

**Proposal to Modify BUSINESS/INDUSTRIAL DISTRICT:
PERMITTED & CONDITIONAL USES (BIMC Chapter 18.09)**

Proposed New Uses & Uses Suggested for Deletion (would become "Not Permitted")

PERMITTED USES	CONDITIONAL USES
Small-scale Manufacturing Light Manufacturing Agricultural Processing Educational Facility (Trade, Karate, etc.) Vocational/Trade School Day Care Center (Note: Make "P" in some residential zones) Indoor Recreation (add fitness classes i.e. karate to definition) Artist Studio Equestrian Facility -(Make "P" in R-0.4, "C" in R-1 & R-2) Indoor Kennel Veterinarian Clinic/Office Food Service Establishment Mobil Retail Food Establishment Transport and Delivery Service Small Wind Energy General Primary Utility Wireless Communication Facility Research and Development Self-service Storage Facility Warehouse Auto Repair Services Craft Food and Beverage (Make "P" in MUTC/HS & NC Districts) Boat Building & Boat Repair Marijuana Related Uses	General Manufacturing Group Care Facility Educational Facility (K-12) Governmental Facility Religious Facility Indoor Recreation Outdoor Recreation Healthcare Facility Cultural Facility Outdoor Kennel Professional Service Car Wash Facility Park and Ride Lot Recycling Center Commercial Moving/Freight Terminal

NOTE: If an existing business is classified as a use that becomes "Not Permitted" then that business would become a "Nonconforming Use" as regulated by BIMC Section 18.30.020. The business would be able to continue to operate in place, but would not be allowed to expand.

Bainbridge Island Municipal Code, Current Definitions, BIMC 18.36.030

21. "Agricultural processing" means the commercial preparation and manufacturing of commodities such as wine or jam using crops or livestock raised primarily from island farms.

29. "Artist's studio" means the workshop of an artist, writer, craftsperson, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for portraits. An artist's studio does not include a residence or living unit.

42. "Car wash, manual or automatic" means a facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be: a single-unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.

54. "Commercial moving and freight terminal" means a facility in which freight or goods are assembled for loading onto a vehicle for transfer to another location in return for a fee.

64. "Cultural facility" means a library, museum, art gallery, cultural center, community center (such as a community kitchen), convention center, exhibition hall, or meditation facility. "Cultural facility" does not include an artist studio.

66. "Day care center" means a building or structure in which an agency, person, or persons regularly provide care for 13 or more people in any 24-hour period and could include a public or private school.

78. "Educational facilities" means a public or private school or educational or training institution that offers a program of college, professional, environmental, preparatory, high school, middle school, junior high school, elementary, or kindergarten instruction, or any combination of those facilities, or any other program of trade, technical or artistic instruction (excluding single-day programs of instruction), together with associated staff housing and/or conference facilities and other typical educational accessory uses.

85. "Equestrian facility" means a facility designed and intended for the display of equestrian skills and the hosting of events including, but not limited to, show jumping, dressage, and similar events of other equestrian disciplines.

95. "Food service establishment" means a building, or portion thereof, containing tables and/or booths, which is designed, intended and used for the indoor sales and consumption of food prepared on the premises, for employees of businesses within the development. The term "food service establishment" shall not include "restaurant," "formula take-out food restaurant," or "drive-through business."

101. "Governmental facility" means an institution operated by a federal, state, county, or city government, or special purpose districts.

105. "Group care facility" means a facility licensed by the state, that provides training, care, supervision, treatment and/or rehabilitation to the aged, disabled, those convicted of crimes or those suffering from the effects of drugs or alcohol; provided group care facilities shall not include day care centers, family day care homes, foster homes, schools, hospitals, jails, prisons, or health care facilities. This use also includes facilities that would meet the definition of a small group living facility except that they house more than six residents (not including caregivers).

113. "Health care facility" means a building or buildings used for human health care.

132. "Kennel" means a place where three or more adult domestic animals are kept commercially, generally overnight. A commercial kennel is considered a professional service under this title and is maintained to board, breed or treat the animals for profit and shall exclude pet shops and agriculture. This use includes a boarding kennel/cattery, animal shelter, or animal foster home.

155. "Manufacturing, light" means businesses located within a building and involving assembling, distributing, fabricating, manufacturing, packaging, printing, processing, publishing, recycling, repairing, servicing, storing, or wholesaling of goods or products.

156. “Manufacturing, general” means any principally permitted use whose operations are predominantly out of doors rather than completely enclosed within a building. These uses include, but are not limited to, outdoor assembly businesses, equipment and vehicle yards, and outdoor recycling facilities.

