

Kitsap County Code
Allowed Use - Footnote Analysis



FN_ID	17.410.050 FOOTNOTES	Applied to categorical USE(s)	Applied to ZONE(s)	Applied to USE in ZONE
1	Where applicable subject to Section 17.410.060, Provisions applying to special uses.	100-104, 126, 128 , 130 (not in .044 or 056 table), 200, 202, 262, 300, 400, 500, 542, 552, 600		
2	Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.			
3	When located within urban growth areas (except UR), duplexes shall require five thousand square feet of minimum lot area. Duplexes located in the UR zone or outside of urban growth areas shall require double the minimum lot area required for the zone.			Use 116 in RR, RP, RW, FRL, UR, UL, KVLR, KVR, MVLRL, MVR
4	No greater than two acres for the purpose of construction and maintenance of a timber management road system, provided the total parcel is at least twenty acres.			Use 602 in FRL
5	Provided public facilities do not inhibit forest practices.			Use 410 in FRL
6	Where permitted, automobile service stations shall comply with the following provisions: a. Sale of merchandise shall be conducted within a building, except for items used for the maintenance and servicing of automotive vehicles; b. No automotive repairs other than incidental minor repairs or battery or tire changing shall be allowed; c. The station shall not directly abut a residential zone; and d. All lighting shall be of such illumination, direction, and color as not to create a nuisance on adjoining property or a traffic hazard.	214		
7	Reserved.			
8	A veterinary clinic or animal hospital shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.			Use 298 in RR and RP
9	Veterinary clinics and animal hospitals are allowed, provided a major part of the site fronts on a street and the director finds that the proposed use will not interfere with reasonable use of residences by reason of too close proximity to such residential uses, or by reason of a proposed exterior too different from other structures and character of the neighborhood. All activities shall be conducted inside an enclosed building.			Use 298 in UH
10	A cemetery, crematorium, mausoleum, or columbarium shall have its principal access on a county roadway with ingress and egress so designed as to minimize traffic congestion, and shall provide required off-street parking spaces. No mortuary or crematorium in conjunction with a cemetery is permitted within two hundred feet of a lot in a residential zone.	508		

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11	A circus, carnival, animal display, or amusement ride may be allowed through a Type I administrative review in all industrial zones and any commercial zones, except neighborhood commercial (NC), Keyport village commercial (KVC), or Manchester village commercial (MVC) for a term not to exceed ninety days, with a written approval of the director. The director may condition such approval as appropriate to the site. The director's decision may be appealed to the hearing examiner.			Use 302, 304 in C, RC, UVC, LIC, IND, KVC, MVC, RHTC, SVC
12	All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO, RW, RP, RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer, and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.	306 and 406	RCO, RI	Use 262, 308, 324, 406 in RR and RP 306 in RR, RP, MRO, UR, GB Use 392 (320) and 322 in P 322 in RW, FRL, MRO
13	Heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented that the incidences of aircraft passing directly over dwellings during their landing or taking off patterns are minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights.	518 and 548		
14	In those zones that prohibit residential uses, family day-care centers are only allowed in existing residential structures. Day-care centers shall have a minimum site size of ten thousand square feet and shall provide and thereafter maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. Adequate off-street parking and loading space shall be provided.	230 and 232		
15	Reserved.			
16	The erection, construction, alteration, or maintenance of overhead or underground utilities by a public utility, municipality, governmental agency, or other approved party shall be permitted in any zone; provided, that any permanent above-ground structures not located within a right-of-way or easement shall be subject to the review of the director. Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title. Water towers which exceed thirty-five feet in height, solid waste collection, transfer and/or handling sites in any zone shall be subject to a conditional use permit. These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.530.	410		
17	Reserved.			

