

Ordinance No. 643-2025

RELATING TO GROWTH MANAGEMENT, AMENDING THE COMPREHENSIVE PLAN AND
MAP AND AMENDMENTS TO TITLE 17 (ZONING)

BE IT ORDAINED:

Section 1. General Findings. The Kitsap County Board of Commissioners (Board) makes the following general findings:

- A. **General Regulation Reference.** Kitsap County is subject to the requirements of the Washington State Growth Management Act (GMA), Chapter 36.70A RCW.
- B. **Review Mandate.** The GMA, RCW 36.70A.130, mandates that Kitsap County's Comprehensive Plan (Plan) and corresponding development regulations, including the Zoning Code and Map, be subject to continuing review and evaluation.
- C. **Timeline.** Kitsap County's last Year of the Rural effort was completed in 2012 and resulted in a separate Rural and Resource Lands Chapter in the 2012 Comprehensive Plan. In the 2016 Comprehensive Plan Update, this chapter was incorporated into the Land Use Chapter and in the 2024 Update, it was proposed to be moved again to its own chapter, but this work was deferred to 2025. As part of the 2024 Update, reclassification requests were accepted in 2022, seventeen of which were rural-to-rural requests; these were deferred to 2025 as well.
- D. **Docket.** The final docket adopted by the Board of County Commissioners on June 23, 2025 by Resolution No. 117-2025 removed the fourteen residential rural-to-rural reclassifications, left the three remaining to be assessed under chapter 21.08 KCC, and allowed for the consideration of other amendments during the Kitsap County's annual Comprehensive Plan amendment process for 2025.
- E. **Intent.** The purpose of this ordinance is to update the 2024 Comprehensive Plan, adopted December 2, 2024, with a new Rural and Resource Land Chapter consistent GMA Goals including the updates to Goal 9 – Open space and recreation (RCW 36.70A.020(9)). The purpose is also to grant or deny rural-to-rural reclassification requests deferred from the 2024 Comprehensive Plan Update and to update code related to rural lands.
- F. **Public Participation.** There has been early and continuous public participation in the review of the proposed amendments, as required by the GMA, and consistent with the State Environmental Policy Act and Kitsap County Code.
- G. **Statutory Compliance.** The Board finds that the amended Comprehensive Plan and associated development regulations adopted in this Ordinance are consistent with the GMA, CPPs, and other applicable requirements. In conducting its review of these amendments, Kitsap County has followed state law.

Section 2. General Procedural Findings. The Kitsap County Board of Commissioners (Board) makes the following procedural findings:

- 1
- 2 A. **Comprehensive Plan Update Components.** The 2025 Comprehensive Plan update includes
- 3 adoption of the revised Comprehensive Plan and Land Use Maps and amendments to Title 17
- 4 (Zoning).
- 5
- 6 B. **Scope and Strategy.** A project charter and community engagement plan were created to guide
- 7 the Year of the Rural project. The project work plan included the deliverables, major
- 8 milestones, establishment of an Agriculture Working Group Steering Committee, and a
- 9 preliminary schedule.
- 10
- 11 C. **General Public Participation and Outreach.** Consistent with the Growth Management Act,
- 12 the County held numerous opportunities for public participation throughout the process. The
- 13 County kept a record of these public engagement opportunities along with their dates.
- 14 Outreach can be generally summarized as follows:
- 15
- 16 a. **Workshops and Open House.** County staff hosted an Agriculture Working Group Meeting
- 17 on April 4 with the Agriculture Working Group Steering Committee and a cross section of
- 18 additional members from across the agriculture community. Three additional Agriculture
- 19 Workshops were held in collaboration with Kitsap Community & Agriculture Alliance on
- 20 May 10 in Kingston; May 14 in Port Orchard; and May 24 in Bremerton to discuss goals,
- 21 policies, and potential agriculture code updates presented by the agriculture community
- 22 and Kitsap County. A hybrid project presentation and in-person open house was held on
- 23 September 11 in the Commissioner Chambers at 619 Division Street with a large virtual
- 24 (35) and in-person (170) attendance. Community members had the opportunity to ask
- 25 questions and make comments that were answered live or noted.
- 26 b. **Working Groups.** An Agriculture Working Group Steering Committee was created with
- 27 representatives from the following organizations and networks: WSU Kitsap Extension,
- 28 Kitsap Conservation District, Kitsap Community & Agriculture Alliance, Mason-Kitsap
- 29 Farm Bureau, and Kitsap Farmland Preservation Coalition. The Steering Committee met
- 30 monthly from January – April and met in September to coordinate feedback.
- 31 c. **Community Consultations and Stakeholder Engagement.** In 2025, County staff
- 32 convened various meetings or outreach opportunities with stakeholder groups to present
- 33 and discuss the Year of the Rural project. The groups included but were not limited to
- 34 Kitsap County Child Care Task Force, Kingston Rotary, Kitsap Alliance of Property Owners,
- 35 Great Peninsula Conservancy, a gravel pit owner, Washington DNR, Kitsap Environmental
- 36 Coalition, Kitsap County Public Health, and reclassification request applicants.
- 37 d. **Events.** County staff attended various non-County events to engage people on the Year of
- 38 the Rural project and public engagement process including Silverdale Music in the Park
- 39 and Discover Kingston.
- 40 e. **Community Advisory Council (CAC) meetings.** County staff provided updates and
- 41 presentations to the Manchester Community Advisory Council (MCAC), Central Kitsap
- 42 Community Council (CKCC), Suquamish Community Advisory Council (SCAC) and
- 43 Kingston Community Advisory Council (KCAC).
- 44 f. **Tribal Coordination Meetings.** County staff provided a project presentation early in the

process, held several staff-to-staff meetings mid-year, and held additional meetings and presentations in September and November with tribal representatives from Suquamish Tribe, Port Gamble S'Klallam Tribe, Squaxin Island Tribe, Skokomish Tribe, and Point No Point Treaty Council.

- g. **Internal Review Team.** To ensure internal consistency, the County convened an Internal Review Team comprised of various departments and service providers within the County, including Parks, Public Works, and Emergency Management, and Kitsap County Department of Community Development Divisions: Community Planning, Current Planning, Building and Fire Safety, and Environmental Programs.
- h. **Public Noticing.** Meetings, events, and public comment periods were noticed through the electronic GovDelivery system, posted on the project webpage, and in some cases posted using social media. Proper noticing procedures were followed for all public hearings and release of the draft and final environmental impact statement, such as posting in the Kitsap Sun Newspaper, or sending to the Ecology SEPA register.
- i. **Project webpage.** Kitsap County created a dedicated webpage for the Year of the Rural project, Year of the Rural. The webpage provided an opportunity for the public to stay current with emerging issues and events related to the Plan update, as well as provide comments, sign up for notifications, and review all draft documents and maps related to the update.
- j. **Planning Commission Briefings and Work Sessions.** The Planning Commission conducted regular information sharing and work study sessions throughout the Plan update process. All sessions were open to the public. These briefings and work sessions were held during major milestones of the project and generally occurred in relationship to the (1) initial project kickoff, scoping, and direction, (2) outreach and timeline, and (3) review of draft documents and recommendations. Kitsap County Planning Commission
- k. **Board of Commissioners Briefings and Work Sessions.** The Board of County Commissioners conducted regular information sharing and work study sessions throughout the Plan update process. All sessions were open to the public. These briefings and work sessions were held during major milestones of the project, and general occurred in relationship to the (1) initial project kick off, scoping, and direction, (2) outreach and timeline, and (3) review of final draft documents and adoption.

Section 3. Substantive Findings related to the Comprehensive Plan. The Board of County Commissioners (Board) makes the following findings with respect to the updated Land Use Chapter, the Rural and Resource Lands Chapter, and minor edits to subsequent chapters of the Comprehensive Plan:

- A. Kitsap County's previous Year of the Rural effort was completed in 2012 and included a separate Rural and Resource Lands Chapter in the 2012 Comprehensive Plan.
- B. During the 2016 periodic update of the Comprehensive Plan, the Rural and Resource Lands chapter was removed, and the information was consolidated into the Land Use Chapter.
- C. County staff were directed to conduct a Year of the Rural project in 2025 to create a new Rural and Resource Land Chapter consistent with GMA Goals, including the updates to Goal 9 – Open space and recreation (RCW 36.70A.020(9)).

- 1
- 2 D. The updated chapters conform to the guiding directives established in the Board-reviewed
- 3 project charter and community engagement plan.
- 4
- 5 E. The Land Use Chapter is amended to reflect the addition of the Rural and Resource Lands
- 6 Chapter to the Comprehensive Plan.
- 7
- 8 F. The Rural and Resource Lands Chapter is an addition to the 2024 Comprehensive Plan,
- 9 adopted December 2, 2024. It reflects the guidance of RCW 36.70A.040(5) with an emphasis on
- 10 rural character, land use compatibility, and priorities and concerns identified through review of
- 11 comments from the 2024 Comprehensive Plan and Year of the Rural community engagement
- 12 and surveys.
- 13
- 14 G. The Planning Commission deliberated on the amended Rural and Resource Lands Chapter. The
- 15 Planning Commission voted to recommend approval of the amended Plan, with revisions to
- 16 reflect community comment and testimony as indicated in the October 21, 2025, Planning
- 17 Commission Findings of Fact, Conclusions, and Recommendations document. Except to the
- 18 extent modified herein, the Board of County Commissioners hereby adopts the findings of the
- 19 Planning Commission regarding the Rural and Resource Lands Chapter and the findings in the
- 20 staff report dated October 24, 2025, and also finds that the updates to the Land Use Chapter to
- 21 reflect the addition of the Rural and Resource Lands Chapter, and that scrivener updates to
- 22 subsequent chapters are necessary to update the numbering after Chapter 2.
- 23
- 24 H. The amended Rural and Resource Lands Chapter is consistent with Kitsap County-wide
- 25 Planning Policies and complies with requirements of the GMA, RCW 36.70A.070.

26

27 **Section 4. Substantive Findings related to Site-specific Amendment APP-ID: 07 (Skrobut-**

28 **McCormick Lands Co).** The Board of County Commissioners (Board) makes the following findings

29 related to the site-specific amendment APP-ID:07 (Skrobut-McCormick Lands Co):

- 30 A. Reclassification requests were accepted in 2022 as part of the 2024 Comprehensive Plan
- 31 Update. Seventeen rural-to-rural requests were deferred to 2025, fourteen were removed from
- 32 the docket on June 23, 2025, and three were assessed using Kitsap County Code 21.08.070
- 33 procedures.
- 34
- 35 B. The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps
- 36 for the subject properties from Rural Wooded (RW) to Rural Industrial (RI) (potentially Rural
- 37 Commercial). The applicant agrees that a RCO designation may be more appropriate based on
- 38 existing uses, and as it is the less intense of the two potential designations, staff recommends
- 39 approval of RCO.
- 40 a. Applicant Name: Doug Skrobut (Applicant and Owner)
- 41 b. Taxpayer: McCormick Land Co
- 42 c. Parcel Number(s): 192301-4-022-2003
- 43 d. Current Comprehensive Plan Map Designation: Rural Wooded (RW)
- 44 e. Proposed Comprehensive Plan Map Designation: Rural Commercial (RCO)
- 45 f. Current Zoning: Rural Wooded (RW)

- g. Proposed Zoning: Rural Commercial (RCO)
 - h. Total Lot Area / Size: 20.95 acres
 - i. 2024 Comprehensive Plan Alternative: Included as part of the 2024 Comprehensive Plan Update Draft and Final Environmental Impact Statement (EIS) Alternative 2 and Alternative 3.
- C. On September 2, 2025, Department of Community Development published a staff report analyzing the amendment and recommending adoption of the amendment.
- D. On September 2, Kitsap County, as lead agency under the State Environmental Policy Act (SEPA), issued a *Programmatic Determination of Non-Significance and Incorporation by Reference*. A Notice of Availability was posted in the Kitsap Sun newspaper, sent to the SEPA Register, and properly noticed to agencies, Tribes and interested parties. Under KCC 21.04.290(E), there is no administrative appeal process for this non-project SEPA decision.
- E. On October 21, 2025, the Planning Commission recommended adoption of the amendment. As required by KCC 21.08.100(F), the Planning Commission adopted findings that the amendment, as conditioned:
- a. Is supported by the Capital Facilities Plan;
 - b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County Comprehensive Plan, and other applicable laws and policies;
 - c. Is consistent with the applicable decision criteria in Kitsap County Code 21.08.070, as demonstrated in the findings and conclusions of the staff report and adopted herein;
 - d. Reflects current local circumstances;
 - e. Promotes the public interest and welfare of the citizens of Kitsap County;
 - f. Is justified by changed or changing conditions;
 - g. Will not create an isolated land use designation (spot zone) unrelated to adjacent designations; and
 - h. Will be compatible with neighboring properties and not likely to adversely affect the value of those properties.
- F. On October 24, 2025, the Department of Community Development published a revised staff report incorporating the Planning Commission record, analyzing the amendment, and recommending adoption of the amendment.
- G. On November 24, 2025, December 1, 2025, December 3, 2025, and December 8, 2025, the Board deliberated on the staff recommendation for approval. The deliberations included discussion on keeping rural character in a rural commercial zone using conditions, noting that many of the uses allowed in rural commercial require a conditional use permit or an administrative conditional use permit.
- H. On December 8, 2025, the Kitsap County Board of Commissioners adopted the recommendation of the Department of Community Development to approve the requested Comprehensive Plan Amendment and rezone of the subject property from RW to RCO as shown in Attachment A.

Section 5. Substantive Findings related to Site-specific Amendment APP-ID: 57 (Moran). The Board of County Commissioners (Board) makes the following findings related to the site-specific amendment APP-ID:57 (Moran):

- A. Reclassification requests were accepted in 2022 as part of the 2024 Comprehensive Plan Update. Seventeen rural-to-rural requests were deferred to 2025, fourteen were removed from the docket on June 23, 2025, and three were assessed using Kitsap County Code 21.08.070 procedures.
- B. The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject property to rezone from Rural Residential (RR) to Rural Industrial (RI), to be able to add a new enclosed building to store vehicles.
 - a. Applicant Name: Humberto Moran (property owner) and Kathy Cloninger (representative)
 - b. Taxpayer: MORAN HUMBERTO & LARIOS ADRIANA TOVAR
 - c. Parcel Number(s): 272701-4-086-2002
 - d. Current Comprehensive Plan Map Designation: Rural Residential (RR)
 - e. Proposed Comprehensive Plan Map Designation: Rural Industrial (RI)
 - f. Current Zoning: Rural Residential (RR)
 - g. Proposed Zoning: Rural Industrial (RI)
 - h. Total Lot Area / Size: 5.21 acres
 - i. 2024 Comprehensive Plan Alternative: Included as part of the 2024 Comprehensive Plan Update Draft and Final Environmental Impact Statement (EIS) Alternative 3.
- C. On September 2, 2025, Department of Community Development published a staff report analyzing the amendment and recommending adoption of the amendment.
- D. On September 2, Kitsap County, as lead agency under the State Environmental Policy Act (SEPA), issued a *Programmatic Determination of Non-Significance and Incorporation by Reference*. A Notice of Availability was posted in the Kitsap Sun newspaper, sent to the SEPA Register, and properly noticed to agencies, Tribes and interested parties. Under KCC 21.04.290(E), there is no administrative appeal process for this non-project SEPA decision.
- E. On October 21, 2025, the Planning Commission recommended adoption of the amendment with a condition that the approval also includes the parcel to the north of the subject parcel (Parcel Number 272701-4-085-2003). As required by KCC 21.08.100(F), the Planning Commission adopted a finding that the amendment, as conditioned:
 - a. Is supported by the Capital Facilities Plan;
 - b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County Comprehensive Plan, and other applicable laws and policies;
 - c. Is consistent with the applicable decision criteria in Kitsap County Code 21.08.070, as demonstrated in the findings and conclusions of the staff report and adopted herein;
 - d. Reflects current local circumstances;
 - e. Promotes the public interest and welfare of the citizens of Kitsap County;
 - f. Is justified by changed or changing conditions;
 - g. Will not create an isolated land use designation (spot zone) unrelated to adjacent designations; and

h. Will be compatible with neighboring properties and not likely to adversely affect the value of those properties.

F. On October 24, 2025, the Department of Community Development published a revised staff report incorporating the Planning Commission record, analyzing the amendment, and recommending adoption of the amendment.

G. On November 24, 2025, December 1, 2025, December 3, 2025, and December 8, 2025, the Board deliberated on the amendment. The deliberations included consideration of the condition of approval recommended by staff and Planning Commission to include the northern parcel (272701-4-085-2003) to prevent a zoning island and the cooperation of the applicant in the open code compliance case on the subject parcel. The Board also deliberated on the critical areas on the northern parcel, the existing residence on the parcel, and requested follow-up with the applicant to confirm their preference given the addition of the northern parcel would be a change to their application. The applicant indicated their preference, after consulting with their representative, for the northern parcel to remain Rural Residential.

H. On December 08, 2025, the Kitsap County Board of Commissioners adopted the recommendation of the Department of Community Development without the condition from the staff recommendation – approving the reclassification request as submitted for the southern subject parcel to change from RR to RI as shown in Attachment A.

