



C-1 Downtown Commercial Limited Zoning Amendments - Flexible Use

Initial Release

June 2019

INTRODUCTION

The City Council adopted amendments to the Poulsbo Municipal Code [Chapter 18.80](#), Commercial Zoning Districts, in 2018 (Ordinance 2018-20). Amendments were to all four of the Commercial zones and addressed the permitted use table, landscaping, design standards, and the creation of the downtown shopfront overlay.

In early 2019, Mayor Erickson requested the Economic Development Committee (EDC) review the mixed use/residential component of the amendments for the C-1 (downtown) zoning district. The EDC discussed options for residential uses in the C-1 district, as well as in the other commercial districts, at multiple meetings throughout the spring (2/27/19, 3/27/19, 4/12/19, 4/24/19). The EDC decided to focus on residential uses in the C-1 zone and at its 4/24/19 meeting requested that the full City Council hold a workshop to continue the discussion. A full City Council workshop was held on the topic on 6/19/19. Representatives from the private sector multi-family development have attended meetings to answer questions.

Within the C-1 [zoning district](#), but outside of the [shopfront overlay](#), the proposed amendment allows residential units on the first floor; provided that the first floor shall be constructed to commercial building and fire code standards and parking required at the applicable commercial ratio, to accommodate flexibility of use as both residential or commercial, as the market supports.

PROPOSED AMENDMENTS

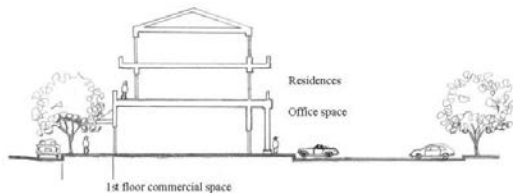
Poulsbo Municipal Code [Section 18.80.080.J](#). - Mixed-Use Structure.

1. Purpose. Mixed use structures allow for placement of a mix of commercial and residential uses in a single building. Mixed use structures are intended to allow for efficient use of land and public services in an urban setting; encourage convenient access between employment, services and residential opportunities; and increase development alternatives.
2. A mixed-use structure shall contain at least two complementary, integrated, or mutually supporting uses (such as offices, retail, professional services, food and beverage, entertainment, public service and residential), [except as allowed in 18.80.080.J.3.a.i.](#)
3. New mixed-use structures shall have the following standards:
 - a. Residential units must be located above allowed commercial uses (residences may not be located at street/ground level or below). However, uses accessory to the residential, such as lobby, fitness center, storage, community room and other accepted uses, may be located on the first floor (street level), and shall generally be located behind the street level commercial uses. Number of residential units shall be limited by the mixed-use structure's required development standards (lot coverage, height, parking and setbacks) for the underlying zoning district.
 - i. [Within the C-1 zoning district, but outside of the shopfront overlay, residential units may be allowed on the first floor; provided that the first floor shall be constructed to commercial building and fire code standards and parking required at the applicable commercial ratio, to accommodate flexibility of use as both residential or commercial, as the market supports.](#)
 - b. A minimum of 50 percent of the street level ground floor gross square footage shall be occupied by uses set forth in Table 18.80.030, Commercial Zoning Districts Use Table [or as allowed by this section](#), and oriented to the primary street. Any underbuilding parking located on the street level floor shall be provided at the commercial parking standards and shall have an intervening permitted use between the street and the parking.

- c. The mixed-use building shall be designed to look and function as an integrated development and encourage pedestrian travel between uses and adjacent buildings.
- d. Buildings should be located adjacent to the primary street or immediately behind a public or semi-public space, such as a forecourt, plaza, or an outdoor seating area.
- e. Commercial uses located on the ground floor shall have a prominent entrance facing the primary street, provide use and activity presence along the street frontage, and be designed to clearly define it as commercial space.
- f. Compatible with the height, massing, setback and design character of surrounding uses shall be considered in mixed use structure design.
- g. At least one outdoor activity feature shall be provided for the mixed-use building, including but not limited to courtyards, delineated gathering spaces, or seating areas. These areas must be paved and landscaped.
- h. Private or shared open space shall be provided for each of the residential units, such as a private outdoor balcony or rooftop deck, and shall be provided at a minimum of thirty-eight square feet per unit.
- i. On-site pedestrian circulation that links the public street and the primary entrance to the structure or residential units shall be provided. When the pedestrian circulation crosses driveways, parking areas and loading areas, it must be clearly identifiable through use of different paving materials.
- j. Existing residential units in a mixed-use structure in the C zones may continue without meeting the standards above.



Conceptual design of a mixed-use building with retail commercial on the first floor, office on the second floor, and residences on the third floor. Design elements include façade modulation, roof line cascade, rooftop deck, awnings, varies façade materials, recessed and frame windows and ornamental pilasters.



Example of mixed-use structures use configuration.

4. It is recommended that acknowledgement be included in lease or purchase/sale agreements for residential units in mixed use structures, and address that residents will reside within commercial structures, where quiet enjoyment may not be guaranteed due to the nature of business, dining/entertainment or special event activity within the commercial zoning districts.

PUBLIC AND AGENCY REVIEW TIMELINE

A Public Participation Plan is required by the Growth Management Act to describe how the City will encourage early and continuous public participation throughout the process of reviewing and updating Development Regulations. The Public Participation Plan includes opportunities to comment, review timeline, and contact information. Please see <https://cityofpoulsbo.com/development-regulation-amendments/> to review the Public Participation Plan.

June 28, 2019

Public Release of C-1 Downtown Commercial Limited Zoning Amendments: 1) post on City's website; 2) distributed to local, regional and state agencies; 3) distributed to Planning Commission and City Council; 4) email announcing availability of material sent to email list.

June 28, 2019

Notice of Application w/Optional DNS and Notice of PC Public Hearing Issued

July 12, 2019

Notice of Application with Optional DNS comment period over

July 16, 2019

Planning Commission Staff Report Due

July 23, 2019

Planning Commission Public Hearing 7 p.m. | Council Chambers

August 14, 2019

City Council Public Hearing - 7 p.m. | Council Chambers

INFORMATION AVAILABILITY

The City's Planning and Economic Development (PED) Department webpage will house the C-1 Downtown Commercial Limited Zoning Amendments where interested citizens and community members may visit for status updates, draft documents, official notices, minutes, and project information:

<https://cityofpoulsbo.com/development-regulation-amendments/>