

Kitsap County Zoning Code

Equestrian Center Standards and Regulations

09/02/2025

Chapter 17.415 Allowed Use Standards

17.415.17* Equestrian facility.

Must comply with Chapter 17.455, Agriculture Code.

Chapter 17.455 Agriculture Code

17.455.030 Definitions

“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. Stabling, riding and pasture accommodations for use solely by a property owner’s own horses shall be considered an accessory use.

“Agricultural use, primary” means using land for the production of food and fiber, dairying, pasturage, ~~equestrian facilities~~~~equine boarding or training~~, riding lessons or training, horticulture, floriculture, viticulture, apiaries, animal husbandry, and wholesale nurseries.

“Equestrian facility” means a commercial facility designed for equestrian activities and events, including boarding, breeding, riding lessons, and training facilities. May offer occasional assembly events but is intended primarily for routine daily equestrian activities. Public events such as shows, clinics, or competitions are not included in a facility’s routine equestrian activities and require separate review and permitting. Stabling, riding and pasture accommodations for use solely by a property owner’s own horses shall not be considered an equestrian facility.

17.455.070 Livestock and Dairy management.

The purpose of the livestock and dairy management section is to allow farmers and the operators of primary and accessory agricultural uses with smaller parcels the opportunity to participate in animal-based agriculture and agricultural uses while minimizing negative impact to neighboring properties. Operators shall implement Best Management Practices for runoff, dust control, and manure handling in a farm plan as reviewed and approved by the Kitsap Conservation District.

A. Best management practices shall govern animal densities, except as otherwise provided in this chapter.

B. Manure piles and animal enclosures, including active pastures, shall maintain minimum horizontal separations for new and existing public/private water supplies pursuant to Kitsap Public Health District drinking water regulations.

17.455.075 Equestrian facilities.

A. Equestrian facilities may be permitted in rural residential zones as follows:

1. Type II Administrative Conditional Use Permit (ACUP) for boarding-only facilities, or

2. Type III Conditional Use Permit (CUP) for facilities that provide equine training or riding lessons, host shows or training clinics, or provide any other services or goods in addition to boarding.

B. Barns and stables shall be located at least fifty (50) feet from any property line. Paddocks and manure storage or disposal areas shall be located at least two hundred (200) feet from any property line.

C. Vehicular ingress and egress shall be provided according to County road standards and subject to approval of the County fire marshal. (Consider whether access must be directly from a public road.)

D. Adequate parking and loading spaces according to Chapter 17.490.030.B.1. shall be shown on the permit application site plan and provided onsite to minimize traffic hazards and congestion to the surrounding neighborhood.

E. Applicants shall demonstrate that odor, dust, noise (including amplified sound) and drainage shall not constitute a nuisance, hazard, or health problem to adjoining property or uses. Best Management Practices for runoff and dust control shall be implemented.

F. The County shall require the following conditions of approval, unless otherwise increased or decreased by the director or hearing examiner as necessary to reduce project impacts:

1. A limit on the number of horses kept at the facility based on acreage and site conditions (e.g., one horse per one-half acre);

2. Hours of operation limited to 7:00 a.m. to 8:00 p.m., unless otherwise conditioned;

3. A requirement for visual screening of parking areas, manure storage or disposal areas, and storage area for mechanical and transportation equipment (e.g., tractors, trailers, storage pods) from adjoining properties;

4. Other restrictions, mitigations and regulatory compliance measures as necessary to protect the public health, safety and welfare.

G. Farm plan approval shall be obtained from the Kitsap Conservation District.

H. Expansions of use or area of an approved equestrian facility will require additional site plan review, and may require a permit application to amend the approved permit.

I. If any portion of the property is used for other commercial uses, including but not limited to competitions, feed, tack or accessories retail, or wholesale sales or storage, or hosting public events (as defined by KCC 17.110.269 Event Facility), separate review and permitting will be required in accordance with the standards of the Kitsap County Code.