Section 6. Substantive Findings related to Site-specific Amendment APP-ID: 66

(Stokes/Campbell). The Board of County Commissioners (Board) makes the following findings related to the site-specific amendment APP-ID:66 (Stokes/Campbell):

A. Reclassification requests were accepted in 2022 as part of the 2024 Comprehensive Plan Update. Seventeen rural-to-rural requests were deferred to 2025, fourteen were removed from the docket on June 23, 2025, and three were assessed using Kitsap County Code 21.08.070 procedures.

B. The applicant seeks a reclassification to the Comprehensive Plan Land Use and Zoning Maps for the subject properties to rezone from Rural Protection (RP) to Rural Commercial (RCO).

a. Applicant Name: Jeff Stokes and Craig Campbell (Owners), Bill Palmer (Representative)

b. Taxpayer: Jeffrey Stokes (east properties), Craig & Kathryn Campbell (west properties)

c. Parcel Number(s): 242301-2-005-2001, 242301-2-011-2003, 242301-2-024-2008, 242301-2-025-2007, 242301-2-037-2003

d. Current Comprehensive Plan Map Designation: Rural Protection (RP)

e. Proposed Comprehensive Plan Map Designation: Rural Commercial (RCO)

f. Current Zoning: Rural Protection (RP)

g. Proposed Zoning: Rural Commercial (RCO)

h. Total Lot Area / Size: 7.66 acres

i. 2024 Comprehensive Plan Alternative: Included as part of the 2024 Comprehensive Plan Update Draft and Final Environmental Impact Statement (EIS) Alternative 2 and Alternative 3.

- 1
2 C. On September 2, 2025, Department of Community Development published a staff report
3 analyzing the amendment and recommending adoption of the amendment.
4
- 5 D. On September 2, Kitsap County, as lead agency under the State Environmental Policy Act
6 (SEPA), issued a *Programmatic Determination of Non-Significance and Incorporation by*
7 *Reference*. A Notice of Availability was posted in the Kitsap Sun newspaper, sent to the SEPA
8 Register, and properly noticed to agencies, Tribes and interested parties. Under KCC
9 21.04.290(E), there is no administrative appeal process for this non-project SEPA decision.
10
- 11 E. On October 24, 2025, the Planning Commission recommended adoption of the amendment. As
12 required by KCC 21.08.100(F), the Planning Commission adopted finding that the amendment,
13 as conditioned:
14 a. Is supported by the Capital Facilities Plan;
15 b. Is consistent with the GMA, the Countywide Planning Policies, the Kitsap County
16 Comprehensive Plan, and other applicable laws and policies;
17 c. Is consistent with the applicable decision criteria in Kitsap County Code 21.08.070, as
18 demonstrated in the findings and conclusions of the staff report and adopted herein;
19 d. Reflects current local circumstances;
20 e. Promotes the public interest and welfare of the citizens of Kitsap County;
21 f. Is justified by changed or changing conditions;
22 g. Will not create an isolated land use designation (spot zone) unrelated to adjacent
23 designations; and
24 h. Will be compatible with neighboring properties and not likely to adversely affect the
25 value of those properties.
26
- 27 F. On October 24, 2025, the Department of Community Development published a revised staff
28 report incorporating the Planning Commission record, analyzing the amendment, and
29 recommending adoption of the amendment.
30
- 31 G. On November 24, 2025, December 1, 2025, December 3, 2025, and December 8, 2025, the
32 Board deliberated on the amendment. The deliberations included consideration of staff's
33 recommendation for approval with the condition to remove the northeastern parcel (242301-2-
34 024-2008), the critical areas on the properties including Burley Creek (a Type F stream), the five
35 separate parcels, impact from the construction of the off-ramp to SR-16, the need for rural
36 commercial, and the potential for development as individual parcels.
37
- 38 H. On December 08, 2025, the Kitsap County Board of Commissioners adopted the
39 recommendation of the Department of Community Development for conditional approval of
40 the requested Comprehensive Plan Amendment and rezone of the subject properties from RP
41 to RCO as shown in Attachment A with the following conditions:
42
- 43 a. Removal of Northeastern Parcel: The northeastern parcel (242301-2-024-2008), due to
44 its heavy encumbrance by wetlands, stream corridors, and geologic hazards, shall be
45 removed from the rezone request.
46 b. Advisory – Parcel Aggregation: The County strongly advises aggregation of the remaining
47 parcels to create a more functional and buildable area that supports cohesive site

1 planning and efficient infrastructure use. While not a formal requirement of the rezone,
2 this measure would enhance development feasibility.

3
4 **Section 7. Substantive Findings related to the development regulations.** The Board of County
5 Commissioners (Board) makes the following findings with respect to the updated development
6 regulations:

7 A. The proposed revisions to Title 17 KCC “Zoning” (Child Care and Agriculture) are consistent with
8 the proposed Comprehensive Plan.

9
10 B. The proposed regulations promote access to child care throughout Kitsap County, and rural
11 business and rural economic viability.

12
13 **Section 8.** Kitsap County Code Section 17.110.200 Day care center, last amended by Ordinance
14 637-2024, is repealed.

15
16 **Section 9.** Kitsap County Code Section 17.110.157 Child care center, last amended by Ordinance
17 534-2016, is amended as follows:

18 **17.110.157 Child care center**

19 “Child care center” means ~~the same as “day-care center.”~~ an agency that regularly provides early
20 childhood education and early learning services for a group of children for periods of less than 24
21 hours. If there is a conflict between this definition and the definition of child care in RCW 43.216,
22 state law shall govern.

23
24 **Section 10.** Kitsap County Code Section 17.110.205 Day-care center, home-based, last amended
25 by Ordinance 637-2024, is renumbered, renamed, and amended as follows:

26 **17.110.271 Family day care provider 205-Day-care center, home-based**

27 ~~“Day-care center, home based” means a private residence in which not more than 12 children are~~
28 ~~cared for during some portion of a twenty-four-hour period by the owner or renter of the property.~~

29 “Family day care provider” means a child care provider who regularly provides early childhood
30 education and early learning services for not more than 12 children at any given time in the
31 provider’s home in the family living quarters, except as provided in RCW 43.216.692. If there is a
32 conflict between this definition and the definition of family day care provider in RCW 43.216, state
33 law shall govern.

34
35 **Section 11.** Kitsap County Code Section 17.110.271, Family Living, is renumbered to 17.110.272.

36 **17.110.272 Family Living 271 (Repeated)**

37
38 **Section 12.** Kitsap County Code Section 17.110.330 Heavy equipment, last amended by Ordinance
39 611-2022, is amended as follows:

40 **117.110.330 Heavy Equipment**

1 “Heavy equipment” means, but shall not be limited to, self-powered, self-propelled or towed
2 mechanical devices, equipment and vehicles of the nature customarily used for commercial
3 purposes such as tandem axle trucks, graders, backhoes, tractor trailers, cranes and lifts but
4 excluding automobiles, recreational vehicles, boats and their trailers, and ~~farm equipment~~
5 ~~equipment used for agricultural purposes.~~

Section 13. Kitsap County Code Section 17.410.042 "Rural, resource, urban residential zones use table", last amended by Ordinance 641-2025, is amended as follows:

17.410.042 Rural, resource, urban residential zones use table

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Density					Urban Medium Density Residential	Urban High Density Residential	Definition	Categorical Use Standards
						UR (5)	GB (5)	UL (5)	UCR (5)	Urban Low Density Residential				
Zoning Classification (1)(3)(4)➔	RR (2)	RP	RW (2)	FRL	MRO	17.130	17.190	17.200	17.210	UM (5)	UH (5)			
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230			
RESIDENTIAL USES														
100 Accessory dwelling unit, attached	P	P	P	--	--	P	P	P	P	P	--		17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
102 Accessory dwelling unit, detached	C	C	C	--	--	P	P	P	P	P	--		17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
104 Caretaker dwelling	--	--	--	--	P	--	--	--	--	--	--		17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
106 Guest house	P	P	P	--	--	P	P	P	P	P	--		17.110.317 Guest house.	17.415.260 Guest house.
Dwelling, family living														
108 Cottage housing development	--	--	--	--	--	ACUP	ACUP	P	P	P	P		17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
110 Duplex	P	P	P	P	--	P	P	P	P	P	P		17.110.245 Duplex.	17.415.160 Duplex.
112 Manufactured/mobile/RV /park- model/tiny home park	C	C	C	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
114 Mobile home	P	P	P	P	P	P	P	P	P	P	--		17.110.490 Mobile home.	17.415.360 Mobile home.
116 Multiple family	--	--	--	--	--	--	ACUP	P	P	P	P		17.110.250 Multiple-family.	17.415.365 Multiple family.
118 Single-family attached	C	C	--	C	--	P	P	P	P	P	P		17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
						UR (5)	GB (5)	UL (5)	UCR (5)				
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230		
120 Single-family detached (includes manufactured homes)	P	P	P	C	--	P	P	P	P	P	P	17.110.683 Dwelling, single-family detached.	17.415.500 Single-family detached dwelling (includes manufactured homes).
Dwelling, group living													
122 Adult family home	P	P	P	--	--	P	P	P	P	P	P	17.110.045 Adult family home.	17.415.030 Adult family home.
124 Group Living (1 to 6 rooms)	--	--	--	--	--	P	P	P	P	P	P	17.110.318 Group living	17.415.250 Group Living (1 to 6 rooms)
126 Group Living (7 or more rooms)	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	P	P	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
128 Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
Other Residential Uses													
130 Bed and breakfast house, 1-4 rooms	ACUP	ACUP	ACUP	--	--	ACUP	ACUP	ACUP	P	ACUP	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
132 Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	C	C	C	--	--	C	C	C	C	C	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
134 Home business, incidental	P	P	P	P	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
136 Home business, minor	P	P	P	P	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
138 Home business, moderate	ACUP	ACUP	ACUP	ACUP	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
140 Vacation rentals, 1-4 rooms	ACUP	ACUP	ACUP	--	--	ACUP	ACUP	ACUP	P	ACUP	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
142 Vacation rentals, 5 or more rooms	C	C	C	--	--	C	C	C	C	C	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
COMMERCIAL USES													
Hotels or Hospitality													

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Lands	Mineral Resource Overlay	Urban Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230		
200 Adult entertainment	--	--	--	--	--	--	--	--	--	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.
202 Conference center	--	--	--	--	--	--	--	--	--	--	--	17.110.177 Conference center.	17.415.125 Conference center.
204 Drinking establishments	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.
206 Espresso stands	--	--	--	--	--	--	--	--	--	--	P	17.110.267 Espresso stands.	17.415.190 Espresso stands.
208 Event facility	C	C	--	--	--	--	--	--	--	--	--	17.110.269 Event facility	17.415.185 Event facility.
210 Hotel/motel	--	--	--	--	--	--	--	--	--	--	--	17.110.361 Hotel/motel.	17.415.285 Hotel/motel.
212 Resort	--	--	--	--	--	--	--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.
214 Restaurants, with drive-thru service	--	--	--	--	--	--	--	--	--	C	C	17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.
216 Restaurants, without drive-thru service	--	--	--	--	--	--	--	C	C	ACUP	ACUP	17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.
Retail													
218 Auction house	--	--	--	--	--	--	--	--	--	--	--	17.110.091 Auction house.	17.415.055 Auction house.
220 Automobile, mobile home, recreational vehicle, or boat sales	--	--	--	--	--	--	--	--	--	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.
222 Automobile, recreational vehicle or boat rentals	--	--	--	--	--	--	--	--	--	--	--	17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.
224 Equipment sales, rentals and repair, heavy	--	--	--	--	--	--	--	--	--	--	--	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
226 Equipment sales, rentals and repair, light	--	--	--	--	--	--	--	--	--	--	--	17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.
228 Equipment sales, rentals and repair, recreational	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	17.110.266 Equipment sales, rentals and repair, recreational	17.415.185 Equipment sales, rentals and repair, recreational.
230 Fuel or charging station, with convenience store	--	--	--	--	--	--	--	--	--	--	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.
232 Fuel or charging station, without convenience store	--	--	--	--	--	--	--	--	--	--	--	17.110.293 Fuel or charging station, without convenience store.	17.415.220 Fuel or charging stations.

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential		Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
						UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)			
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)			
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230			
234 General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
236 General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	C	ACUP	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
238 General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
240 General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
242 General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
244 Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.	
246 Cannabis retailer	--	--	--	--	--	--	--	--	--	--	--	17.110.478 Cannabis retailer.	17.415.345 Cannabis retailer	
248 Nursery, retail	C	C	--	--	--	--	--	--	--	--	--	17.110.520 Nursery, retail.	17.415.370 Nursery, retail.	
250 Nursery, wholesale	P	P	P	--	P	--	--	--	--	--	--	17.110.525 Nursery, wholesale.	17.415.375 Nursery, wholesale	
Offices and Services														
254 Automobile or recreational vehicle repair	--	--	--	--	--	--	--	--	--	--	--	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.	
256 Car washes	--	--	--	--	--	--	--	--	--	--	--	17.110.149 Car washes.	17.415.095 Car washes.	
258 Clinic	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.164 Clinic.	17.415.110 Clinic.	
260 Child care center Day-care center	CP	CP	-P	--	--	ACUP P	ACUP	ACUP P	ACUP P	P	P	17.110.157 Child care center. 200 Day-care center.	17.415.10649 Day-care center Child care center.	
262 Family day care provider Day-care-center, home-based	P	P	P-	--	--	P	P	P	P	P	P	17.110.271 Family day care provider. 205 Day-care-center, home-based.	17.415.197 Family day care provider 145 Day-care-center, home-based.	
264 Dispatch facility	--	--	--	--	--	--	--	--	--	--	--	17.110.226 Dispatch facility.	17.415.150 Dispatch facility	

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
						UR (S)	GB (S)	UL (S)	UCR (S)				
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (S)	GB (S)	UL (S)	UCR (S)	UM (S)	UH (S)		
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230		
266 Fitness center	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	17.110.278 Fitness center.	17.415.200 Fitness center.
268 General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.302 General office and management services.	17.415.230 General office and management services.
270 General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	C	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
272 General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
274 Kennels or pet day-cares	C	C	--	--	--	--	--	--	--	--	--	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
276 Kennels, hobby	P	P	P	--	--	--	P	P	P	P	--	17.110.380 Kennel, hobby.	17.415.295 Kennels, hobby.
278 Off-street parking facilities	--	--	--	--	--	--	--	--	--	--	--	17.110.531 Off-street parking facilities.	17.415.380 Off-street parking facilities.
280 Off-street parking facilities, structured	--	--	--	--	--	--	--	--	--	--	--	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
282 Personal services	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.583 Personal services.	17.415.390 Personal services.
284 Research laboratory, less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
286 Research laboratory, 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110. 658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
288 Research laboratory, 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110. 658 Research laboratory.	17.415.435 Research laboratory, 10,000 s.f. or greater.
290 Tourism facilities, including outfitter and guide facilities	--	--	--	--	--	--	--	--	--	--	--		17.415.540 Tourism facilities, including outfitter and guide facilities.
292 Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--	--	--	--	--	--		17.415.545 Tourism facilities, including seaplane and tour boat terminals.

