



Community  
Development



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# Accessory Agriculture Use

## Overview

### Kitsap County Code (KCC) 17.455.060

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

Many of the allowed uses require permits, while others do not, please see the following to see if you will require a permit for your specific use.

## PERMIT NOT REQUIRED

### A Farm Stand or Farm Market

A farm stand or farm market is an allowed accessory agriculture use provided that:

- At least 50% of farm products available for sale are grown or processed on the farm where the stand is located.
- At least 75% of farm products available for sale must be grown or processed within Kitsap County or counties immediately adjacent to Kitsap County.
- Farm support items or other incidental items for sale must directly relate to the farm products sold (such as seeds, garden and hand tools, and supplies, feed and forage, education training or show materials, compost).
- A farm stand does not include structures designed for occupancy as a residence or for activities other than sales of farm crops, livestock, and incidental items defined in KCC 17.455.060 and does not include structures.
- For banquets, public gatherings, and entertainment
- A farm stand shall use legal access, off-street parking and implement traffic planning measures so that adjacent properties are not impacted.

### Herding Dogs

A facility may be used to breed, maintain, and sell herding dogs as defined by the American Kennel Club, or Livestock guardian dogs; shall be considered an agricultural use.

## **APPLY FOR A PERMIT**

### **Processing Facility or Slaughtering Facility**

- Small (under 10 employees) processing and slaughtering facilities may be allowed as an accessory, provided a Commercial Industrial Building Permit is acquired.
- A medium (10-500 employees) or large (more than 500 employees) processing or slaughtering facility may be allowed in industrial zones, subject to an Agriculture Conditional Use Permit.

### **Certified Feed Lot, Public Livestock Market, Stockyard Warehouse, Grain Elevator**

It may be allowed in Industrial Zones, subject to an Agriculture Conditional Use Permit.

### **Farm Stays**

Farm stays and agricultural schools may be allowed as an accessory use, subject to an Agriculture Administrative Conditional Use Permit.

### **Wineries, Breweries, Cideries, and Distilleries**

These are allowed as accessory agriculture use.

Defined as:

- A licensed facility designed for the crushing, fermentation, and barrel aging of wine, beer, cider, or liquor
- May include barrel rooms, bottling rooms, tank rooms, laboratories, case goods storage, on-site sales, and offices
- “Licensed” for this title means a facility that has met the requirements of RCW 66.24 and 27 CFR Chapter I, Subchapter A, part 1.

### **Tasting Rooms**

A tasting room may be allowed with a winery, brewery, or distillery licensed by the Washington State Liquor Control Board and subject to an Agriculture Administrative Conditional Use Permit.

### **Structures and Equipment**

Related to the operations of a winery, brewery, cidery, or distillery need to comply with all Kitsap County Code Title 14 & Title 17 and will need to apply for the appropriate building permit.

### **Retail Sales**

Retail sales, such as wine, beer, cider, or liquor, are directly related to the facility.

### **Assembly Events**

Assembly events – including but not limited to entertainment, recreational or celebratory events or activities, conventions, retreats, or weddings are allowed on a farm provided that:

- The event(s) must be incidental and secondary to a primary agricultural use.
- All operations comply with KCC Title 10 Peach, Safety, and Morals.

- Parcel(s) without direct access to a Kitsap County-maintained right-of-way shall require the farm owner to obtain written consent from a majority of the owners of an easement to access the farm.
- A farm having up to eight (8) assembly events in a calendar year, with up to 200 persons at any given time, shall obtain an Agriculture Assembly Event Site Plan Review Permit.
- A farm having nine (9) or more assembly events in a calendar year OR more than 200 people at any given time shall obtain an Agriculture Administrative Conditional Use Permit.

transferrable with the land; occupancy and assembly permits are not transferrable.

### **Other Assembly Conditions**

- Parking facilities must be clearly identified on-site; adjacent properties can be used for parking if the farm owner receives a written agreement and off-site parking is provided in the permit review.
- Written notification shall be provided to any parcel owners immediately adjacent to the farm six weeks before each event or four weeks before the first event, with a calendar of events for the year and including how many events total and attendees at the events.
- The duration of an assembly event shall not exceed 48 consecutive hours, including set-up and clean-up.
- Sanitation and solid waste shall conform to Kitsap Public Health District requirements.
- Land Use approvals for events are