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18	One piece of heavy equipment may be stored in any single-family zone; provided, that it is either enclosed within a permitted structure, or screened to the satisfaction of the director.	104		
19	All development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.		UR, UL, UH, C, RC, NC	
20	Site plans for public schools shall include an area identified and set aside for the future placement of a minimum of four portable classroom units. The area set aside may not be counted towards meeting required landscaping or parking requirements.	408		
21	Outdoor contractors' storage yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a minimum of twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand square feet.	512		
22	Stump grinding, soil-combining and composting in rural protection and rural residential zones must meet the following requirements: a. The subject property(ies) must be one hundred thousand square feet or greater in size; b. The use must take direct access from a county-maintained right-of-way; c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of the property(ies) to provide adequate screening of the use from neighboring properties; d. The subject property(ies) must be adjacent to an industrial zone or a complementary public facility such as a sewage treatment plant or solid waste facility; e. The proposed use must mitigate noise, odor, dust and light impacts from the project; and f. The use must meet all other requirements of this title.			Use 544 in RR and RP
23	Home businesses located in the forest resource lands (FRL) must be associated with timber production and/or harvest.			Use 128 in FRL
24	Mobile homes are prohibited, except in approved mobile home parks.			Use 132 in UR, GB, UL, UCR
25	All uses must comply with the town development objectives of Section 17.360C.020.		RHTC, RHTR, RHTW	
26	Single-family detached dwellings shall only be allowed when the existing parcel size as of August 31, 2016, would only allow the development of one dwelling unit.			Use 124 in UM and UH Use 122 and 124 in KVC
27	Subject to the temporary permit provisions of Chapter 17.105.	290		
28	Allowed only within a commercial center limited in size and scale (e.g., an intersection or corner development).			Use 246, 252, 266, 284 in UM
29	Reserved.			

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30	The Design Standards for the Community of Kingston set forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.		UM, C, UVC, NC,	
31	Uses permitted only if consistent with an approved master plan pursuant to Chapter 17.440. Where a master plan is optional and the applicant chooses not to develop one, all uses shown as permitted require an administrative conditional use permit.		BC	
32	For properties with an approved master plan, all uses requiring a conditional use permit will be considered permitted uses.		IND	
33	Must be located and designed to serve adjacent area.	286	C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI	Use 212, 214, 230, 236, 238, 244, 246, 252, 284 in IND Use 214, 222, 230-234, 238, 252, 266, 284, in BC Use 214, 222, 230-238, 244, 252, 284 in BP
34	Bed and breakfast houses or vacation rentals with one to four rooms require an administrative conditional use permit; bed and breakfast houses with five or more rooms require a hearing examiner conditional use permit. Bed and breakfast houses serving meals to patrons other than overnight guests require a hearing examiner conditional use permit.			Use 108 in RR, RP, RW, UR, GB, UL, UM, UVC, NC, RCO, KVC, KVLR, KVR, MVLR, MVR, RHTC, RHTR, RHTW, SVC, SVLR, SVR
35	The use shall be accessory and shall not occupy more than twenty-five percent of the project area.			Use 216 in BC and IND
36	Requires a conditional use permit when abutting SVR or SVLR zone.			Use 214 in SVC
37	The overall project shall include a residential component. A mixed use project shall be required to meet the minimum density for the zone in which it is located.			Use 230, 232, 540 in UM Use 224, 230, 232, 238, 245-252, 266, 278, 280, 284, 298, 314, 316, 540 in UH
38	Customer service oriented uses over five thousand square feet are prohibited.			Use 248 in RHTC, RHTW
39	Reserved.			
40	Self-storage facilities must be accessory to the predominant residential use of the property, sized consistently for the number of lots/units being served and may serve only the residents of the single-family plat or multifamily project.			Use 540 in UR, GB, UL, UCR, UM, UH