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Density				Urban Medium Density	Urban High Density	Definition ↓	Categorical Use Standards ↓
						UR (S)	GB (S)	UL (S)	UCR (S)				
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (S)	GB (S)	UL (S)	UCR (S)	UM (S)	UH (S)		
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230		
294 Veterinary clinics/animal hospitals/wildlife shelters	C	C	-	-	-	-	-	-	-	ACUP	ACUP	17.110.740 Veterinary clinic. 17.110.763 Wildlife shelter.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.
Other Commercial Uses													
296 Shared work/maker space	-	-	-	-	-	C	C	C	C	C	C	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.
RECREATIONAL/ CULTURAL USES													
300 Arboreta, botanical garden	-	-	-	-	-	C	C	-	-	-	-	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens
302 Campground	C	C	C	-	-	C	C	C	C	-	-	17.110.147 Campground.	17.415.090 Campground
304 Club	ACUP	C	-	-	-	C	C	C	C	ACUP	ACUP	17.110.165 Club.	17.415.115 Club.
306 Entertainment facility, indoor	-	-	-	-	-	-	-	-	-	ACUP	ACUP	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.
308 Entertainment facility, outdoor	-	-	-	-	-	-	-	-	-	-	-	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
310 Golf courses	C	C	-	-	-	-	C	C	C	-	-	17.110.303 Golf course.	17.415.240 Golf courses.
312 Marinas	-	-	-	-	-	-	C	C	C	C	C	17.110.480 Marina.	17.415.350 Marinas.
314 Marina support services	-	-	-	-	-	-	-	-	-	-	-	17.110.482 Marina support services.	17.415.355 Marina support services.
316 Parks and open space	P	P	P	P	-	P	P	P	P	P	P	17.110.535 Open space.	
318 Race track	-	-	C	C	-	-	-	-	-	-	-	17.110.644 Race track.	17.415.405 Race track
320 Recreational facilities, indoor	C	C	C	-	-	C	C	ACUP	ACUP	ACUP	ACUP	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.
322 Recreational facilities, outdoor	ACUP	ACUP	C	-	-	C	C	C	C	C	C	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.
324 Shooting/gun facility, indoor	C	C	C	-	-	-	-	-	-	-	-	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
						UR (S)	GB (S)	UL (S)	UCR (S)				
						17.180	17.190	17.200	17.210	UM (S)	UH (S)		
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	17.180	17.190	17.200	17.210	17.220	17.230		
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230		
326 Shooting/gun facility, outdoor	C	C	C	--	--	--	--	--	--	--	--	17.110.679 Shooting/gun facility, outdoor.	17.415.490 Shooting/gun facility, outdoor.
328 Zoo, aquarium	--	--	--	--	--	--	--	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium
INSTITUTIONAL USES													
400 Government/public structures	ACUP	ACUP	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.304 Government/public structures.	17.415.245 Government/public structures.
402 High-risk secured facility	--	--	--	--	--	--	--	--	--	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.
404 Hospital	--	--	--	--	--	--	--	--	--	--	C	17.110.360 Hospital.	17.415.280 Hospital.
406 Places of worship	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.600 Places of worship.	17.415.395 Places of worship.
408 Public facilities (greater than 300 square feet).	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.640 Public facilities.	17.415.400 Public facilities.
409 Public facilities (300 square feet or less).	P	P	P	P	P	P	P	P	P	P	P	17.110.640 Public facilities.	17.415.400 Public facilities.
410 School, elementary and middle school/junior high	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, elementary and middle school/junior high.	17.415.460 School, elementary, middle school, or junior high.
412 School, high school	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, high school.	17.415.465 School, high school.
414 School, college/vocational – less than 8,000 s.f.	C	--	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
416 School, college/vocational school – 8,000 s.f. or greater	C	--	--	--	--	--	--	--	--	--	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
418 Secure community transition facility	--	--	--	--	--	--	--	--	--	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.
420 Transportation terminals, marine	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine
422 Transportation terminals, non-marine	--	--	--	--	--	--	--	C	C	ACUP	ACUP	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Density Residential						Urban Medium Density	Urban High Density	Definition ↓	Categorical Use Standards ↓
						UR (5)	GB (5)	UL (5)	UCR (5)	P	P				
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)				
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230			17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
INDUSTRIAL USES															
500 Airports	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.053 Airport.	17.415.045 Airport.
502 Boat yard	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.120 Boat yard.	17.455.085 Boat Yard
504 Cemeteries	C	C	C	-	-	C	C	C	C	C	C	C	C	17.110.163 Cemeteries.	17.415.105 Cemeteries.
506 Contractor's storage yard	C	C	-	-	ACUP	-	-	-	-	-	-	-	-	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.
508 Food and beverage production, less than 4,000 s.f.	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
510 Food and beverage production, 4,000 to 9,999 s.f.	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.
512 Food and beverage production, 10,000 s.f. or greater	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.
514 Fuel distributors	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.
516 Funeral homes	C	C	C	-	-	C	C	C	C	C	C	C	C	17.110.294 Funeral home.	17.415.225 Funeral homes.
518 Helicopter pads	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.
520 Manufactured home, mobile home, park model, tiny home - sales	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales
522 Manufacturing and fabrication, hazardous	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous
524 Manufacturing and fabrication, heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.
526 Manufacturing and fabrication, light	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Density				Urban Medium Density	Urban High Density	Residential	Definition ↓	Categorical Use Standards ↓
						Low Density Residential								
						UR (5)	GB (5)	UL (5)	UCR (5)					
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)			
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230			
528 Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.	
530 Cannabis processor	--	--	--	--	--	--	--	--	--	--	--	17.110.475 Cannabis processor.	17.415.335 Cannabis processor.	
532 Cannabis producer, Tier 1	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.	
534 Cannabis producer, Tier 2	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.	
536 Cannabis producer, Tier 3	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.	
538 Recycling centers	--	--	--	--	--	--	--	--	--	--	--	17.110.653 Recycling Center	17.415.420 Recycling center.	
540 Rock crushing	--	--	C	C	C	--	--	--	--	--	--	17.110.665 Rock crushing.	17.415.455 Rock crushing.	
542 Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.	
544 Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.	
546 Storage, indoor	--	--	--	--	--	--	--	C	C	C	C	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.	
548 Storage, outdoor	--	--	--	--	--	--	--	C	C	C	C	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.	
549 Storage, vehicles and equipment	--*	--*	--	--	--	--	--	--	--	--	--	17.110.694, Storage, vehicles and equipment.	17.415.527 Storage, vehicles and equipment.	
550 Top soil production, stump grinding, firewood cutting, and composting	C	C	--	--	ACUP	--	--	--	--	--	--	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.	
552 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	C	--	--	--	--	--	--	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.	
554 Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.	
556 Wrecking yards and junk yards	--	--	--	--	--	--	--	--	--	--	--	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.	
RESOURCE														

Comprehensive Plan Land Use Designation	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Density				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230		
600 Aggregate extractions sites	C	C	C	P	C	--	--	--	--	--	--	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.
602 Agricultural use, primary	P	P	P	P	P	P	P	--	--	--	--	17.455.030 Definitions	17.415.040 Agricultural use, primary.
604 Aquaculture practices	C	C	C	--	--	C	C	C	C	C	C	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
606 Forestry	P	P	P	P	P	--	P	P	--	P	P	17.110.280 Forestry.	17.415.210 Forestry.
608 Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	--	--	--	17.110.675 Shellfish/fish hatcheries and processing facilities.	17.415.480 Shellfish/fish hatcheries and processing facilities.
ACCESSORY USES													
700 Accessory use or structure	P	P	P	P	P	P	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.
TEMPORARY USES													
800 Special care units residence	P	P	P	P	--	P	P	P	P	P	P	17.110.690 Special care residence.	17.415.510 Special care residence.
802 Temporary offices and model homes	ACTP	ACTP	--	--	--	P	P	P	P	P	P	17.110.709 Temporary offices and model homes.	17.415.530 Temporary offices and model homes.
804 Transitory accommodations, single family residence	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
806 Transitory accommodations, small, large, safe parks, and indoor	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations

1 Section 14. Kitsap County Code Section 17.410.044 Commercial, Industrial, Parks, and Public Facility Zones Use Table, last amended by Ordinance 641-2025, is amended as follows:

2

3 17.410.044 Commercial, industrial, parks, and public facility zones use table.

Comprehensive Plan Land Use Designation	Categorical Use Standards ↓										Definition ↓	Public Facilities
	Urban Intensity Commercial					Rural Commercial						
Zoning Classification (1)(3)(4) →	C	RC	LIC	UVC	NC	RCO	BC	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.340	17.330	17.340		
RESIDENTIAL USES												
100 Accessory dwelling unit, attached	P	P	P	P	P	-	-	-	-	-	17.110.017 Accessory dwelling unit, attached.	
102 Accessory dwelling unit, detached	P	P	P	P	P	-	-	-	-	-	17.110.020 Accessory dwelling unit, detached.	
104 Caretaker dwelling	P	P	P	ACUP	P	P	P	P	P	P	17.110.150 Caretaker dwelling.	
106 Guest house	P	P	P	P	P	-	-	-	-	-	17.110.317 Guest house.	
Dwelling, family living												
108 Cottage housing development	ACUP	ACUP	- ACUP	ACUP	ACUP	-	-	-	-	-	17.110.196 Cottage housing development.	
110 Duplex	P	P	- P	P	P	-	-	-	-	-	17.110.245 Duplex.	
112 Manufactured/mobile/RV/park-model/tiny home park	C	-	-	-	C	-	-	-	-	ACUP	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	
114 Mobile home	-	-	-	-	-	-	-	-	-	-	17.110.490 Mobile home.	
116 Multiple family	P	P	- P	P	P	-	-	-	-	-	17.110.250 Multiple-family.	
118 Single-family attached	P	P	- P	P	P	-	-	-	-	-	17.110.682 Single-family attached.	
											17.415.135 Cottage housing development.	
											17.415.160 Duplex.	
											17.415.305 Manufactured/mobile/RV/park-model/tiny home park.	
											17.415.360 Mobile home.	
											17.415.365 Multiple family.	
											17.415.495 Single-family attached dwelling.	

Comprehensive Plan Land Use Designation	Urban Intensity Commercial				Urban Low Intensity Commercial			Rural Commercial		Rural Industrial			Public Facilities	Definition ↓	Categorical Use Standards ↓
	C	RC	LJC		UVC	NC	RCO	BC	IND	RI	P				
Zoning Classification (1)(3)(4) →															
Categorical Use (1)(3)(4)(5) ↓	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.330	17.340						
120 Single-family detached (includes manufactured homes)	P	P	P	P	P	P	P	P	P	P	P	P		17.110.683 Dwelling, single-family detached. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).
Dwelling, group living															
122 Adult family home	P	P	P	P	P	P	P	P	P	P	P	P	--	17.110.045 Adult family home.	17.415.030 Adult family home.
124 Group Living (1 to 6 rooms)	P	P	P	ACUP	P	P	P	P	P	P	P	P	ACUP	17.110.318 Group living	17.415.250 Group Living (1 to 6 rooms)
126 Group Living (7 or more rooms)	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
128 Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
Other Residential Uses															
130 Bed and breakfast house, 1-4 rooms	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
132 Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	--	--	ACUP	C	C	C	C	C	C	C	C	C	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
134 Home business, incidental	P	P	--	P	P	P	P	P	P	P	P	P	--	17.110.345 Home business.	17.415.275 Home business.
136 Home business, minor	P	P	--	P	P	P	P	P	P	P	P	P	--	17.110.345 Home business.	17.415.275 Home business.
138 Home business, moderate	P	P	--	P	P	P	P	P	P	P	P	P	--	17.110.345 Home business.	17.415.275 Home business.
140 Vacation rentals, 1-4 rooms	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
142 Vacation rentals, 5 or more rooms	--	--	ACUP	C	C	C	C	C	C	C	C	C	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
COMMERCIAL USES															

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial				Urban Low Intensity Commercial			Rural Commercial		Rural Industrial			Public Facilities		Definition ↓	Categorical Use Standards ↓	
	C	RC	UJC	UVC	NC	RCO	BC	IND	RI	P							
	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.330	17.330	17.340							
Hotels or Hospitality																	
200 Adult entertainment	C	C	—	—	—	—	C	C	—	—	—	—	—	—	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.	
202 Conference center	P	P	P	P	—	—	—	—	—	—	—	—	—	ACUP	17.110.177 Conference center.	17.415.125 Conference center.	
204 Drinking establishments	P	P	P	P	P	ACUP	—	—	—	—	—	—	—	—	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.	
206 Espresso stands	P	P	P	P	P	ACUP	P	P	ACUP	P	P	ACUP	—	—	17.110.267 Espresso stands.	17.415.190 Espresso stands.	
208 Event facility	ACUP	ACUP	ACUP	ACUP	ACUP	—	—	—	—	—	—	—	—	ACUP	17.110.269 Event facility	17.415.185 Event facility.	
210 Hotel/motel	P	P	ACUP	ACUP	C	—	—	—	—	—	—	—	—	—	17.110.361 Hotel/motel.	17.415.285 Hotel/motel.	
212 Resort	ACUP	ACUP	ACUP	ACUP	—	—	—	—	—	—	—	—	—	ACUP	17.110.661 Resort.	17.415.440 Resort.	
214 Restaurants, with drive-thru service	P	P	C	ACUP	C	—	P	P	—	P	P	P	—	—	17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.	
216 Restaurants, without drive-thru service	P	P	P	P	P	P	P	P	P	P	P	P	—	—	17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.	
Retail																	
218 Auction house	P	P	P	ACUP	—	C	P	P	C	—	—	—	—	—	17.110.091 Auction house.	17.415.055 Auction house.	
220 Automobile, recreational vehicle, or boat sales	P	P	P	—	—	—	ACUP	ACUP	—	—	—	—	—	—	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.	
222 Automobile, recreational vehicle or boat rentals	P	P	P	— P	P	—	—	—	—	—	—	—	—	—	17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.	
224 Equipment sales, rentals and repair, heavy	—	—	—	— ACUP	—	C	ACUP	P	ACUP	—	—	—	—	—	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.	
226 Equipment sales, rentals and repair, light	P	P	—	ACUP	—	ACUP	P	P	ACUP	—	—	—	—	—	17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.	
228 Equipment sales, rentals and repair, recreational	P	P	P	ACUP P	P	P	—	—	—	P	—	—	—	P	17.110.266 Equipment sales, rentals and repair, recreational.	17.415.185 Equipment sales, rentals and repair, recreational.	
230 Fuel or charging station, with convenience store	P	ACUP	P	—	ACUP	C	C	P	C	—	—	—	—	—	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.	

Comprehensive Plan Land Use Designation	Urban Commercial Intensity				Urban Low Intensity Commercial				Rural Commercial		Rural Industrial			Public Facilities		Definition ↓	Categorical Use Standards ↓	
	C	RC	LIC	UVC	NC	RCO	BC	IND	RI	P								
Zoning Classification (1)(3)(4) →	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.330	17.330	17.340								
Categorical Use (1)(3)(4)(5) ↓																		
232 Fuel or charging station, without convenience store	P	P	P	–	P	ACUP	ACUP	P	C	–	17.110.293 Fuel or charging station, without convenience store.							17.415.220 Fuel or charging stations.
234 General retail merchandise stores – less than 4,000 s.f.	P	P	P	P	P	ACUP	P	ACUP	–	P	17.110.301 General retail merchandise stores.							17.415.235 General retail merchandise stores.
236 General retail merchandise stores – 4,000 to 9,999 s.f.	P	P	P	ACUP	ACUP	C	–	–	–	ACUP	17.110.301 General retail merchandise stores.							17.415.235 General retail merchandise stores.
238 General retail merchandise stores – 10,000 to 15,000 s.f.	P	P	–	C	–	–	–	–	–	C	17.110.301 General retail merchandise stores.							17.415.235 General retail merchandise stores.
240 General retail merchandise stores – 15,001 to 24,999 s.f.	P	P	–	C	–	–	–	–	–	–	17.110.301 General retail merchandise stores.							17.415.235 General retail merchandise stores.
242 General retail merchandise stores – 25,000 s.f. or greater	ACUP	ACUP	–	–	–	–	–	–	–	–	17.110.301 General retail merchandise stores.							17.415.235 General retail merchandise stores.
244 Lumber and bulky building material sales	P	P	ACUP	–	–	C	P	P	ACUP	–	17.110.464 Lumber and bulky building material sales.							17.415.300 Lumber and bulky building material sales.
246 Cannabis retailer	P	P	P	–	P	–	–	–	–	–	17.110.478 Cannabis retailer.							17.415.345 Cannabis retailer
248 Nursery, retail	P	P	P	ACUP	ACUP	ACUP	–	–	–	–	17.110.520 Nursery, retail.							17.415.370 Nursery, retail.
250 Nursery, wholesale	P	P	P	–	ACUP	P	–	–	P	–	17.110.525 Nursery, wholesale.							17.415.375 Nursery, wholesale
Offices and Services																		
254 Automobile or recreational vehicle repair	P	P	P	–	P	P	P	P	P	–	17.110.094 Automobile or recreational vehicle repair.							17.415.070 Automobile or recreational vehicle repair.
256 Car washes	P	P	P	–	P	–	P	P	P	–	17.110.149 Car washes.							17.415.095 Car washes.
258 Clinic	P	P	P	ACUP	ACUP	ACUP	P	C	–	–	17.110.164 Clinic.							17.415.110 Clinic.
260 Child care center Day-care center	P	P	P	P	P	ACUP P	ACUP P	P	–	ACUP	17.110.157 Child care center. 200 Day-care center.							17.415.10640 Day-care center Child care center .
262 Family day care provider Day-care-center, home-based	P	P	P	ACUP P	P	P – (M)	ACUP P	–	–	–	17.110.271 Family day care provider. 205 Day-care center, home-based.							17.415.197 Family day care provider. 145- Day-care center, home-based.

Comprehensive Plan Land Use Designation	Urban Intensity Commercial				Urban Low Intensity Commercial				Rural Commercial				Rural Industrial				Public Facilities	Definition ↓	Categorical Use Standards ↓
	C	RC	LJC	UVC	NC	RCO	BC	IND	RI	P	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	
Zoning Classification (1)(3)(4) →																			
Categorical Use (1)(3)(4)(5) ↓																			
264 Dispatch facility	P	P	P	C	C	—	P	ACUP	—	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.226 Dispatch facility.
266 Fitness center	P	P	P	C	P	P	P	P	P	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.278 Fitness center.
268 General office and management services – less than 4,000 s.f.	P	P	P	P	P	P	P	P	P	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.302 General office and management services.
270 General office and management services – 4,000 to 9,999 s.f.	P	P	P	ACUP	ACUP	C	P	ACUP	—	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.302 General office and management services.
272 General office and management services – 10,000 s.f. or greater	P	P	P	ACUP	—	—	P	ACUP	—	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.302 General office and management services.
274 Kennels or pet day-cares	C	C	C	C	C	C	P	ACUP	C	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.375 Kennel.
276 Kennels, hobby	—	—	—	P	P	—	—	—	—	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.380 Kennel, hobby.
278 Off-street parking facilities	P	P	—	ACUP	ACUP	—	—	—	—	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.531 Off-street parking facilities.
280 Off-street parking facilities, structured	P	P	—	ACUP	P	—	—	—	—	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.532 Off-street parking facilities, structured.
282 Personal services	P	P	P	P	P	ACUP	P	P	ACUP	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.583 Personal services.
284 Research laboratory, less than 4,000 s.f.	P	P	P	ACUP	P	P	P	ACUP	P	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.658 Research laboratory, less than 4,000 s.f.
286 Research laboratory, 4,000 to 9,999 s.f.	P	P	ACUP	ACUP	ACUP	ACUP	—	—	—	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.658 Research laboratory, 4,000 to 9,999 s.f.
288 Research laboratory, 10,000 s.f. or greater	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	ACUP	ACUP	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.658 Research laboratory, 10,000 s.f. or greater.
290 Tourism facilities, including outfitter and guide facilities	P	P	P	P	P	ACUP	P	ACUP	ACUP	—	17.240	17.250	17.260	17.270	17.290	17.300	17.330	17.340	17.110.540 Tourism facilities, including outfitter and guide facilities.

