

City of Bainbridge Island Official Zoning Map

May 24, 2023



Legend

Shoreline Designations

- Island Conservancy
- Natural
- Shoreline Residential
- Shoreline Residential Conservancy
- Urban
- Priority Aquatic A
- Priority Aquatic B

Zoning Designations

- Business/Industrial
- CORE
- Ericksen Avenue District
- Ferry Terminal District
- Gateway District
- High School Road 1
- High School Road 2
- Limited to Current Use
- Madison Avenue District
- Neighborhood Center
- Neighborhood Center/R-12
- Water Dependent Industrial

R-0.4	1 Unit per 2.5 Acres Zone (100,000 Sq.Ft.)
R-1	1 Unit per Acre Zone (40,000 Sq.Ft.)
R-2	2 Units per Acre Zone (20,000 Sq.Ft.)
R-2.9	2.9 Units per Acre Zone (15,000 Sq.Ft.)
R-3.5	3.5 Units per Acre Zone (12,500 Sq.Ft.)
R-4.3	4.3 Units per Acre Zone (10,000 Sq.Ft.)
R-5	5 Units per Acre Zone (8,500 Sq.Ft.)
R-6	6 Units per Acre Zone (7,260 Sq.Ft.)
R-8	8 Units per Acre Zone (5,400 Sq.Ft.)
R-14	14 Units per Acre Zone (3,100 Sq.Ft.)

Mixed Use Town Center						
	Central Core	Madison Avenue	Ericksen Avenue	Gateway District	Ferry Terminal District	High School Rd District 1 & 2
Floor Area Ratio (FAR)	0.6	0.4	0.3	0.15	0.1	0.3
Commercial	0.4	0.4	0.3	0.5	0.4	0.3
Residential	1	0.5	0.5	0.5	0.5	0.3
Mixed Use	1	0.5	0.5	0.5	0.5	0.3
Maximum FAR with Bonus	1	0.6	0.6	0.3	0.2	0.6
Commercial	1	0.6	0.6	1	1.1	0.6
Residential	1.5	1	1	1	1.3 (1.5)	1
Mixed Use	1.5	1	1	1	1.3 (1.5)	1

DATE	ORDINANCE	DESCRIPTION
4/4/1996	Ordinance 96-08	Winslow Mixed Use Town Center (MUTC)
3/20/1997	Ordinance 97-01	Changes to LM and NSC, created WDI
9/5/1997	Ordinance 97-28	Zoning changes per Lynwood Center SPA
8/6/1998	Ordinance 98-38	Corrected mapping errors in Winslow
4/28/1999	Ordinance 99-12	Implemented Winslow Master Plan (WMP), adopted FARs for MUTC
9/8/1999	Ordinance 99-17	Amended Ferry Terminal District Boundaries
12/22/1999	Ordinance 99-64	LM Rezone
2/23/2000	Ordinance 2000-03	LM Rezone
2/23/2000	Ordinance 2000-04	LM Rezone
2/23/2000	Ordinance 2000-05	LM Rezone
5/25/2005	Ordinance 2005-12	R-8 Rezone, MAD Rezone, LM Rezone
6/1/2005	Ordinance 2005-02	SMP designation update for WSF Maintenance Yard & Ravine Creek Estuary
3/20/2006	Ordinance 2006-03	Rezone of parcel 26250230472004
8/25/2010	Ordinance 2010-23	Rezone of parcel 10250220072002
11/27/2013	Ordinance 2013-19	Corrected mapping errors at Lynwood Center
11/27/2013	Ordinance 2013-20	Light Manufacturing District changed to Business/Industrial
7/30/2014	Ordinance 2014-04	SMP Comprehensive update
10/14/2014	Ordinance 2014-39	Change R-2 designation to WDI for a property on the south shore of Eagle Harbor
2/28/2017	Ordinance 2017-02	Zoning Map update
5/24/2023	Ordinance 2023-09	Change Port Madison substation property (03250230132001) zoning from R-0.4 to B/I
5/24/2023	Ordinance 2023-10	Change Murden Cove Substation property (22250210242009) zoning from R-2 to B/I
5/24/2023	Ordinance 2023-11	Change Winslow substation property (41780000280204) zoning from R-0.4 to B/I

This is to certify that this is the Official Zoning Map referred to in the Land Use Code of the City of Bainbridge Island, Washington, originally Adopted March 1, 1992. On May 9, 2023, by official action of the City Council, the following changes were made in the Official Zoning Map: Three sites were rezoned from Residential zoning to Business/Industrial.

Brenda Fantroy-Johnson, Mayor

Jon Quitslund, Deputy Mayor

Joe Deets, Council Member

Kirsten Hytopoulos, Council Member

Clarence Moriwaki, Council Member

Michael Pollock, Council Member

Leslie Schneider, Council Member

Attest:
Christine Brown, City Clerk

