



Code Interpretation

Subject of Interpretation

Farm stand or farm market

Zoning Ordinance Section Number

Kitsap County Code (KCC)

[17.455.060 Agricultural, accessory use or agritourism.](#)

Cause for Interpretation

Director's Interpretation per Kitsap County Code [21.04.040 Director's Interpretations.](#)

The purpose of this Director's Interpretation is to clarify existing code for a farm stand or market, a type of business activity accessory to a primary agricultural use, and to reaffirm the intent of existing regulations. This clarification is prompted by questions related to equestrian facilities (a type of primary agricultural use) conducting on-site sales of feed products and thus applies to equestrian facilities only. This interpretation is not intended to affect farm stands that are not accessory to equestrian facilities, those operating under WA Cottage Food provisions, or activities that occur off-site from the farm.

Clarity of existing code is needed because the existing code for farm stands does not provide clear options for all potential activities. For example, one option for accessory business activities not associated with a primary agriculture use is a Moderate Home Business Administrative Conditional Use Permit (ACUP), per KCC 17.415.275. This code can apply to agricultural accessory uses as well.

This interpretation recognizes many agricultural businesses are diversifying to remain viable and meet local needs. This Director's Interpretation is not intended to resolve every potential scenario. As written, the existing farm stand provisions may continue to raise questions over time, particularly where sales volumes, traffic impacts (including tractor-trailers and customer trips), road or access conditions, or the scale of activity begin to resemble broader rural retail or wholesale operations, or the accessory use becomes as or more impactful than the primary agriculture use. However, relative to known concerns, this Interpretation will provide clarity and consistent enforcement.

Existing Code Provisions

[17.455.030 Agricultural use, accessory or agritourism](#) means a use that directly supports, promotes and is incidental to a permitted primary agricultural use or agricultural activity on a farm. Such accessory and agritourism uses shall include, but are not limited to, temporary mobile slaughtering units or other activities which add value to a farm product



such as processing or a commercial kitchen, warehousing of farm products, cold storage, farm stands or farm markets, community supported agriculture (CSA), u-pick self harvest activities and sales, educational how-to-farm workshops, farm tours, recreational hayrides and corn mazes, equine riding lessons and training clinics, seasonal harvest and holiday activities and other similar uses and activities.

17.455.030 Equestrian Facility means a facility designed for equestrian activities and events, including boarding, breeding and training facilities. May offer occasional assembly events but is intended primarily for routine daily equestrian activities.

17.455.030 “Farm stand or farm market” means a structure located on a farm which is used for the sale of farm products grown, produced or processed primarily in Kitsap County or counties immediately adjacent to Kitsap County and from Washington State.

17.455.060 Agriculture, accessory use or agritourism An accessory agricultural use or agritourism use is allowed on a farm where a primary agricultural use exists and is allowed. The accessory agricultural or agritourism use shall be operated so as to not interfere with the primary agricultural use and shall not significantly interfere with the rural character of an area.

A. A farm stand or farm market is an allowed accessory agricultural use; provided, that:

1. At least fifty percent of farm products available for sale must be grown or processed on the farm where the farm stand is located;
2. At least seventy-five percent of farm products available for sale must be grown or processed within Kitsap County or counties immediately adjacent to Kitsap County;
3. Farm support items or other incidental items available for sale must directly relate to the farm products sold at the farm stand such as seeds, garden and hand tools and supplies, feed and forage, agricultural education and training or show materials, compost, and other similar items. Sales of farm support or incidental items shall not exceed ten percent of the products available for sale;
4. A farm stand does not include structures designed for occupancy as a residence or for activities other than the sale of farm crops, livestock, and incidental items identified in subsection (A)(3) of this section and does not include structures for banquets, public gatherings or public entertainment; and
5. A farm stand shall use legal access, off-street parking, and implement traffic planning measures so that adjacent properties are not impacted.



17.415.275.E Home business Moderate home businesses shall be allowed subject to the following standards. Said approval is not transferable to any individual, future property owner or location.

1. Business uses shall be secondary to the dominant residential use;
2. The residential character of the building shall be maintained and the business shall be conducted in such a manner as to moderate any outside appearance of a business;
3. The residence shall be occupied by the owner of the business;
4. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
5. No more than five employees (or independent contractors) are allowed;
6. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director; and
7. In order to ensure compatibility with the dominant residential purpose, the director may require:
 - a. Patronage by appointment.
 - b. Additional off-street parking.
 - c. Screening of outside storage.
 - d. Other reasonable conditions.

Interpretation

The definition of a farm stand or market is broad and allows the sales of farm products, including forages such as hay, if the hay is grown, produced, or processed primarily in Kitsap or adjacent counties and is from Washington State. This means the hay must not only be from Washington state but must be grown, produced, or processed primarily, though not entirely, in Kitsap County or the adjacent counties of Snohomish, King, Pierce, Mason, or Jefferson. Though not explicit, the intent for the sale of farm products is that they are to be used off site and not consumed on the farm. Farm products consumed or used at the farm is not regulated under the farm stand or market provision.

KCC 17.455.060.A allows certain farm stands to be allowed outright as an accessory use if certain conditions are met. As it relates to the source of the farm product, such as hay, at least fifty percent of the products sold, as determined by gross sales, must be grown or



processed on the farm itself and seventy-five percent of the products sold, as determined by gross sales, must be grown or processed within Kitsap County or adjacent counties.

Farm stands that do not satisfy the criteria in KCC 17.455.060.A are not allowed outright as an accessory use. They may only be allowed if the farm stand is permitted as a moderate home business in accordance with KCC 17.415.275, including obtaining an ACUP.

Code Change Considerations

A code update in the future may include the addition of the Moderate Home Business use as part of the farm stand definition to provide clarity between the two uses. Another consideration is to update Moderate Home Business code to more directly connect to agriculture accessory uses not meeting the farm stand definition.

Heather Cleveland, AICP, Senior Planner

04/23/2026

Date

Rafe Wysham, Director, DCD

04/24/2026

Date

Notice, Appeal and Record of Interpretation

In accordance with KCC 21.04.040(C)(3) and (4), this decision is subject to notice to the public and is appealable, and the decision shall be retained by DCD and considered at the next reasonable opportunity for changes to Kitsap County Code. The decision shall be maintained on the DCD website at Director Code Interpretations and Determinations, [Code Interpretations and Determinations](#)