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial				Urban Low Intensity Commercial				Rural Commercial		Rural Industrial			Public Facilities	Definition ↓	Categorical Use Standards ↓
Zoning Classification (1)(3)(4) →	C	RC	LIC	UVC	NC	RCO	BC	(IND)	RI	P						
Categorical Use (1)(3)(4)(5) ↓	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.330	17.330	17.340						
292 Tourism facilities, including seaplane and tour boat terminals	ACUP	ACUP	—	C	—	C	—	—	—	—						17.415.545 Tourism facilities, including seaplane and tour boat terminals.
294 Veterinary clinics/animal hospitals/wildlife shelters	P	P	P	ACUP	ACUP	P	P	P	—	—						17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.
Other Commercial Uses																
296 Shared work/maker space	P	P	P	P	P	P	P	P	P	—						17.415.475 Shared work/maker space.
RECREATIONAL/ CULTURAL USES																
300 Arboreta, botanical garden	P	P	ACUP	P	ACUP	ACUP	ACUP	—	—	P						17.415.050 Arboreta, botanical gardens
302 Campground	C	—	—	—	C	—	—	—	—	ACUP						17.415.090 Campground
304 Club	P	P	P	ACUP	P	P	ACUP	ACUP	—	ACUP						17.415.115 Club
306 Entertainment facility, indoor	P	P	P	P	P	ACUP	P	—	—	P						17.415.165 Entertainment facility, indoor.
308 Entertainment facility, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	—	—	P						17.415.170 Entertainment facility, outdoor.
310 Golf courses	—	—	—	—	—	—	—	—	—	ACUP						17.415.240 Golf courses.
312 Marinas	ACUP	ACUP	C	C	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP						17.415.350 Marinas.
314 Marina support services	P	P	P	P	P	P	P	P	P	P						17.415.355 Marina support services.
316 Parks and open space	P	P	P	P	P	P	P	P	P	P						17.415.405 Race track
318 Race track	—	—	—	—	—	—	—	C	—	C						17.415.410 Recreational facilities, indoor.
320 Recreational facilities, indoor	P	P	P	ACUP	P	ACUP	P	—	—	P						

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial				Urban Low Intensity Commercial				Rural Commercial		Rural Industrial				Public Facilities		Definition ↓	Categorical Use Standards ↓
	C	RC	LJC	LIC	UVC	NC	RCO	BC	IND	RI	P							
Zoning Classification (1)(3)(4) →	17.240	17.250	17.280	17.290	17.260	17.270	17.290	17.300	17.330	17.330	17.340	17.340						
Categorical Use (1)(3)(4)(5) ↓	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		ACUP		P	17.415.415 Recreational facilities, outdoor.	
322 Recreational facilities, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		ACUP		P	17.415.485 Shooting/gun facility, indoor.	
324 Shooting/gun facility, indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		ACUP		—	17.415.490 Shooting/gun facility, outdoor.	
326 Shooting/gun facility, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		ACUP		—	17.415.595 Zoo, aquarium	
328 Zoo, aquarium	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		ACUP		—		
INSTITUTIONAL USES																		
400 Government/public structures	P	P	P	P	ACUP	P	P	P	P	P	P	P		P		P	17.415.245 Government/public structures.	
402 High-risk secured facility	C	C	C	C	—	—	—	—	—	—	—	—		—		—	17.415.270 High-risk secured facilities.	
404 Hospital	P	ACUP	ACUP	ACUP	C	C	C	C	C	C	C	C		C		—	17.415.280 Hospital.	
406 Places of worship	P	ACUP	ACUP	ACUP	C	C	C	C	C	C	C	C		C		—	17.415.395 Places of worship.	
408 Public facilities (greater than 300 square feet).	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		ACUP		P	17.415.400 Public facilities.	
409 Public facilities (300 square feet or less).	P	P	P	P	P	P	P	P	P	P	P	P		P		P	17.415.400 Public facilities.	
410 School, elementary and middle school/junior high	P	P	P	P	C	C	C	C	C	C	C	C		C		—	17.415.460 School, elementary, middle school, or junior high.	
412 School, high school	ACUP	ACUP	ACUP	ACUP	C	C	C	C	C	C	C	C		C		—	17.415.465 School, high school.	
414 School, college/vocational – less than 8,000 s.f.	ACUP	ACUP	ACUP	ACUP	C	C	C	C	C	C	C	C		C		—	17.415.120 College/vocational school.	
416 School, college/vocational school – 8,000 s.f. or greater	C	C	C	C	C	C	C	C	C	C	C	C		C		—	17.415.120 College/vocational school.	
418 Secure community transition facility	—	—	—	—	—	—	—	—	—	—	—	—		—		—	17.415.470 Secure community transition facility	

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial				Urban Low Intensity Commercial				Rural Commercial		Rural Industrial				Public Facilities		Definition ↓	Categorical Use Standards ↓
	C	RC	LIC	UVC	NC	RCO	BC	IND	RI	P	BC	ACUP	ACUP	ACUP	RI	P		
Zoning Classification (1)(3)(4) →	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.330	17.350	17.340								
Categorical Use (1)(3)(4)(5) ↓	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
420 Transportation terminals, marine	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine
422 Transportation terminals, non-marine	ACUP	ACUP	C	C	C	—	P	ACUP	—	C	P	ACUP	—	—	—	C	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine
424 Wireless communications facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
INDUSTRIAL USES																		
500 Airports	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	17.110.053 Airport.	17.415.045 Airport.
502 Boat yard	ACUP	ACUP	—	—	—	—	P	ACUP	—	—	P	ACUP	—	—	C	—	17.110.120 Boat yard.	17.455.085 Boat Yard
504 Cemeteries	ACUP	ACUP	—	—	C	C	ACUP	ACUP	C	—	—	—	—	—	C	—	17.110.163 Cemeteries.	17.415.105 Cemeteries.
506 Contractor's storage yard	—	—	—	—	—	—	P	P	ACUP	—	—	—	—	—	P	—	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.
508 Food and beverage production, less than 4,000 s.f.	ACUP	ACUP	—	C	—	C	P	P	C	—	P	P	P	P	P	—	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
510 Food and beverage production, 4,000 to 9,999 s.f.	ACUP	ACUP	—	C	—	C	P	P	C	—	P	P	P	P	P	—	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
512 Food and beverage production, 10,000 s.f. or greater	C	C	—	C	—	C	C	C	C	—	C	C	C	C	C	—	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
514 Fuel distributors	—	—	—	—	—	—	C	C	—	—	C	C	C	C	C	—	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.
516 Funeral homes	ACUP	ACUP	C	C	C	C	ACUP	ACUP	C	—	ACUP	ACUP	ACUP	ACUP	C	—	17.110.294 Funeral home.	17.415.225 Funeral homes.
518 Helicopter pads	C	C	C	C	—	—	C	C	—	—	C	C	C	C	C	—	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.
520 Manufactured home, mobile home, park model, tiny home - sales	—	—	—	—	—	—	—	—	—	—	—	—	—	—	ACUP	—	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales
522 Manufacturing and fabrication, hazardous	—	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous
524 Manufacturing and fabrication, heavy	—	—	—	—	—	—	C	C	—	—	C	C	C	C	C	—	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.

Comprehensive Plan Land Use Designation	Commercial						Urban Intensity			Low Intensity			Commercial			Rural Commercial			Rural Industrial			Public Facilities			Definition ↓	Categorical Use Standards ↓
	High Intensity		LIC		UVC		NC		RCO		BC		IND		RI		P									
	C	RC	LIC	UVC	NC	RCO	BC	IND	RI	P																
Zoning Classification (1)(3)(4) →	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.330	17.330	17.340																
Categorical Use (1)(3)(4)(5) ↓																										
526 Manufacturing and fabrication, light	–	–	–	C	–	–	P	P	ACUP	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.		
528 Manufacturing and fabrication, medium	–	–	–	–	–	–	ACUP	P	C	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.		
530 Cannabis processor	–	–	–	–	–	–	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.475 Cannabis processor.	17.415.335 Cannabis processor.		
532 Cannabis producer, Tier 1	–	–	–	–	–	–	–	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.		
534 Cannabis producer, Tier 2	–	–	–	–	–	–	P	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.		
536 Cannabis producer, Tier 3	–	–	–	–	–	–	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.		
538 Recycling centers	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.653 Recycling Center	17.415.420 Recycling center.		
540 Rock crushing	–	–	–	–	–	–	–	–	C	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.665 Rock crushing.	17.415.455 Rock crushing.		
542 Slaughterhouse or animal processing	–	–	–	–	–	–	ACUP	C	ACUP	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.		
544 Storage, hazardous materials	–	–	–	–	–	–	–	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.		
546 Storage, indoor	ACUP	–	ACUP	ACUP	ACUP	C	P	P	ACUP	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.		
548 Storage, outdoor	–	–	–	–	–	C	ACUP	P	P	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.		
549 Storage, vehicles and equipment	ACUP	–	–	–	–	C	ACUP	P	C	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.694, Storage, vehicles and equipment.	17.415.527 Storage, vehicles and equipment.		
550 Top soil production, stump grinding, firewood cutting, and composting	–	–	–	–	–	C	–	ACUP	ACUP	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.		
552 Transshipment facilities, including docks, wharves,	–	–	–	–	–	–	C	C	C	–	–	–	–	–	–	–	–	–	–	–	–	–	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks,		

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial						Urban Low Intensity Commercial			Rural Commercial		Rural Industrial			Public Facilities		Definition ↓	Categorical Use Standards ↓
	C	RC	LIC	UVC	NC	RCO	BC	IND	RI	P	Public Facilities	IND	RI	P	Public Facilities	Definition ↓		
Zoning Classification (1)(3)(4) →	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.330	17.340	17.340	17.340	17.330	17.340	17.340	17.340			
Categorical Use (1)(3)(4)(5) ↓																		
marine rails, cranes, and barge facilities																		wharves, marine rails, cranes, and barge facilities.
554 Warehousing and distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.	
556 Wrecking yards and junk yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.	
RESOURCE																		
600 Aggregate extractions sites	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.	
602 Agricultural use, primary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.455.030 Definitions	17.415.040 Agricultural use, primary.	
604 Aquaculture practices	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.	
606 Forestry	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	17.110.280 Forestry.	17.415.210 Forestry.	
608 Shellfish/fish hatcheries and processing facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.675 Shellfish/fish hatcheries and processing facilities.	17.415.480 Shellfish/fish hatcheries and processing facilities.	
ACCESSORY USES																		
700 Accessory use or structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.	
TEMPORARY USES																		
800 Special care units residence	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	17.110.690 Special care residence.	17.415.510 Special care residence.	
802 Temporary offices and model homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17.110.709 Temporary offices and model homes.	17.415.530 Temporary offices and model homes.	
804 Transitory accommodations, single family residence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations.	
806 Transitory accommodations, small, large, safe parks, and indoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations.	

Footnote #: In the case of a non-conforming use such as a single-family residence, see KCC 17.570.

1 Section 15. Kitsap County Code Section 17.410.046 Limited Area of More Intensive Rural Development (LAMIRD) Zones Use Table, last amended by Ordinance 641-2025, is amended as follows:

2
3

17.410.046 Limited Area of More Intensive Rural Development (LAMIRD) Zones Use Table

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS										TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓
		Keyport Rural Village 17.360A		Manchester LAMIRD 17.360B		Rural Historic LAMIRD 17.360C		Suquamish LAMIRD 17.360D		REC 17.360 E	TTEC 17.360 E				
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓		KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR		
RESIDENTIAL USES															
100	Accessory dwelling unit, attached	ACUP	P	P	--	P	P	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	C	P	P	--	17.110.017 Accessory dwelling unit, attached. 17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
102	Accessory dwelling unit, detached	ACUP	P	P	--	P	P	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	C	P	P	--	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
104	Caretaker dwelling	ACUP	--	--	--	--	--				--	--	--	P	17.110.150 Caretaker dwelling. 17.415.100 Caretaker.
106	Guest house	--	--	--	--	P	P				C	P	P	--	17.110.317 Guest house. 17.415.260 Guest house.
Dwelling, family living															
108	Cottage housing development	ACUP	P	P	--	--	--	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	--	ACU P	ACU P	--	17.110.196 Cottage housing development. 17.415.135 Cottage housing development.
110	Duplex	ACUP	P	P	--	P	P				--	P	P	--	17.110.245 Duplex. 17.415.160 Duplex.
112	Manufactured/mobile/RV/park-model/tiny home park	--	--	--	--	--	--				--	--	--	--	17.110.467 Manufactured/mobile/RV/park-model/tiny home park. 17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
114	Mobile home	C	C	C	--	--	--				--	--	--	--	17.110.490 Mobile home. 17.415.360 Mobile home.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS													TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C				Suquamish LAMIRD 17.360D			REC 17.360E	TTEC 17.360E		
	KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR					
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓																	
116 Multiple family	ACUP	AC UP	ACUP	--	--	--				--	--	--		--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
118 Single-family attached	C	P	P	--	P	P				C	P	P		--	--	17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.
120 Single-family detached (includes manufactured homes)	C	P	P	P	P	P				C	P	P		--	--	17.110.683 Dwelling, single-family detached.	17.415.500 Single-family detached dwelling (includes manufactured homes).
Dwelling, group living																	
122 Adult family home	P	P	P	P	P	P	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	P	P	P		--	--	17.110.045 Adult family home.	17.415.030 Adult family home.
124 Group Living (1 to 6 rooms)	ACUP	AC UP	ACUP	ACUP	C	C				AC UP	C	C		--	--	17.110.318 Group living.	17.415.250 Group Living (1 to 6 rooms)
126 Group Living (7 or more rooms)	C	C	C	C	--	--				C	--	--		--	--	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
128 Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	AC UP	ACUP	ACUP	ACUP	ACUP				AC UP	ACUP	ACUP		ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
Other Residential Uses																	
130 Bed and breakfast house, 1-4 rooms	ACUP	P	P	--	ACUP	ACUP	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	AC UP	ACUP	ACUP		--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
132 Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	C	C	C	--	C	C				C	C	C		--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
134 Home business, incidental	P	P	P	--	P	P				--	P	P		--	--	17.110.345 Home business.	17.415.275 Home business.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS												TYPE III LAMIRDS		Categorical Use Standards ↓	
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E		
	KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR				
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓																
136 Home business, minor	P	P	P	--	P	P				--	P	P	--	--	17.110.345 Home business.	17.415.275 Home business.
138 Home business, moderate	ACUP	ACUP	ACUP	--	ACUP	ACUP				--	ACUP	ACUP	--	--	17.110.345 Home business.	17.415.275 Home business.
140 Vacation rentals, 1-4 rooms	ACUP	ACUP	ACUP	--	ACUP	ACUP				ACUP	ACUP	ACUP	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
142 Vacation rentals, 5 or more rooms	C	C	C	--	C	C				C	C	C	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
COMMERCIAL USES																
Hotels or Hospitality																
200 Adult entertainment	--	--	--	--	--	--	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	--	--	--	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.
202 Conference center	--	--	--	--	--	--				--	--	--	--	--	17.110.177 Conference center.	17.415.125 Conference center.
204 Drinking establishments	ACUP	--	--	ACUP	--	--				ACUP	--	--	P	P	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.
206 Espresso stands	ACUP	--	--	P	--	--				C	--	--	P	P	17.110.267 Espresso stands.	17.415.190 Espresso stands.
208 Event facility	--	--	--	--	--	--				--	--	--	--	--	17.110.269 Event facility.	17.415.185 Event facility.
210 Hotel/motel	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--	17.110.361 Hotel/motel.	17.415.285 Hotel/motel.
212 Resort	--	--	--	--	--	--				--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.
214 Restaurants, with drive-thru service	C	--	--	ACUP	--	--				C	--	--	P	--	17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.
216 Restaurants, without drive-thru service	P	--	--	P	--	--				P	--	--	P	P	17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.
Retail																
218 Auction house	--	--	--	--	--	--	See Chapter	See Chapter	See Chapter	--	--	--	P	P	17.110.091 Auction house.	17.415.055 Auction house.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS												TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Squamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E		
	KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR				
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓							17.700 Appendix F	17.700 Appendix F	17.700 Appendix F							
220	Automobile, recreational vehicle, or boat sales	--	--	--	--	--				--	--	--	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.
222	Automobile, recreational vehicle or boat rentals	C	--	--	--	--				--	--	--	--	--	17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.
224	Equipment sales, rentals and repair, heavy	--	--	--	--	--				--	--	--	P	--	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
226	Equipment sales, rentals and repair, light	ACUP	--	--	ACUP	--				ACUP	--	--	P	P	17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.
228	Equipment sales, rentals and repair, recreational	ACUP	--	--	ACUP	--				ACUP	--	--	P	P	17.110.266 Equipment sales, rentals and repair, recreational.	17.415.185 Equipment sales, rentals and repair, recreational.
230	Fuel or charging station, with convenience store	--	--	--	--	--				ACUP	--	--	ACUP	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.
232	Fuel or charging station, without convenience store	ACUP	--	--	ACUP	--				ACUP	--	--	ACUP	--	17.110.293 Fuel or charging station, without convenience store.	17.415.220 Fuel or charging stations.
234	General retail merchandise stores – less than 4,000 s.f.	P	--	--	P	--				P	--	--	--	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
236	General retail merchandise stores – 4,000 to 9,999 s.f.	P	--	--	P	--				P	--	--	ACUP	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
238	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	--	--				C	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
240	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	--	--				--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
242	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--				--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS												TYPE III LAMIRDS		Categorical Use Standards
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E	
	KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR			
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓															Definition ↓
244 Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	AC UP	--	--	P	--	17.110.464 Lumber and bulky building material sales.
246 Cannabis retailer	--	--	--	--	--	--	--	--	--	--	--	--	P	--	17.110.478 Cannabis retailer.
248 Nursery, retail	P	--	--	P	--	--	--	--	--	P	--	--	P	--	17.110.520 Nursery, retail.
250 Nursery, wholesale	ACUP	C	C	--	C	C				AC UP	C	C	P	P	17.110.525 Nursery, wholesale.
Offices and Services															
254 Automobile or recreational vehicle repair	ACUP	--	--	--	--	--	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	AC UP	--	--	ACUP	--	17.110.094 Automobile or recreational vehicle repair.
256 Car washes	P	--	--	--	--	--				P	--	--	ACUP	--	17.110.149 Car washes.
258 Clinic	P	--	--	P	--	--				AC UP	--	--	C	P	17.110.164 Clinic.
260 Child care center Day-care center	P	CP	CP	P	CP	CP				P	CP	CP	P	P	17.110.157 Child care center. 200 Day-care-center.
262 Family day care provider Day-care-center-home-based	P	P	P	ACUP PP	P	P				P	P	P	--	--	17.110.271 Family day care provider. 205-Day-care-center; home-based.
264 Dispatch facility	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.226 Dispatch facility.
266 Fitness center	P	--	--	P	--	--				P	--	--	P	P	17.110.278 Fitness center.
268 General office and management services – less than 4,000 s.f.	P	--	--	P	--	--				P	--	--	P	P	17.110.302 General office and management services.
270 General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP P	--	--				AC UP	--	--	ACUP	P	17.110.302 General office and management services.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS												TYPE III LAMIRDS		Categorical Use Standards ↓	
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Squamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E		
	KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR				
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓																
272 General office and management services – 10,000 s.f. or greater	C	--	--	--	--	--				C	--	--	C	P	17.110.302 General office and management services.	17.415.230 General office and management services.
274 Kennels or pet day-cares	ACUP	--	--	--	C	C				--	--	--	P	P	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
276 Kennels, hobby	ACUP	AC UP	ACUP	--	P	P				AC UP	P	P	--	--	17.110.380 Kennel, hobby.	17.415.295 Kennels, hobby.
278 Off-street parking facilities	C	--	--	C	--	--				C	--	--	--	--	17.110.531 Off-street parking facilities.	17.415.380 Off-street parking facilities.
280 Off-street parking facilities, structured	ACUP	--	--	ACUP	--	--				--	--	--	--	--	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
282 Personal services	P	--	--	P	--	--				P	--	--	--	--	17.110.583 Personal services.	17.415.390 Personal services.
284 Research laboratory, less than 4,000 s.f.	P	--	--	--	--	--				--	--	--	P	P	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
286 Research laboratory, 4,000 to 9,999 s.f.	ACUP	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
288 Research laboratory, 10,000 s.f. or greater	C	--	--	--	--	--				--	--	--	--	--	17.110.658 Research laboratory.	17.415.435 Research laboratory, 10,000 s.f. or greater.
290 Tourism facilities, including outfitter and guide facilities	C	--	--	P	--	--				C	--	--	ACUP	P	17.415.540 Tourism facilities, including outfitter and guide facilities.	17.415.540 Tourism facilities, including seaplane and tour boat terminals.
292 Tourism facilities, including seaplane and tour boat terminals	C	--	--	--	--	--				C	--	--	--	--	17.110.740 Veterinary clinic.	17.415.545 Tourism facilities, including seaplane and tour boat terminals.
294 Veterinary clinics/animal hospitals/wildlife shelters	ACUP	--	--	ACUP	--	--				AC UP	C	C	ACUP	ACUP	17.110.763 Wildlife shelter.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.
Other Commercial Uses																
296 Shared work/maker space	ACUP	--	--	ACUP	--	--				AC UP	--	--	ACUP	ACUP	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS											TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓	
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B		Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E			
	KVC	KV	KVR	MVC	MVL	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV	SVLR					SVR
		LR			R					C						
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓																
RECREATIONAL/ CULTURAL USES																
300 Arborea, botanical garden	ACUP	--	--	ACU P	--	--	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	AC UP	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arborea, botanical gardens
302 Campground	--	--	--	--	--	--				--	--	--	--	--	17.110.147 Campground.	17.415.090 Campground
304 Club	P	AC UP	ACU P	P	ACUP	ACU P				P	ACU P	ACU P	--	--	17.110.165 Club.	17.415.115 Club.
306 Entertainment facility, indoor	P	--	--	P	--	--				P	--	--	--	--	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.
308 Entertainment facility, outdoor	ACUP	--	--	ACU P	--	--				--	--	--	P	--	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
310 Golf courses	--	--	--	--	--	--				--	--	--	--	--	17.110.303 Golf course.	17.415.240 Golf courses.
312 Marinas	C	--	--	C	--	--				C	C	C	--	--	17.110.480 Marina.	17.415.350 Marinas.
314 Marina support services	ACUP	--	--	ACU P	--	--				AC UP	ACU P	ACU P	--	--	17.110.482 Marina support services.	17.415.355 Marina support services.
316 Parks and open space	P	P	P	P	P	P				P	P	P	P	P	17.110.535 Open space.	
318 Race track	--	--	--	--	--	--				--	--	--	--	--	17.110.644 Race track.	17.415.405 Race track
320 Recreational facilities, indoor	ACUP	C	C	ACU P	C	C				AC UP	C	C	--	--	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.
322 Recreational facilities, outdoor	C	C	C	C	C	C				C	C	C	--	--	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.
324 Shooting/gun facility, indoor	--	--	--	--	--	--				--	--	--	--	--	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.
326 Shooting/gun facility, outdoor	--	--	--	--	--	--				--	--	--	--	--	17.110.679 Shooting/gun facility, outdoor.	17.415.490 Shooting/gun facility, outdoor.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS												TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B		Rural Historic LAMIRD 17.360C			Squamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E			
	KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR				
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓	ACUP	--	--	--	--	--				--	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium
INSTITUTIONAL USES																
400 Government/public structures	P	C	C	P	C	C	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	P	C	C	P	P	17.110.304 Government/public structures.	17.415.245 Government/public structures.
402 High-risk secured facility	--	--	--	--	--	--				--	--	--	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.
404 Hospital	--	--	--	--	--	--				--	--	--	--	--	17.110.360 Hospital.	17.415.280 Hospital.
406 Places of worship	ACUP	C	C	ACU P	C	C				AC UP	C	C	--	--	17.110.600 Places of worship.	17.415.395 Places of worship.
408 Public facilities (greater than 300 square feet).	ACUP	AC UP	ACU P	ACU P	ACUP	ACU P				AC UP	ACU P	ACU P	ACUP	ACUP	17.110.640 Public facilities.	17.415.400 Public facilities.
409 Public facilities (300 square feet or less).	P	P	P	P	P	P				P	P	P	P	P	17.110.640 Public facilities.	17.415.400 Public facilities.
410 School, elementary and middle school/junior high	ACUP	C	C	ACU P	C	C				AC UP	C	C	ACUP	ACUP	17.110.670 School, elementary and middle school/junior high.	17.415.460 School, elementary, middle school, or junior high.
412 School, high school	ACUP	--	--	ACU P	--	--				AC UP	--	--	ACUP	ACUP	17.110.670 School, high school.	17.415.465 School, high school.
414 School, college/vocational – less than 8,000 s.f.	ACUP	--	--	ACU P	--	--				AC UP	--	--	ACUP	ACUP	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
416 School, college/vocational school – 8,000 s.f. or greater	--	--	--	--	--	--				--	--	--	--	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
418 Secure community transition facility	--	--	--	--	--	--				--	--	--	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.
420 Transportation terminals, marine	C	--	--	C	--	--				C	--	--	--	--	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine.

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS												TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓
		Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D			REC 17.360E	TTEC 17.360E		
											KVC	KV LR	KVR				
422	Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓ Transportation terminals, non-marine	ACUP	--	--	ACUP	--	--	--	--	--	ACUP	--	--	ACUP	ACUP	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine
424	Wireless communications facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
INDUSTRIAL USES																	
500	Airports	--	--	--	--	--	--	--	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	--	--	C	C	17.110.053 Airport.	17.415.045 Airport
502	Boat yard	ACUP	--	--	--	--	--	--	--	--	--	--	--	P	P	17.110.120 Boat yard.	17.455.085 Boat Yard
504	Cemeteries	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.163 Cemeteries.	17.415.105 Cemeteries.
506	Contractor's storage yard	C	--	--	--	--	C	C	--	--	--	--	--	P	--	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.
508	Food and beverage production, less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	--	P	P	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
510	Food and beverage production, 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
512	Food and beverage production, 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--	C	C	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
514	Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--	P	ACUP	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.
516	Funeral homes	C	--	--	C	C	C	C	--	--	--	C	--	P	P	17.110.294 Funeral home.	17.415.225 Funeral homes.
518	Helicopter pads	--	--	--	--	--	--	--	--	--	--	--	--	C	C	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.
520	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	17.110.472 Manufactured home, mobile home, park models, tiny homes sales	17.415.310 Manufactured home, mobile home, park models, tiny homes sales

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS												TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E		
	KVC	KV LR	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR				
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓	--	--	--	--	--	--				--	--	--	C	C	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--				--	--	--	C	C	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.
526 Manufacturing and fabrication, light	--	--	--	--	--	--				--	--	--	P	P	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.
528 Manufacturing and fabrication, medium	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.
530 Cannabis processor	--	--	--	--	--	--				--	--	--	P	P	17.110.475 Cannabis processor.	17.415.335 Cannabis processor.
532 Cannabis producer, Tier 1	--	--	--	--	--	--				--	--	--	P	P	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.
534 Cannabis producer, Tier 2	--	--	--	--	--	--				--	--	--	P	P	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.
536 Cannabis producer, Tier 3	--	--	--	--	--	--				--	--	--	P	P	17.110.476 Cannabis producer.	17.415.340 Cannabis producer.
538 Recycling centers	--	--	--	--	--	--				--	--	--	C ACUP	--	17.110.653 Recycling Center	17.415.420 Recycling center.
540 Rock crushing	--	--	--	--	--	--				--	--	--	C	C	17.110.665 Rock crushing.	17.415.455 Rock crushing.
542 Slaughterhouse or animal processing	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.
544 Storage, hazardous materials	--	--	--	--	--	--				--	--	--	C	P	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.
546 Storage, indoor	--	--	--	--	--	--				--	--	--	P	P	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.
548 Storage, outdoor	--	--	--	--	--	--				--	--	--	P	--	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.
549 Storage, vehicles and equipment	--	--	--	--	--	--				--	--	--	P	P	17.110.694, Storage, vehicles and equipment.	17.415.527 Storage, vehicles and equipment.
550 Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	--				--	--	--	P	--	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS													TYPE III LAMIRDS		Categorical Use Standards ↓	
	Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C				Suquamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E		
	KVC	KV LR	KVR	MVC	MVL R	MVR	RHIC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR					
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓																	
552 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.
554 Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.
556 Wrecking yards and junk yards	--	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.
RESOURCE																	
600 Aggregate extractions sites	--	--	--	--	--	--	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	--	--	--	--	C	C	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.
602 Agricultural use, primary	--	P	P	--	P	P				--	P	P	P	P	P	17.455.030 Definitions	17.415.040 Agricultural use, primary.
604 Aquaculture practices	--	AC UP	ACU P	--	ACUP	ACU P				--	--	--	ACUP	--	--	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
606 Forestry	--	--	--	--	--	--				--	--	--	--	--	--	17.110.280 Forestry.	17.415.210 Forestry.
608 Shellfish/fish hatcheries and processing facilities	C	--	--	--	--	--				--	--	--	C	C	--	17.110.675 Shellfish/fish hatcheries and processing facilities.	17.415.480 Shellfish/fish hatcheries and processing facilities.
ACCESSORY USES																	
700 Accessory use or structure	P	P	P	P	P	P	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	See Chapter 17.700 Appendix F	P	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.
TEMPORARY USES																	
800 Special care units residence	P	P	P	--	P	P				P	P	P	P	--	--	17.110.690 Special care residence.	17.415.510 Special care residence.

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS												TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓	
		Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D			REC 17.360 E	TTEC 17.360 E			
Zoning Classification (1)(3)(4) → Categorical Use (1)(3)(4) ↓		KVC	KV	KVR	MVC	MVL	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SV C	SVLR	SVR	ACUP	ACUP	P	P	P
		C	--	--	--	ACUP	ACU P					--	--					
802	Temporary offices and model homes														17.110.709 Temporary offices and model homes.	17.110.726 Transitory accommodations.	17.110.726 Transitory accommodations.	17.415.530 Temporary offices and model homes.
804	Transitory accommodations, single family residence	P	P	P	P	P	P				P	P	P	P	P	P	P	17.415.550 Transitory accommodations
806	Transitory accommodations, small, large, safe parks, and indoor	P	P	P	P	P	P				P	P	P	P	P	P	P	17.415.550 Transitory accommodations

Section 16. Kitsap County Code Section 17.415.020 Accessory use or structure, last amended by Ordinance 611-2022, is amended as follows:

17.415.020 Accessory use or structure.

A. 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.

B. 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). This restriction does not apply to shipping containers used for agricultural purposes.

Section 17. Kitsap County Code Section 17.415.140 Day-care center, last amended by Ordinance 611-2022, is renumbered and amended as follows:

17.415.10640 Day-care center Child care center .

~~A.—In the business center (BC), business park (BP), or industrial (I) zone, a day-care center shall be located and designed to serve adjacent area.~~

~~A.B.—~~ In the urban village commercial (UVC) zone or neighborhood commercial (NC) zone, a ~~day-care~~ child care center shall not exceed four thousand square feet of gross floor area.

~~B.C.— In those zones that prohibit residential uses, day-care centers:~~

~~1.—Shall have a minimum site area of ten thousand square feet.~~

~~2.—Shall provide and 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.~~

~~3.— Shall provide a~~Adequate off-street drop-off parking and loading space shall be provided. Driveway paving, widening and sight distance verification may be required for safe ingress/ egress and connection to a public roadway.

C. Outdoor noise shall be limited to the hours of 7:00 a.m. to 10:00 p.m., or as otherwise pursuant to KCC Chapter 10.28: Noise.

D. Evidence of written neighbor notification to immediately adjoining property owners before state licensing, with contact information for the Department of Community Development, shall be provided prior to operating.

E. The use must comply with all applicable state licensing requirements for a family day care prior to operation.

F. Child care centers are prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.

Section 18. Kitsap County Code Section 17.415.140 Day-care center, last amended by Ordinance 611-2022 is repealed.

Section 19. Kitsap County Code Section 17.415.145 Day-care center, home-based, last amended by Ordinance 611-2022, is renumbered, renamed, and amended as follows:

17.415.197-Family day care provider~~145- Day-care center, home-based.~~

A. In all zones where the use is allowed, only the following conditions shall be applied:

1. Compliance with County permitting requirements for building, fire, safety, health, and business licensing;
2. Conformance to lot size, building size, setbacks, and lot coverage standards applicable to the zone;
3. Certification by the Department of Children, Youth and Families of a safe passenger loading area;
4. Outdoor noise shall be limited to the hours of 7:00 a.m. to 10:00 p.m., or as otherwise pursuant to KCC Chapter 10.28: Noise.
5. Evidence of written neighbor notification to immediately adjoining property owners before state licensing, with contact information for the Department of Community Development; and
6. The use must comply with all applicable state licensing requirements for a family day care prior to operation.

~~A.—Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Chapter 17.700, Appendix C3):~~

B. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.

