



# Planning & Economic Development

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## BUSINESS AND EMPLOYMENT ZONES

There are three types of Commercial Zones: Office Commercial Industrial (OCI), Business Park (BP), and Light Industrial (LI).

Each zone serves a different purpose. The OCI district provides for business and professional offices, corporate headquarters, research and development facilities, light industry and complementary educational, and recreational uses. The district is not intended to support the general commercial needs of the community; however, limited retail sales, convenience and personal services, and residential, as subordinate uses, are allowed. The OCI district is intended to be compatible and transitional with adjoining uses, have smaller sized and scaled buildings with a more diverse mix of uses than the business park district, and have fewer nuisance factors and hazards than the light industrial district.

The BP district, located in the College MarketPlace master planned development, is intended to enhance the city's economic base by providing for an integrated grouping of businesses and buildings of a larger size and scale than the OCI or LI districts may support. The BP district supports a variety of uses, such as light manufacturing, professional office buildings, and warehousing and distribution.

The LI district provides appropriate locations for combining light, clean industries, including industrial service, manufacturing, fabrication, assembly and production; business and technology research and development; and warehousing, distribution and storage activities. Professional offices and sale of goods are subordinate to permitted activities.

### WHAT CAN I DO WITH MY PROPERTY?

You can find a full list of uses by commercial zone in section [18.90.030](#) but some of the uses permitted in all three zones include: Research Industry-oriented service providers, Manufacturing Textiles and Leather Goods, Utility Facilities, and Public Administration Offices.

There are specific requirements for adult entertainment facilities in the LI zone (PMC [18.90.080](#)) and High risk facilities ([18.90.085](#)).

### WHAT ARE MY DEVELOPMENT STANDARDS?

In general, setbacks in the Business and Employment zones are as follows (see [18.90.040](#)):

- Setback from Lot Line when Adjacent to R zone: 20' plus an additional 1 foot the wall facing the R zone exceeds 25', to a maximum of 40'.
- Front Yard: 10'
- Other Yard: 5'
- Street Frontage: 10'
- Height: 35'

**NOTE:** Alternative setbacks or height may have been established. Contact the PED Department to determine if your site has alternative development standards.

### WHAT ELSE SHOULD I KNOW?

PMC [18.90.050](#) provides information on additional standards like landscaping requirements, on-site pedestrian circulation, and design standards.

PMC [18.90.060](#) provides additional performance standards such as screening for outdoor storage, Trash dumpsters, Exterior Mechanical Equipment, limits on Emissions, lighting, odor, noise levels, contamination and other hazards.

PMC [18.90.100](#) provides information on sign standards specific to the business and employment zoned properties.

### WHAT ABOUT PARKING?

Parking for all business and employment zones are in section [18.90.090](#). The number of spaces required is dependent on the use classification.

**Disclaimer:** This handout should not be used as a substitute for codes and regulations. The applicant/property owner is responsible for compliance with all code and rule requirements, whether or not described here. Please see the City of Poulsbo Municipal Code for complete text and requirements.