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41	Adult family homes serving one to six residents (excluding proprietors) are permitted uses. Adult family homes serving more than six applicable residents (excluding proprietors) require an administrative conditional use permit (ACUP).			Use 106 in RR, RP, RW, UR, UL, UCR, UM, UH, C, RC, UVC, LIC, RCO, BC, BP, IND, RI, MVC, MVL, MVR, RHTC, RHTR, RHTW, SVC, SVLR, SVR
42	All business, service repair, processing, storage, or merchandise display on property abutting or across the street from a lot in any residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.		BC, IND, RI	Use 268 in C, RC, LIC
43	Where a family member is in need of special, frequent and routine care and assistance by reason of advanced age or ill health, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual requiring or providing such special care subject to the following limitations: a. Not more than two individuals shall be the recipients of special care; b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-family dwelling or manufactured/mobile home as between the recipients or providers of special care; c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated; d. A permit must be obtained from the director authorizing such special care manufactured/mobile home. Such permit shall remain in effect for one year and may, upon application, be extended for one-year periods, provided there has been compliance with the requirements of this section; e. The manufactured/mobile home must be removed when the need for special care ceases; and f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.			Use 124 (SFR detached) in RR, RP, RW, FRL, UR, GB, UL, UCR, UM, UH, KVC, KVL, KVR, MVL, MVR, RHTC, RHTR, SVLR, SVR Use 132 (mobile homes) in RR, FRL, UR, GB, UL, UCR, UM, UH, UVC, KVC, KVL, KVR
44	Certain development standards may be modified for mixed use developments, as set forth in Section 17.420.035 and Chapter 17.430.			
45	Reserved.			
46	Allowed only as an accessory use to a park or recreational facility greater than twenty acres in size.			Use 328 in RR, RP, RW
47	As a conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions: a. The project must include a combination of UM and/or UH and commercially zoned land; b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project; c. All setbacks from other residentially zoned land must be the maximum required by the zones included in the project; d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit.		UM, UH	

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48	Within urban growth areas, all new residential subdivisions, single-family or multifamily developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units unless exemptions identified in Section 17.460.020 allow for the implementation of a dry sewer.		UL, UCR, UM, UH, C, RC, UVC, NC, LIC	
49	Mixed use development is prohibited outside of urban growth areas.			
50	The Manchester Community Plan, Appendix A – Manchester Design Standards, sets forth policies and regulations for properties within the Manchester village commercial (MVC) district. All development within the MVC district must be consistent with these standards.		MVC	
51	Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.105.090(I).	104, 200, 300, 400, 500, 600 (Accessory use or structure)		
52	Aggregate production and processing only. Allowed only if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR).	130 in 17.410.042		Use 522 in BC
53	Commercial or industrial uses otherwise prohibited in the zone may be allowed as a component of a home business subject to the requirements of Section 17.410.060(B).	128		
54	The gross floor area shall not exceed four thousand square feet.			Use 212, 228-232, 236, 244, 266, 278, 284 in NC Use 228-232, 236, 244, 266, 278, 284 in UVC Use 278, 280 in RC
55	Auction house and all items to be auctioned shall be fully enclosed within a structure.			Use 206 in C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
56	There shall be no more than six rental vehicles kept on site.			Use 210 in UVC and NC
57	Unless the permit application is a Type III quasi-judicial action, when a component of development located within a commercial or industrial zone involves the conversion of previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type II administrative decision.		C, RC, UVC, NC, LIC (Urban Commercial Zones)	

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58	In addition to the other standards set forth in the Kitsap County Code, espresso stands are subject to the following conditions: a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in length) with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities. b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on site. c. All structures must be permanently secured to the ground. d. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement.	238		
59	Reserved.			
60	All development in Illahee shall be consistent with the Illahee Community Plan.		GB	
61	Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).			Uses 210, 214, 323, 238, 240, 242, 262, 268, 270, 274, 288, 304, 308, 310, 392 (320), 330, 504-508, 514, 516, 520, 536, 540 in RC Uses 212, 232, 238, 268, 288, 392 (320), 506, 508, 512, 516, 522, 536-542, 546, 550 in BC
62	General retail merchandise stores greater than one hundred twenty-five thousand square feet in size are prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards). Additional square footage may be allowed for projects greater than twenty-five acres in size.			Use 260 in C and RC
63	Reserved.			Use 286 in RC
64	When a component of development is located within the rural commercial or rural industrial zone and involves the conversion of previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type III hearing examiner decision.		RCO	
65	No car washes allowed in RCO or RI.			Uses 208 and 212 in C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
66	Personal service businesses in the RCO are limited to four chairs and are intended for local use only.			Use 278 in C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI,