~~C. In the business center (BC) or business park (BP) zone, a day-care center, home-based, shall be located and designed to serve adjacent area.~~

~~D. In the urban village commercial (UVC) zone or neighborhood commercial (NC) zone, a day-care center, home-based, shall not exceed four thousand square feet of gross floor area.~~

~~E: C. In those zones that prohibit residential uses, day-care centers, home-based, family day care providers are only allowed in existing residential structures and will not be considered an expansion of a nonconforming use under Chapter 17.570 Nonconforming Uses, Structures and Use of Structures.~~

Section 20. Kitsap County Code Section 17.455.060 Agriculture, accessory use or agritourism, last amended by Ordinance 587-2020, is amended as follows:

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;

- 1 2. At least seventy-five percent of farm products available for sale must be grown or
- 2 processed within Kitsap County or counties immediately adjacent to Kitsap County;
- 3 3. Farm support items or other incidental items available for sale must directly relate to the
- 4 farm products sold at the farm stand such as seeds, garden and hand tools and supplies,
- 5 feed and forage, agricultural education and training or show materials, compost, and other
- 6 similar items. Sales of farm support or incidental items shall not exceed ten percent of the
- 7 products available for sale;
- 8 4. A farm stand does not include structures designed for occupancy as a residence or for
- 9 activities other than the sale of farm crops, livestock, and incidental items identified in
- 10 subsection (A)(3) of this section and does not include structures for banquets, public
- 11 gatherings or public entertainment; and
- 12 5. A farm stand shall use legal access, off-street parking, and implement traffic planning
- 13 measures so that adjacent properties are not impacted.
- 14 B. Mobile agricultural processing or production facilities, including for slaughtering, are allowed;
- 15 provided, that:
 - 16 1. The facility and operations are shielded to minimize visibility from immediately adjacent
 - 17 residences and public rights-of-way; and
 - 18 2. The facility must have all appropriate registrations and licenses necessary to operate as a
 - 19 mobile slaughtering facility.
- 20 C. A permanent use meeting the Food Safety and Inspection Service definition of a very small
- 21 processing facility or a very small slaughtering facility may be allowed on a farm as an accessory
- 22 agricultural use; provided, that a site plan review permit is acquired.
- 23 D. A permanent use meeting the Food Safety and Inspection Service definition of a small or large
- 24 processing or slaughtering facility may be an allowed use in industrial zones subject to a
- 25 conditional use permit (CUP).
- 26 E. A use meeting the state or federal definition for a certified feed lot, public livestock market,
- 27 stockyard, warehouse, or grain elevator may be allowed in industrial zones subject to a conditional
- 28 use permit (CUP).
- 29 F. A facility used to breed, maintain, and sell herding dogs as defined by the American Kennel
- 30 Club or livestock guardian dogs shall be considered an accessory agricultural use.
- 31 G. Farm stays and agricultural schools may be allowed as an accessory agricultural use subject
- 32 to an administrative conditional use permit (ACUP).
- 33 H. Wineries, Breweries, Cideries, and Distilleries. A winery, brewery, cidery, or distillery as defined
- 34 in this chapter is allowed as an accessory agricultural use; provided, that:
 - 35 1. A tasting room under this chapter may be allowed in conjunction with a winery, brewery,
 - 36 or distillery licensed by the Washington State Liquor and Cannabis Board subject to an
 - 37 administrative conditional use permit (ACUP). As part of the ACUP applications shall
 - 38 include:

- a. A site plan review with a fee established by county resolution;
 - b. A traffic management plan;
 - c. Except as included in a town master plan approved pursuant to Section [17.360C.030](#), a parcel(s) without direct access to a Kitsap County maintained right-of-way shall require the farm owner to obtain written consent by a majority of the owners of an easement used to access the farm. A notice to title for each owner of the easement shall be required and submittal of the associated fee established by county resolution;
 - ~~d. A written agreement to not serve products in serving glassware, cups, or containers greater than a four-ounce capacity except when included in a town master plan approved pursuant to Section 17.360C.030, glassware with larger capacity may be served with a conditional use permit;~~
 2. Structures and equipment related to the operations of a winery, brewery, cidery, or distillery shall comply with Titles 14 and 17 and are not exempted from building permits; and
 3. Retail sales are directly related to the facility, such as sales of wine, beer, cider, or spirits and related merchandise.
- I. Assembly Events. Assembly events as defined in this chapter are allowed on a farm; provided, that:
1. The event(s) must be incidental and secondary to a primary agricultural use and may be subject to an assembly permit pursuant to Title 14;
 2. All operations comply with Title 10, Peace, Safety and Morals;
 3. A parcel(s) without direct access to a Kitsap County maintained right-of-way shall require the farm owner to obtain written consent by a majority of the owners of an easement used to access the farm. A notice to title for each owner of the easement shall be required and submittal of a fee established by county resolution;
 4. Attendance shall not exceed two hundred persons at any given time. A venue where the attendance will exceed two hundred persons may be allowed subject to an administrative conditional use permit (ACUP);
 5. Up to eight assembly events per calendar year are allowed; provided, that:
 - a. Not more than one event can occur per twelve days;
 - b. A permit is obtained after a site plan review and submittal of a fee established by county resolution;
 - c. Access, egress, and parking facilities must be clearly identified on site. Adjacent properties can be used for parking if:
 - i. A written agreement between the assembly event location owner and the owner of the parcel used for parking is provided; and
 - ii. The off-site parking is included in the site plan review.
 - d. Written notification shall be provided to the owner of any parcel immediately adjacent to the farm either six weeks prior to each event, or four weeks prior to the first event of the year where such notice is provided with a calendar indicating the date of future events. Noticing shall include the event, hours of the event, and contact information for the event manager that is available at all times during the event;
 6. Nine or more assembly events may be allowed subject to an administrative conditional use permit (ACUP). As included in a town master plan approved pursuant to Section [17.360C.030](#), sixteen or more events may be allowed with each occurring no less than six

1 days apart with a conditional use permit. Kitsap County staff may restrict the number of
2 events or timing of events during the permit process;

3 7. Each scheduled assembly event shall be considered a separate assembly event from any
4 that preceded or came after;

5 8. The duration of an assembly event or activity shall not exceed forty-eight consecutive
6 hours including set-up and clean-up;

7 9. Sanitation and solid waste shall conform to Kitsap Public Health District requirements;
8 and

9 10. Land use approvals for events or activities are transferable with the land. Occupancy
10 and assembly permits are not transferable.

11
12 J. Farm workers or interns may be housed on a farm in structures permitted through one of the
13 two following processes:

14 1. A temporary permit issued pursuant to Section 17.105.090 for a farm worker or intern to
15 occupy a recreational vehicle (RV) on the farm where he or she works subject to the following
16 conditions:

17 a. The subject property must be located on a farm;

18 b. The RV must be occupied by the farm worker or intern;

19 c. The RV must be provided with water, electrical power, and obtain health district
20 approval;

21 d. The location of the RV must meet all setbacks required by the underlying zone;

22 e. The minimum RV size shall be two hundred square feet; and

23 f. A permit will be required each time the RV is placed on a parcel. If the RV is placed on
24 the same parcel each year the application fee will be half of the initial fee.

25 2. Where farm workers are needed to assist in the operation of a farm, a manufactured
26 home or mobile home may be placed upon the same lot as a single-family dwelling for
27 occupancy by the individual and their family subject to the following limitations:

28 a. The subject property must be located on a farm;

29 b. The farm worker must be actively working on the farm where the manufactured or
30 mobile home is located;

31 c. The manufactured/mobile home must meet the setback requirements of the zone in
32 which it is situated;

33 d. A permit must be obtained for a manufactured/mobile home. Such permit shall
34 remain in effect for one year and may, upon application, be extended for one-year
35 periods, provided there has been compliance with the requirements of this section;

36 e. The manufactured/mobile home must be removed when the structure is no longer
37 used for housing a farm worker; and

38 f. Placement of the manufactured/mobile home is subject to applicable health district
39 standards for water service and sewage disposal.
40

41 **Section 21.** Kitsap County Code Section 17.455.070 Livestock and dairy management, last
42 amended by Ordinance 536-2016, is amended as follows:
43

44 **17.455.070 Livestock and dairy management**

45 The purpose of the livestock and dairy management section is to allow farmers with smaller parcels
46 the opportunity to participate in animal based agriculture while minimizing negative impact to
47 neighboring properties, water bodies, and critical areas. Operators shall use Best Management

1 Practices (BMPs), according to NRCS Conservation Practice Standards, to address site-specific
2 resource concerns as outlined in a farm plan. A farm plan, as described in RCW 89.08.560, should
3 include a farm resource inventory, sufficient information and detail to document soil, water, air,
4 personal, and animal resource concerns, recommendations for appropriate science-based BMPs
5 to address those concerns, and note specific regulatory requirements including critical areas,
6 private or public water supplies, and septic systems.

7 A. Best management practices shall govern animal densities.

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

11
12 **Section 22.** Kitsap County Code Section 17.455.080 Agriculture structure requirements, last
13 amended by Ordinance 586-2020, is amended as follows:

14
15 **17.455.080 Agriculture structure requirements**

16 All agricultural structures, including those exempted from a building permit, shall be constructed
17 to the standards in Title 14, Buildings and Construction. An agriculture structure where public
18 access is allowed shall require a building permit and certificate of occupancy regardless of size or
19 exemptions stated below.

20 A. Setbacks. Agricultural structures shall comply with all setback requirements explicitly stated
21 or referenced in this section.

22 1. Structures which house, confine, or feed livestock shall be located no closer than fifty
23 feet from any perimeter parcel line and must comply with the underlying zone minimum
24 setback requirements for internal parcel lines. This fifty-foot setback does not apply to
25 interior parcel lines within a town master plan for a rural historic town (RHT).

26 2. Animal enclosures, including active pastures, shall maintain minimum horizontal
27 separations for new and existing public/private water supplies pursuant to Kitsap Public
28 Health District drinking water regulations;

29 3. Setbacks pursuant to Titles 19, Critical Areas Ordinance, and 22, Shoreline Master
30 Program.

31 B. Building Permit Exemptions.

32 1. Temporary growing structures used solely for the commercial production of horticultural
33 plants including ornamental plants, flowers, vegetables, and fruits are not considered
34 structures subject to the State Building Code, Chapter 19.27 RCW, pursuant to
35 RCW 19.27.065; and

36 2. An agricultural structure is exempt from acquiring a building permit; provided, that:

37 a. Agricultural buildings are no larger than eight hundred sixty-four square feet; erected
38 exclusively for agriculture activities including, but not limited to, the storage of livestock,
39 feed, and/or farm implements, and the post-harvest washing, packing, refrigeration and
40 storage of farm produce produced on the property; located no closer than ten feet from
41 the nearest structure and not attached to any structure; do not contain plumbing, except

as necessary to maintain ~~farm animals~~ those agricultural activities; do not contain a heat source, such as a wood stove or electric heat, unless specifically permitted;

b. Agricultural buildings that contain plumbing other than that as authorized above must obtain a plumbing installation permit and health department approval;

c. Agricultural buildings that contain a heat source for an agricultural purpose must obtain a wood stove permit or an electrical permit as appropriate; and

d. All exempt permanent agricultural structures are registered with the Kitsap County department of community development and are fully taxable as land improvements by the Kitsap County assessor.

C. Existing and Ongoing Structure. A legally constructed nonconforming agricultural structure may allow access to the general public subject to an assembly permit pursuant to Title 14.

D. Maintenance. Maintenance or repair of an existing structure with materials comparable to the existing structure, or new materials, is allowed, so long as any required permit is secured for repair or maintenance in accordance with Title 14, Buildings and Construction.

Section 23: Adoption.

The Kitsap County Board of Commissioners, based on the foregoing findings does hereby adopt pursuant to the Growth Management Act, chapter 36.70A RCW, and Article 11, Section 11 of the Washington Constitution:

A. **Comprehensive Plan.** Rural and Resource Lands Chapter of the 2024 Comprehensive Plan, with Land Use Chapter and map amendments, attached hereto as Appendix A and incorporated herein by this reference.

B. **Title 17, Zoning.** Amendments to Title 17 as described above.

Section 24: Scrivener's Error. Should any amendment made to this Ordinance that was passed by the Board during its deliberations inadvertently be left out of the final printed version of the plan, maps, or code, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board and shall be corrected.

Section 25: Severability.

If any provision of this ordinance or its application to any person or circumstance is held invalid or unconstitutional, the remainder of the ordinance or its application to other persons or circumstances shall not be affected.

Section 26: Effective Date.

The effective date of this ordinance will be January 1, 2026.

Adopted this 8th day of December 2025

ATTEST:




Dana Daniels, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
Kitsap County, Washington


CHRISTINE ROLFES, Chair


KATHERINE T. WALTERS, Commissioner


ORAN ROOT, Commissioner

Approved as to form:


Lisa Nickel, Deputy Prosecuting Attorney

Appendix A

- Rural and Resource Lands Chapter
- 2024 Comprehensive Plan Land Use Chapter Update
- Map Amendments
 - APP-ID: 07 (Skrobut-McCormick Lands Co.)
 - APP-ID: 57 (Moran)
 - APP-ID: 66 (Stokes/Campbell)

Chapter 2: Rural and Resource Lands Element

Draft - September 2, 2025
Updated - October 24, 2025
Final Adopted December 8, 2025

VISION AND CHARACTER

Rural Vision

Kitsap County's vision is the protection of rural areas and natural resource lands, including preservation of places of natural beauty, working agriculture and timber lands, community identity, and rural character.

Rural Character

The following definition of rural character acknowledges the Growth Management Act (GMA)'s "rural character" definition while acknowledging input from the Kitsap County community.

Rural Character Definition: In Kitsap County, rural character is defined by open spaces, working farms and forests, and views of water and landscapes that remain dominant over the built environment. Traditional rural lifestyles, such as farming, forestry, and rural recreation, are supported, while peace, privacy, and the natural rhythms of rural life are safeguarded. Communities maintain historic gathering spaces and social connections. Wildlife habitats, critical areas, and healthy ecosystems are protected to ensure resilience and coexistence with nature. Growth is carefully managed to prevent sprawl and urban encroachment, with development patterns and services aligned to rural needs. Water quality and quantity is safeguarded, and the agricultural economy is sustained through responsible stewardship and long-term preservation of working lands (KCC 17.110.666).

- Preserve open space, natural landscapes, farmland, and vegetation so they predominate over the built environment, maintaining visual access to water, forests, and territorial views.
- Support traditional rural lifestyles and rural-based economies, including farming, horseback riding, and forestry, while protecting community identity and shared traditions.

- Foster quiet surroundings, low traffic volumes, dark skies free of light pollution, and the natural sounds of rural life, while ensuring privacy and tranquility.
- Provide opportunities for community gathering spaces, encourage social connection, and sustain a shared sense of rural lifestyle, while respecting individual independence.
- Protect and connect wildlife corridors, fish and wildlife habitat and other critical areas, and ensure coexistence with wildlife, while supporting fire resilience and healthy ecosystems.
- Reduce the conversion of undeveloped land into sprawling, low-density development and manage urban encroachment (including LAMIRDs), ensuring growth is consistent with rural character and values.
- Maintain rural development patterns that do not require urban governmental services, while addressing safety and resilience needs such as fire protection and emergency access.
- Safeguard natural surface water flows, groundwater recharge, and discharge areas, ensuring clean water systems and resilient hydrology.
- Protect and sustain Kitsap's working lands as vital to rural identity, economic resilience, and environmental health by emphasizing sustainable practices, responsible management, and long-term land preservation.

INTENT

The intent of the Rural and Resource Lands Element is to guide land uses that preserve the distinct character, function, and value of Kitsap County's unincorporated lands, including lands that are intended for agriculture, forestry, mineral resources, open space/critical area protection, and rural residential housing. This element supports the County's commitment to protecting forests, farms, open space, and natural systems while sustaining rural communities and local economies. It also supports the preservation of rural character, provides the policy foundation to maintain low-density development, prevents the spread of urban infrastructure into rural areas, and protects rural lands from incompatible uses.

This element is also intended to ensure compliance with the Washington State Growth Management Act (GMA) by identifying appropriate rural uses, promoting conservation, and preventing the conversion of resource lands. It serves as a tool to balance growth, preserve rural lifestyles, and ensure that future development aligns with long-term community values.

GROWTH MANAGEMENT ACT AND REGIONAL COORDINATION

GMA sets forth planning goals to guide the development of comprehensive plans. While all GMA goals apply in the rural areas, the following GMA planning goals directly addresses rural and resource lands:

Goal 6, Property rights. *"Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions."* RCW 36.70A.020(6)

Goal 8, Natural Resource Industries: *"Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses."* RCW 36.70A.020(8)

Goal 9, Open space and recreation. *"Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities."* RCW 36.70A.020(9)

In support of these planning goals, GMA requires that a county's comprehensive plan have a rural element. The rural element is required to include provisions for the following protections:

- Permit rural development, forestry, and agriculture in rural areas.
- Provide for a variety of rural densities and uses that are not characterized by urban growth.
- Include measures that apply to rural development and protect the rural character of the area by:
 - Containing or otherwise controlling rural development.
 - Assuring visual compatibility of rural development with the surrounding rural area.
 - Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area.
 - Protecting critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources.
 - Protecting against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

The GMA also provides for Limited Areas of More Intensive Rural Development (LAMIRD) in rural areas. Kitsap County has designated Type I and Type III LAMIRDs according to the standards of WAC 365-196-425(6). Type I LAMIRDs are isolated areas of existing more

intense development within a rural area, and they may include a mix of uses including commercial, industrial and residential. Within these LAMIRDs, infill, redevelopment, or new development may be allowed provided it is consistent with the LAMIRD's existing character and scale. Type III LAMIRDs are isolated small-scale businesses and cottage industries. Type II (recreational) LAMIRDs have not been designated in Kitsap County.