157. “Manufacturing, small-scale” means a business that includes small-scale assembly, small-scale processing or other activities such as food processing, machine shops, wood shops, and electronic parts assembly; provided, that the use does not adversely impact the neighborhood through noise, odor, lighting, fire safety and transportation.

163. “Mobile retail food establishment” means a retail food establishment that is operated from a movable vehicle or other portable structure, and that routinely changes location, except that if the establishment operates from any one location for more than 30 consecutive days, the establishment is no longer a mobile retail food establishment. A mobile retail establishment shall not be considered a personal service.

191. “Park and ride facility/lot” means an area or structure intended to accommodate parked vehicles during normal commuting hours, usually 5:00 a.m. to 8:00 p.m., Monday through Friday, where commuters park their vehicles and continue travel to another destination via public transit, carpool, vanpool, or bicycle. Park and ride facilities shall be developed in accordance with BIMC [18.15.010](#), Landscaping and screening, and BIMC [18.15.020](#), Parking and loading.

192. Park and Ride Lot, Shared-Use. “Shared-use park and ride lot” means a parking lot or structure that was originally developed for a limited, nonresidential use, such as a church or theater, and serves the same function as a park and ride facility, subsection 191 of this section, but is restricted for use by commuters Monday through Friday only, usually from 5:00 a.m. to 8:00 p.m. A shared-use park and ride facility requires no expansion of existing parking area or number of stalls or any other development beyond maintenance, signage and striping normally conducted by Kitsap Transit for this purpose.

200. “Professional service” means a business or agency that provides services in an office environment and includes, but is not limited to, legal services, counseling services, real estate offices, financial services, insurance services, and government offices. Professional service does not include a health care clinic.

207. Recreation Activities, Indoor. “Indoor recreation activities” means gymnasiums not accessory to an education institution, racket clubs, sports arenas, and similar uses.

208. Recreation Activities, Outdoor. “Outdoor recreation activities” means golf courses, marinas, tennis courts, yacht clubs, athletic fields, swimming beaches, outdoor pools, and similar uses.

217. “Recycling center” means a neighborhood or city-wide collection point for small refuse items, such as bottles and newspapers, located either in a container or a small structure.

221. “Religious facility” means a facility that operates for the advancement of a theological philosophy and the practices and rituals associated with the beliefs, faith, or creed of a church, religious society, congregation, or religious denomination, when such practices or rituals are legal.

222. "Research and development" means businesses that include, but are not limited to, laboratories for scientific research testing and experimental development that can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community.

237. "Small wind energy generator" means a wind energy generator designed to generate no more than 10 kilowatts of energy.

257. "Transport and delivery services" means a use for the transport and delivery of goods, people, and services. These uses include, but are not limited to, taxi services, Meals-on-Wheels-type food delivery services, cleaning services, visiting health care services, and similar uses that involve frequent trips by motor vehicles to provide services. This use does not include uses where the delivery is secondary and incidental to a primary service delivered on site, such as restaurant delivery services.

262.a. "Utility, primary" means facilities that produce, transmit, carry, store, distribute, or process electric power, gas, water, sewage, or information and do not meet the definition of an accessory utility. Primary utilities include solid waste handling and disposal facilities, wastewater treatment facilities, utility lines, electrical power generating or transfer facilities, radio cellular telephone and microwave towers, and gas distribution and storage facilities.

265. "Veterinarian clinic" means a building or buildings used for animal or pet health care, including animal or pet boarding as part of that animal or pet health care. A veterinary clinic may include the incidental boarding of animals or pets undergoing treatment.

268. "Warehouse" means an establishment involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pick-ups. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas.

270. "Wireless communication facility" means an unstaffed facility for the transmission and reception of low-power radio signals consisting of an equipment shelter or cabinet, a support structure, antennas (e.g., omni-directional, panel/directional or parabolic) and related equipment.

Bainbridge Island Municipal Code, Use Regulations, BMIC 18.09.030

C. Public and Institutional. Applications to locate uses categorized as educational facilities, governmental facilities, religious facilities, health care facilities, cultural facilities, or clubs in Table 18.09.020 in residential zones shall be processed as major conditional use permits pursuant to BIMC [2.16.110](#).

1. Educational Facilities.

a. In the B/I district, educational facilities, including vocational schools, preschools (including kindergarten classes), martial arts academies, and other facilities not classified as public or private schools offering primary and secondary education through the high school level are permitted ("P") uses.

b. In the B/I district, educational facilities meeting the definition of common schools referred to in Article IX of the state constitution and established by law and maintained at public expense and private learning institutions established by law and maintained at private expense, offering primary and secondary education through the high school level, are conditional ("C") uses.