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67	No aquariums are allowed in the RCO zone. Galleries, museums, historic and cultural exhibits should be geared toward the character of the rural area, rural history, or a rural lifestyle.			Use 316 in C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
68	In the RI zone, warehousing and distribution should be focused on agricultural, food, or forestry uses only.			Use 550 in C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
69	In the RI zone, cold storage facilities are only allowed for agricultural and food uses.			Use 510 in C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
70	In the RCO and RI zones, slaughterhouses and animal processing may have a retail component not to exceed four thousand square feet.			Use 532 in RCO and RI
71	In the RCO zone, custom art and craft stores are limited to studio type and size only.			
72	Must be accessory to an immediate primary use.	238		Use 236 in RI
73	Heavy construction, farming and forestry equipment only.			Use 240 in RI
74	Allowed for existing airports only.			Use 548 in RI
75	All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. Applicant must also demonstrate how the storage would serve the immediate population.			Uses 534-540 in RCO Uses 534, 536-542 in RI
76	00 square feet = P, 4,001 - 10,000 square feet = ACUP, 10,001 - 15,000 square feet = C, 15,001 square feet and above = X.			Uses 206, 212, 220, 228, 236, 244, 280, 284, 286, 290, 292, in REC Uses 206, 236, 244, 284, 290, in TTEC
77	Reserved.			
78	Reserved.			
79	No residential uses are allowed within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.			Uses 106, 108, 112, 120, 122, 130, 134, 214, 230, 232, 302, 304, 540, 608 in LIC Uses 230 and 608 in P
80	Use prohibited within the Gorst urban growth area.			Use 120, 264, 308, 310, 608 in UR
81	Use permitted outright in the Gorst urban growth area.			
82	Use requires a conditional use permit in the Gorst urban growth area.			

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83	In the Gorst urban growth area, must take access from state route. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain.			Uses 208-216, 220 in LIC
84	Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)			Uses 104, 106, 110, 112, 122, 130, 134, 204-216, 220, 232, 236-242, 248, 250, 254-262, 266-274, 280, 286, 288, 294, 298, 304, 308, 310, 392, 330, 404, 406, 500-508, 514-520, 536, 540, 600, 606, 608 in RC
85	Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)			Uses 120, 222, 226, 228, 230, 244, 276, 285, 296, 306, 312, 316 in RC
86	If located on the Central Kitsap Community Campus, any mixed use development must be in a single building, and total floor area devoted to commercial uses shall not exceed seventy percent. Other mixed use development standards and waivers set forth in Section 17.420.035 shall not apply to the Central Kitsap Community Campus. (See Silverdale Design Standards.)			
87	If located on the Central Kitsap Community Campus, retail/office uses are allowed if accessory and directly related to priority public or community uses. (See the Silverdale Design Standards.)			Uses 222, 224, 228, 234, 244, 278 in RC
88	Uses allowed on the Poplar's property, as defined by the Silverdale Design Standards, shall not be subject to footnotes 84 through 87 until such time it is substantially redeveloped; but will be subject to all special provisions of this title.		RC	
89	Reserved.			
90	Equipment storage located externally is not allowed.			Use 236 in MVC
91	Permitted in the Manchester village commercial zone if less than five thousand square feet.			Use 272 in MVC
92	Drive-through lanes are not allowed.			Use 286 in MVC
93	Terminals or facilities for motorized equipment are not allowed.			Use 292 in MVC
94	Any combination of structures shall not exceed five thousand square feet. Zoos and aquariums are prohibited.			Use 316 in MVC
95	Allowed on all port district owned property.	218		
96	Reserved.			
97	Cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process.	112		Use 109 in UM, UH, , P, and all commercial zones

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98	Number of individual boarding rooms may not exceed the maximum density for the zone or six boarding rooms, whichever is greater.			Use 109 in UR, GB, UL, UCR, KVC, KVL, KVR, RHTC, RHTR
99	The number of individual boarding rooms must meet the minimum density for the zone or equal six boarding rooms, whichever is greater.			Use 109 in UM, UH, , P, and all commercial zones
100	Allowed only as micro-gyms less than five thousand square feet in size. All other fitness centers are prohibited.			Use 245 in RC, BC, IND, RI, REC, and TTEC
101	Transitory accommodations allowed only pursuant to Chapter 17.505.		All zones except FRL and MRO	
102	Boarding houses must have health district approval prior to occupancy.	109		