As with the Comprehensive Plan as a whole, the goals and policies in the Rural and Resource Lands Element must reflect the requirements of the GMA as outlined above, be consistent with the Puget Sound Regional Council's (PSRC) VISION 2050 plan and its Multicounty Planning Policies (MPPs), and conform to the Countywide Planning Policies (CPPs) adopted by the Kitsap Regional Coordinating Council (KRCC).

VISION 2050's Regional Growth Strategy (RGS) emphasizes accommodating growth primarily within urban areas, focusing on designated centers and expanded transit options. This approach aims to ensure rural and resource lands continue to be vital parts of the region, retaining important cultural, rural, and rural lifestyle opportunities over the long term.

OTHER APPLICABLE STATE LAWS

In addition to the GMA, other state laws and rules apply to rural and resource lands, including but not limited to:

- RCW 7.48.300-.320: Right to Farm provisions, which protect existing agricultural activities and forest practices from being subjected to "nuisance" lawsuits.
- RCW 80.50: Energy facility site locations, which addresses the siting of facilities such as power plants, transmission lines, alternative energy facilities (e.g., wind, solar), and energy storage (battery) facilities.
- RCW 84.33-34: Classification and taxation for farm/agricultural, open space, and timber lands, to encourage their preservation and maintenance of their current uses.
- RCW 90.94 Streamflow Restoration: Requires watershed planning and mitigation to protect streamflows while allowing limited new rural water use.
- [SHB 1261](#): Beginning September 1, 2025, the additional tax penalty amount for open space farm and agricultural land classification removal or withdrawal is reduced to four years of back taxes.
- WAC 365-190-050: Requirements for analysis and designation of agricultural resource lands.
- WAC 365-190-060: Requirements for analysis and designation of forest resource lands.

- WAC 365-190-070: Requirements for analysis and designation of mineral resource lands.
- SB 5471: Authorizing middle housing in unincorporated urban growth areas and certain limited areas of more intensive rural development
- SB 5184: Concerning minimum parking requirements.

RELATIONSHIP TO OTHER ELEMENTS

The goals and policies of the Land Use element serve as the basis for this element, which is also supported by other elements such as Environment, Economic Development, and Housing. For example, the Land Use element ensures an adequate amount of land is appropriately zoned to accommodate allowed rural uses such as agriculture, rural economies, and rural housing.

BACKGROUND OF CHAPTER

HISTORY

The Rural and Resource Lands chapter originally stood independently following the “Year of the Rural” initiative in the 2010 Comprehensive Plan. In the 2016 Comprehensive Plan, this chapter was blended into the Land Use chapter and remained so during the 2024 update. Through a renewed effort focused on research, analysis, and community outreach, the chapter will once again stand independently, providing dedicated guidance for the management and preservation of rural and resource lands into the future.

TRIBAL LANDS TREATY RIGHTS

Kitsap County acknowledges tribal lands as a type of land – recognizing and supporting tribal cultures and meaningful tribal consultation in rural and resource lands policy decisions and protection of cultural resources.

2025 REVIEW AND ANALYSIS

In addition to drawing on the information and analysis prepared for the 2024 Comprehensive Plan, specific rural-related data was created and reviewed for this chapter. These study areas included: updated inventories of lands in agriculture, mineral resource, and forestry uses; classification of agricultural, mineral resource, and timber lands; rural population and development trends; uses and development in LAMIRDs and rural villages; development of legacy lots; and the use of clustering and transfer of development rights in rural areas. Additionally, existing plan review included “Kitsap County Farmland Preservation – Analysis

and Recommendations, 2023,” “WRIA 15 – Kitsap Watershed Plan, 2024,” “Great Peninsula Conservancy – Conservation Plan, 2021-2025,” and “East Kitsap Watershed Salmon Recovery Chapter Update, 2025.”

2025 OUTREACH AND COORDINATION

As part of the Rural and Resource Lands Chapter update, Kitsap County conducted a comprehensive outreach program to gather public input and insights. This included two rural surveys—Survey 1.0 in February/March and Survey 2.0 in June/July—designed to capture community priorities and concerns. In addition, staff engaged stakeholders through presentations, interviews, and meetings with a broad range of groups, including the Agriculture Working Group, Kitsap County Child Care Task Force, Kingston Rotary, Kitsap Rural Business Coalition, Great Peninsula Conservancy, Washington Department of Natural Resources and a gravel pit owner, and County staff from Parks, Emergency Management, and Department of Community Development divisions (Current Planning, Building & Fire Safety, Environmental Programs). Kitsap County staff met with tribal representatives from Port Gamble S’Klallam Tribe, Squaxin Island Tribe, Suquamish Tribe, Skokomish Tribe, and Point No Point Treaty Council including project presentations and staff meetings. The County also hosted workshops, Community Advisory Council presentations, an open house, and public testimony sessions to ensure multiple opportunities for public participation and comment. This multi-faceted approach allowed for a thorough review and summary of community perspectives to inform rural and resource land planning.

Rural Survey 1.0 received responses from 1,026 participants who indicated near-unanimous support for preservation of rural character as central to the county’s identity and quality of life. Respondents emphasized protecting open space, natural landscapes, and green buffers, while supporting sustainable rural economies rooted in farming and small-scale agriculture. Key concerns included unchecked development, suburban sprawl, and forestry practices such as clearcutting, with calls for stronger regulations to safeguard visual beauty, water resources, wildlife habitat, and historic traditions. Overall, the community envisions a future that balances environmental stewardship with resilient, locally based rural livelihoods.

Rural Survey 2.0 followed up with 104 respondents, who expressed strong support for preserving Kitsap County’s rural character, open space, and ecological functions. Most respondents identified themselves as rural land stewards and prioritized long-term environmental protection. While conservation tools such as tax incentives and easements were generally supported, many desired stricter enforcements and improved permitting processes. Views on rural development were mixed, with cautious interest in cluster development, transfer of development rights (TDRs), and middle housing in LAMIRDs. This interest was tempered by concerns over potential impacts to infrastructure, traffic, and habitat areas. Respondents also

highlighted barriers to rural business opportunities, the need for improved transportation connectivity and rural services, and a desire for more consistent and transparent implementation of rural development policies.

KEY TERMS

(EXISTING DEFINITIONS, POTENTIALLY TO BE REVISED)

- **AGRICULTURE USES** Uses and practices, primarily commercial in nature, which are in support of agricultural activities, agricultural products, agricultural equipment and facilities, and agricultural land, as defined in WAC 173-26-020(3). This excludes activities typically associated with single-family residences, such as gardening activities primarily for on-site consumption.
- **AGRICULTURE AREA** Areas where farming and local food production occur at smaller scales.
- **AGRICULTURAL ACTIVITIES** The normal actions associated with the production of crops such as plowing, cultivating, minor drainage, and harvesting; and/or raising or keeping of livestock (as defined in Title [17](#), Zoning), including operation and maintenance, and repair of farm and stock ponds, drainage ditches, irrigation systems, and normal operation, maintenance, and repair of existing serviceable agricultural structures, facilities, or improved areas. The term “agricultural activities” as used within this title does not include the practice of aquaculture. Forest practices regulated under Chapter [76.09](#) RCW and Title [222](#) WAC are not included in this definition.
- **AGRICULTURAL USE, ACCESSORY OR AGRITOURISM** 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.
- **BIOCULTURAL RESTORATION** The science and practice of restoring ecosystems while also revitalizing human and cultural relationships with those ecosystems. It emphasizes the interconnectedness of people and nature, recognizing that each can positively impact the health of the other.
- **FARM** Any size parcel or parcels owned or leased by the same person or entity, wherein a majority of the net developable acreage is managed for primary agriculture

uses. Multiple contiguous parcels in the same ownership or leased may be considered one parcel for the purposes of livestock management calculations. Multiple noncontiguous parcels under the same ownership or leased may be considered a single farm.

- **FOREST RESOURCE LANDS** Lands that have the Forest Resource Lands land use designation on the County's Land Use Map.
- **FOREST PRACTICES (COMMERCIAL FORESTRY) Chapter 18.16.030 and Chapter 22.150.330:** Any activity conducted on or directly pertaining to forestland and related to growing, harvesting or processing timber, including, but not limited to: road and trail construction; harvesting, final and intermediate; precommercial thinning; reforestation; fertilization; prevention and suppression of diseases and insects; salvage of trees, and brush control.
- **FORESTRY** The use of land for producing and caring for a forest, including the harvesting of timber.
- **FORESTRY AREAS** Areas where forestry occurs outside of Forest Resource Lands.
- **KITSAP NATURAL RESOURCE ASSET MANAGEMENT PROGRAM** (KNRAMP) is an emerging strategy that manages nature as part of everyday infrastructure. Similar to management of built infrastructure, KNRAMP aims to inventory, track, set goals for, prioritize, strategize, and implement actions for natural resource management across the County.
- **MIDDLE HOUSING** For the purposes of GMA, middle housing is defined as a building compatible in scale, form, and character with single-family houses and containing two or more attached, stacked, or clustered homes.
- **MINERAL RESOURCE LANDS** Mineral resources are sand, gravel, and valuable metallic substances (WAC 365-190-070). Sand, gravel, or crushed stone are also known as aggregate resources. Aggregate resources are necessary to manufacture concrete, cement, asphalt, and other similar products, of which our roads, cities, and homes are built. Lands that are designated with the Mineral Resource Overlay on the County's Land Use Map.
- **OPEN SPACE PLAN (KCC 18.12.010)** The purpose of the Kitsap County open space plan is to follow the legislative declaration of the open space law which states in part: "... it is in the best interest of the state to maintain, preserve, conserve and otherwise continue in existence adequate open space lands ... and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the state and its citizens"

- **OVERLAY** An overlay designation is intended to protect agricultural or mineral resource lands. It is used to ensure the continued or future use of such lands without disrupting or endangering adjacent land uses, while safeguarding life, property, and the public welfare.
- **PERFORMANCE BASED DEVELOPMENT** Typically, such a project may include clustering of structures and preservation of open space with a number of flexible and customized design features specific to the natural features of the property and the uses sought to be implemented. Specific lot area, dimension and setback requirements may be reduced or deleted in order to allow flexibility and innovation in building design or placement, to facilitate allowed densities and to increase open space, critical areas protection and similar components of the project.
- **PURCHASE OF DEVELOPMENT RIGHTS (PDR)** Purchase of development rights refers to the acquisition of a governmentally recognized right to develop land, which is then held or further conveyed by the purchaser. In a PDR program, private landowners sell the development rights of their property to a qualified conservation organization or government agency, ensuring that the property remains as open space and is protected from development. The distinction between TDR is that PDR is publicly funded and the development rights are extinguished rather than transferred.
- **RURAL CLUSTER** Residential site development that avoids and preserves critical areas and other ecologically or visually valuable landscape features. Typically, a minimum percentage of a site area is preserved in its existing natural habitat, with individual single-family house lots occupying the remaining acreage.
- **SPRAWL DEVELOPMENT** Sprawl is characterized by low-density, expansive land use patterns that blur the lines between the urban and rural areas.
- **TRANSFER OF DEVELOPMENT RIGHTS (TDR)** TDRs involve a land use planning strategy that allows for the transfer of “development rights” from one area (typically rural or environmentally sensitive) to another area (usually urban or designated for higher-density development). In this program, landowners in the rural “sending area”, where development is restricted or limited, can sell their development rights to developers or landowners in a “receiving area”, where increased development density or intensity is desired.
- **VALUE-ADDED PRODUCTION** Value-added production means the process of enhancing a product with additional qualities that make it worth a higher price than its raw materials (e.g. strawberries to jam or milk to cheese).
- **WATERSHED** Watersheds are land areas that channel rainfall and snowmelt to creeks, streams, and rivers, and eventually to outflow points such as reservoirs, bays, and the ocean. They often are in basins where development can impact the entire

watershed basin over time.

- **WILDLIFE CORRIDORS** These corridors are generally strips of natural habitat that connect two or more large habitat areas, enabling wildlife to travel between ecosystems for feeding, breeding, and migration. These corridors can take various forms, including rivers, forests, and human-made structures like overpasses and underpasses designed to facilitate safe animal movement across roads.

RURAL LAND USE DESIGNATIONS AND ZONING

In the rural area, the land use designations and zoning use the same terminology. For example, a property with a Rural Residential land use designation also has Rural Residential zoning.

Rural Residential

This designation promotes low-density residential development and agricultural activities that are consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services. Maximum density is 1 dwelling unit per 5 acres. The implementing zone is:

Rural Residential (86,082 acres)

Rural Protection

This designation promotes low-density rural development and agricultural activities that are consistent with rural character and protects environmental features such as significant visual, historical, and natural features, wildlife corridors, steep slopes, wetlands, streams, and adjacent critical areas. Maximum density is 1 dwelling unit per 10 acres. The implementing zone is:

Rural Protection (30,903 acres)

Rural Wooded

This designation is intended to encourage the preservation of forest uses and agricultural activities, retain rural character, and conserve natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production. Residents of rural wooded (RW) residential tracts shall recognize that they can be subject to normal and accepted farming and forestry practices on adjacent parcels. Maximum density is 1 dwelling unit per 20 acres. The implementing zone is:

Rural Wooded (43,077 acres)

Rural Commercial

This designation is intended to permit the location of small-scale commercial retail businesses and personal services which serve a limited area of the rural population outside established UGAs.

Appropriate uses are small-scale retail, sales, and services located along county roads on small parcels that serve the nearby rural residential population. This designation may be located at crossroads of county roads, state routes, and major arterials. The implementing zone is:

Rural Commercial (257 acres)

Rural Industrial

This designation provides for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services. The implementing zone is:

Rural Industrial (157 acres)

Tribal Lands

This designation covers areas zoned T (Tribal) and includes the Port Gamble S'Klallam Tribe reservation, the Suquamish Tribe reservation, and tribal fee owned and tribal trust land outside the reservation. Kitsap County does not regulate land use or development on Tribal properties.

Tribal Lands (5,322 acres)

Military Installations

This designation covers areas zoned MIL (Military) in unincorporated Kitsap County and includes Naval Base Kitsap (NBK) military installations (NBK Bangor, NUWC Keyport, Manchester Fuel Depot, and Camp Wesley Harris). Although NBK military installations impact rural areas, the County does not regulate land use or development on federal military properties.

Military Installations (8,347 acres)

LIMITED AREAS OF MORE INTENSIVE RURAL DEVELOPMENT (LAMIRDS)

Limited Areas of More Intensive Rural Development, or LAMIRDS, are allowed for the purpose of recognizing existing areas of more intense or dense rural development and to contain these areas from sprawling.

- Type 1 LAMIRDS may have a variety of uses, including commercial, residential, and industrial, in an area of more intense development within a rural area.
- Type 2 LAMIRDS are for recreation/tourism purposes only. Kitsap County does not have any Type 2 LAMIRDS.
- Type 3 LAMIRDS contain isolated, small-scale businesses and cottage industries.

Unlike other rural lands, LAMIRDS may be served by public facilities and services that are appropriate and necessary for the amount of development contained within the boundaries.

Type 1: Rural Village, Rural Historical Town, Rural Commercial

This designation is characterized as infill development or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether as shoreline development, villages, hamlets, rural activity centers, or crossroads. Any development or redevelopment within a Type 1 LAMIRD must be principally designed to serve the rural population.

Any new development or redevelopment must be consistent with the pre-existing character of the area with respect to building size, scale, use, or intensity. SB 5471 authorizes middle housing in certain LAMIRDs. Type 1 LAMIRDs must have been established as more densely developed areas as of July 1990, and they must allow pre-GMA existing development patterns. Type 1 LAMIRDs also must be bounded by a “logical outer boundary” that reflects the limits of the pre-existing development.

Manchester

Manchester is Kitsap County’s largest LAMIRD, encompassing approximately 1,133 acres of land with a clear view across Puget Sound to West Seattle. It houses approximately 5,200 residents across 2,310 tax parcels (as of 2022). Manchester was designated a LAMIRD on June 10, 2001. It is in southern Kitsap County east of the City of Port Orchard and consists of a small variety of commercial businesses and services, the Kitsap Regional Library – Manchester Branch, the Manchester Post Office, two public docks, single-family residences, and a handful of multifamily residences. Public water is provided by the Manchester Water District and sewer by the Kitsap County Sewer Utility. However, some lots are still using on-site septic systems.

Suquamish

Suquamish is a rural, historic waterfront community within the Port Madison Indian Reservation located in northern Kitsap County east of the City of Poulsbo along the western shore of Port Madison Bay. The LAMIRD was designated on April 21, 1999. There are approximately 470 acres of land divided into 1242 parcels with a population of about 2,725 (as of 2022). The Suquamish LAMIRD consists primarily of single-family homes, a few small businesses, open space, and parklands. Public water is provided by the Kitsap Public Utility District and sewer by the Kitsap County Sewer Utility.

Keyport

Keyport is a small historic waterfront community that has long supported naval operations in the adjacent Naval Underseas Warfare Center-Keyport located on the small peninsula that extends into Liberty Bay south of Poulsbo. Keyport was designated as a LAMIRD on November 19, 2007. There are 80 acres split into 202 tax parcels with 402 residents (as of 2022), a few small businesses and restaurants, the U.S. Naval Undersea Museum, and open space. Public water is provided by Kitsap Public Utility District and sewer service by

the Kitsap County Sewer Utility, although a number of small lots are still served by on-site septic systems.

