Nonresidential Uses with Major Conditional Use Permit							45 ft.	45 ft.	45 ft.

[1] If the existing FAR for a developed property as of May 21, 1998, is higher than the base FAR for that district, then the existing FAR will be considered the base FAR for that developed property. Total FAR may not be exceeded.

[2] In mixed use development, the established FAR in the residential and commercial components shall not be exceeded. For the residential FAR bonus provisions for qualifying housing design demonstration project, refer to the bonus density provisions in BIMC 2.16.020.S.8.

[3] In mixed use development in the ferry terminal district, an additional 0.2 FAR is permitted in accordance with BIMC 18.12.030.E.2. The additional FAR may be applied to either the residential or commercial component of the mixed use development.

[4] When property adjoins a single-family residential zone, building setback shall be in accordance with the landscape ordinance perimeter landscaping requirements.

DRAFT EXHIBIT A

[5] When property adjoins a lower density residential zone, except in the ferry terminal district, north of Winslow Way, for the first 30 feet of the building from the property line of an adjoining lower density residential zone, the building height shall be the building height of the adjoining lower density residential zone. Optional building height allowed in the adjoining lower density residential district through a conditional use permit may be requested for projects within the mixed use town center and high school road zones through the site plan review process. For building height requirements in the ferry terminal district, north of Winslow Way, reference BIMC 18.12.030.C.

[6] The bonus height is available when parking is located underground or under the occupiable space of the planned building. If parking is located under 50 percent or less of the occupiable space, the bonus may only be used for a portion of the building footprint twice as large as the area with parking located beneath.

[7] The bonus density is available when provisions of BIMC 18.21.050 are met and all bonus FAR is applied to the residential component of the mixed use development.

[8] In the Ferry and Central Core Overlay Districts east of State Route 305, the maximum FAR for development projects with 100% of residential units designated as affordable housing is 2.0 when a property is receiving FAR purchased from the Islander Mobile Home Park pursuant to BIMC 18.12.030.E.1.b in an amount at least equal to the difference between the maximum FAR allowed in the underlying zoning district and the proposed FAR for the development project. A maximum of 10% of the affordable housing project's proposed FAR may be devoted to commercial or other nonresidential uses allowed within the districts, without the limitation described in footnote 2. The maximum building height for such affordable housing projects shall be as set forth in BIMC Table 18.12.020-3, provided that rooftop structures required for emergency fire and life safety egress shall not be counted toward the maximum building height.

**Existing
Zoning
Downtown
Winslow**