Port Gamble

Port Gamble was founded as a company timber town in 1843, was designated a LAMIRD on July 21, 1999, and remains owned solely by one entity (there are a few private inholdings). Currently, almost all of the buildings are more than 100 years old and include a post office, a few small businesses, and a number of single-family homes. These structures are on about 127 acres split into 18 parcels and house about 80 people (as of 2022).

The former lumber mill site is planned for major redevelopment, approved in 2021 as part of a 15-year development agreement (DA). The DA establishes a master plan for mixed-use growth that preserves the town's historic character. Up to 226 new homes, a 100-room hotel, commercial buildings, recreational amenities, and supporting infrastructure are included. Kitsap Public Utility District provides water service and oversees sewer treatment. Sewer conveyance is provided by Rayonier, the site owner.

George's Corner

George's Corner is a small commercial center at the crossroads of State Highway 104 and Miller Bay Road/Hansville Road west of Kingston. A number of vehicle-oriented businesses are on the site which includes 25 parcels on about 42 acres served by public water from the Kitsap Public Utilities District and on-site septic systems. George's Corner was designated as a LAMIRD on October 25, 2004.

Type 3: Employment Centers

These LAMIRDs are meant for the continuation, intensification, or new development of properties with isolated cottage industries and isolated small-scale businesses. Residential development is prohibited. Type 3 LAMIRDs need not principally serve the rural population but should provide job opportunities for rural residents. Expansion or new development must conform with the rural character of the area. Public services and public facilities must be limited to those that are the minimum necessary to serve the industry or business.

Ecology Road

Ecology Road is the northernmost Type 3 LAMIRD, located on the west side of the intersection of Hansville Road and Ecology Road. There are several contractors, suppliers of firewood, topsoil, and propane, and storage units at this site. This area was designated a LAMIRD on December 15, 2010, and has 18 parcels across about 64 acres. Kitsap Public Utility District provides water service and the site is served by on-site septic systems.

Streibels Corner

Streibels Corner encompasses properties near the intersection of Highways 307 and 104 and bounded by Minder Road on the south. Several autobody shops are located in this LAMIRD, as well as a number of contractors and a business park. Streibels Corner was designated as a LAMIRD on December 15, 2010, and has about 160 acres, 73 parcels, and about 35 businesses (as of 2022). Kitsap Public Utility District provides water service to the site, and it is served by on-site septic systems.

Twelve Trees

Twelve Trees is located generally southwest of the intersection of Pioneer Way and Highway 3 directly north of Poulsbo. Twelve Trees is an industrial park location including warehouses that house a variety of manufacturing businesses on about 114 acres and 50 parcels. This LAMIRD was designated on December 15, 2010. Kitsap Public Utility District provides water service, and the site is served by on-site septic systems.

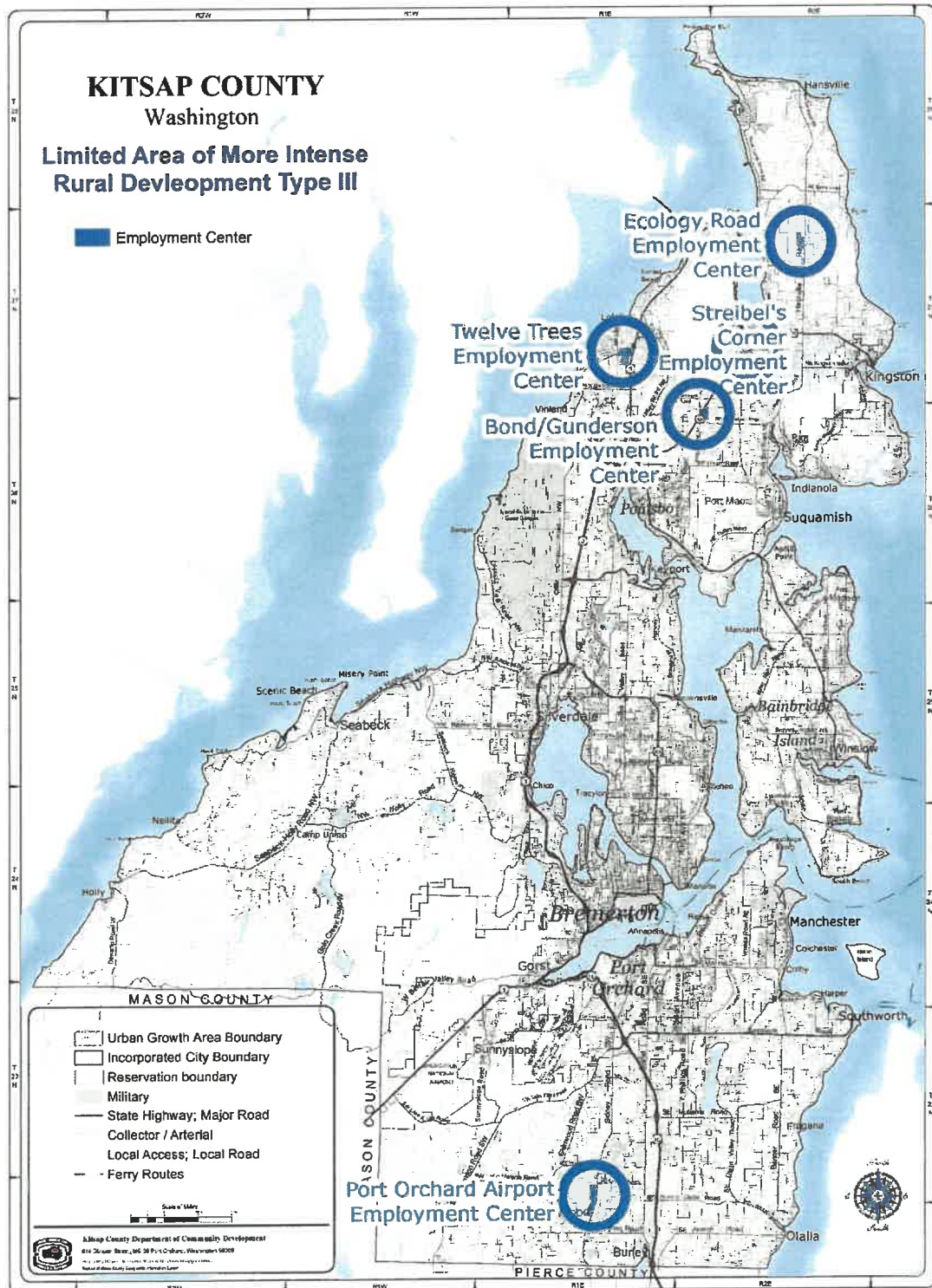
Bond/Gunderson

Bond/Gunderson LAMIRD is located in North Kitsap at the intersection of Bond Road and Gunderson Road. It is about 64 acres on 11 lots with office buildings that house contractors and food production. This is also the site of an in-progress Kitsap County Public Works Service Center. This LAMIRD was designated on December 15, 2010. Kitsap Public Utility District provides water service, and the site is served by on-site septic systems.

Port Orchard Airport

Port Orchard Airport is located on Sidney Road near the Pierce County line. The LAMIRD is composed entirely of the airport site, including hangers and an approximately 2,300-foot-

long runway for small aircraft. The LAMIRD is 116 acres in 36 parcels and was designated on June 30, 2016. The site is served by public water.



RESOURCE LANDS AND WORKING LAND

RCW 36.70A.170 requires counties to designate agriculture, forest, or mineral resource lands in their comprehensive plans. Resource lands are required to have long-term commercial significance for the region, including intense capacity and productivity. In Kitsap County, forest and mineral resource lands are designated. These resource lands often occur near to residential development in the rural areas. This designation of resource lands and activities is intended to help keep these lands available for commercially significant resource production and to help maintain these sectors of the local economy. Resource lands are identified on the Land Use Map with the Forest Resource land use designation or Mineral Resource Overlay. Additional information on resource lands is in the Land Use chapter.

Working lands are lands that are being actively managed in agriculture, forestry, or mineral extraction uses, regardless of whether they meet the statutory criteria for resource lands of long-term commercial significance. These lands contribute to the local economy through the production, processing, or marketing of natural resource and agricultural products. They may also contribute to rural character, wildlife habitat, and open space.

Forest Resource Lands

This designation focuses on lands that have long-term commercial forestry resources. These lands are typically large parcels, are not near concentrated rural populations, and are in active forestry production or capable of being used for forestry production.

The implementing zone of the same name has the following description: The primary land use allowed in this zone is commercial timber production and harvesting. This zone is further intended to discourage activities and facilities which can be considered detrimental to the production and commercial harvest of timber. Residents located within or adjacent to the Forest Resource Lands zone shall recognize that they can be subject to normal and accepted forestry practices on parcels located within this zone. There are 2,630 acres in Forest Resource Land zoning.

Mineral Resource Lands

This designation focuses on lands where the extraction of minerals occurs or can be anticipated to occur based upon maps provided by the Washington State Department of Natural Resources, as well as where accessory uses (e.g., rock crushing, batch plants) may occur.

The description for the Mineral Resource Overlay (additional provisions on top of the underlying zone) reads: The intent of this overlay is to protect and enhance significant sand, gravel and rock deposits as identified mineral resource lands. It is also used to ensure the continued or future use without disrupting or endangering adjacent land uses, while safeguarding life, property, and the public welfare. Provisions of state statutes applicable to Kitsap County pertaining to surface mining are hereby adopted by reference. The Mineral Resource Overlay applies to 2,716 acres.

Agricultural Area

The Agricultural Areas Overlay is being proposed for consideration in the future, in accordance with RCW 36.70A.170. This overlay applies to lands that support existing agricultural activities and are not already characterized by urban growth. While Kitsap County has determined that it does not contain Agricultural Lands of Long-Term Commercial Significance as defined by RCW 36.70A.030, this overlay provides a tool to recognize and protect the areas where farming and local food production occur at smaller scales.

The Agricultural Areas Overlay works in conjunction with underlying rural zones, adding an additional layer of protection and policy guidance to maintain agricultural uses, encourage local food systems, and preserve rural character.

Forestry Areas

The Forestry Areas Overlay is being proposed for consideration in the future, in accordance with RCW 36.70A.170. This overlay applies to lands that support existing forestry activities and are not already characterized by urban growth. Forestry is defined as the use of land for producing and caring for a forest, including the harvesting of timber. Forestry Areas are areas where forestry occurs outside of designated Forest Resource Lands.

The Forestry Areas Overlay provides a tool to recognize and protect these lands, supporting the continued practice of forestry, sustainable forest management, and stewardship of forested areas. The overlay works in conjunction with underlying rural zones, adding an additional layer of protection and policy guidance to maintain forestry uses, encourage sustainable timber production, and preserve rural character and the ecological and economic benefits of forested lands.

RURAL AND RESOURCES LANDS: GOALS, POLICIES, AND STRATEGIES

Rural Development

- **Rural and Resource Lands Goal 1: Retain the rural character of the County outside of designated urban growth areas (UGAs).**
 - Rural and Resource Lands Policy 1.1. Direct housing development and urban-type land uses, facilities, and services into UGAs.
 - Rural and Resource Lands Policy 1.2. Limit development in the rural area to appropriate rural uses not characterized by urban growth patterns or the need for urban-level services and facilities.
 - Rural and Resource Lands Policy 1.3. Limit the rural area to low residential densities that can be sustained by rural levels of infrastructure, cause minimal environmental degradation, and will not individually or cumulatively create the future necessity or expectation of urban levels of service.

- Rural and Resource Lands Policy 1.4. Permit residential uses in rural areas in a variety of rural lot sizes consistent with the designated land use and zoning of the surrounding area. Clustering may be allowed where appropriate.
- Rural and Resource Lands Policy 1.5. Use the Buildable Lands Program to help implement the Kitsap County Comprehensive Plan by tracking the type, location, amount and rate of growth in the rural area.
- Rural and Resource Lands Policy 1.6. Based on the Rural Lands Analysis, revise comprehensive plan goals, policies and strategies, and associated development regulations, as needed to ensure that land use planning, development, and regulatory requirements adequately address rural lands.
- Rural and Resource Lands Policy 1.7. Evaluate legacy (pre-GMA) lots to identify opportunities for aggregation, shared use, or other mechanisms that support viable rural and agricultural uses, taking into account the challenges and constraints these lots pose for conventional development, while maintaining rural character and minimizing impacts.
- Rural and Resource Lands Policy 1.8. Regularly evaluate conservation programs and educational initiatives to protect sensitive or resource lands while allowing development in appropriate locations, using tools such as Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), and performance-based development (PBD) to balance conservation and growth.
 - Rural and Resource Lands Strategy 1.a. Review and revise as necessary standards and development regulations for the rural area to preserve rural character.
 - Rural and Resource Lands Strategy 1.b: Develop and adopt design and development standards for rural areas outside of LAMIRDs and rural villages to help preserve visual and land use compatibility between development and the County's rural areas.
 - Rural and Resource Lands Strategy 1.c. Prepare a Rural Lands Analysis (RLA) which evaluates current status and future projections for the rural area regarding land use and development trends, land capacity, compatibility of neighboring land uses, availability and adequacy of rural infrastructure, urban/rural boundaries, locations of wildlife corridors and habitat connectivity, transfers and purchases of development rights, permit exempt wells and small water systems, and other rural issues. The RLA should be updated regularly to inform periodic updates to the BLR and Comprehensive Plan.
 - Rural and Resource Lands Strategy 1.d. Continuously monitor development in the rural area regarding clustering, legacy lots, density transfer, design guidelines, conservation easements and other innovative land use techniques to ensure they are working as intended.
 - Rural and Resource Lands Strategy 1.e. Create a dashboard for at-a-glance views of rural development patterns and trends.
 - Rural and Resource Lands Strategy 1.f. Identify incentives for aggregation of legacy parcels (less than five acres) owned by a single landowner.

- Rural and Resource Lands Strategy 1.g. Develop ways to protect properties that have critical areas, locally important habitats, or wildlife corridors by using tools such as Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), performance-based development (PBD), or acquisition.

Resource Lands and Working Lands

- **Rural and Resource Lands Goal 2. Protect and conserve Kitsap County’s designated resource lands and working lands.**
 - Rural and Resource Lands Policy 2.1. Recognize and support working lands—such as farms, forests, and other resource-based uses—as contributing to the conservation of open space, protection of natural resources, and preservation of rural character, while sustaining economic viability.
 - Rural and Resource Lands Policy 2.2. Support the long-term preservation and economic viability of resource lands by implementing and promoting incentive-based tools
 - Rural and Resource Lands Strategy 2.a. Maintain and enhance the continuation of forestry lands and forestry and agriculture through tax policy, conservation easements, purchase of development rights, Transfer of Development Rights (TDR), and clustering incentives.
 - Rural and Resource Lands Strategy 2.b. Develop, implement, evaluate, and restructure, if necessary, the existing, but unused, Transfer of Development Rights (TDR) program.
 - Rural and Resource Lands Strategy 2.c. Develop and promote incentives for continued rural and resource uses and preservation.
 - Rural and Resource Lands Strategy 2.d. Explore opportunities to dedicate a percentage of Kitsap County Conservation Futures Funding for preservation of working landscapes and farms annually.
 - Rural and Resource Lands Strategy 2.e. Consider participation in the Voluntary Stewardship Program to support farmers and forest owners in protecting surface and groundwater while conserving arable land for food, fiber, and forest production.
 - Rural and Resource Lands Strategy 2.f. Consider the Natural Resource Conservation Service (NRCS) farmland classified soils as a natural resource asset in the Kitsap Natural Resource Asset Management Project (KNRAMP).
 - Rural and Resource Lands Strategy 2.g. Explore how biocultural resources—such as basket-weaving materials, bark, and mushrooms—can be recognized as part of working lands that support conservation and preservation outcomes.
- **Rural and Resource Lands Goal 3. Conserve and support forest lands to sustain forestry, ensure compatibility with surrounding uses, and strengthen rural resource-based economies.**
 - Rural and Resource Lands Policy 3.1. Account for the continued use of properties managed for timber production and compatibility of these properties with surrounding lands.

- Rural and Resource Lands Policy 3.2. Coordinate with the Department of Natural Resources (DNR), Tribal governments, community groups, and private forest landowners to promote long-term preservation of forest lands.
- Rural and Resource Lands Policy 3.3. Allow industrial uses associated with forestry activities in the Forest Resource Land zone.
- Rural and Resource Lands Policy 3.4. Encourage the use of forest stewardship, forestry, and timber harvesting Best Management Practices within designated Forest Resource Lands and the Rural Wooded designation, provided that all applicable environmental laws and regulations are followed.
- Rural and Resource Lands Policy 3.5. Encourage owners of private forestland and designated Forest Resource Lands to keep these properties forested, and continuing timber production.
- Rural and Resource Lands Policy 3.6. Coordinate with federal, state, and local governments, Tribal governments, community groups, and private forest landowners to promote the long-term preservation and sustainable management of forest resource lands.
 - Rural and Resource Lands Strategy 3.a. Reduce loss of forestland and designated Forest Resource Lands through forest stewardship, education, local and state tax benefits, and incentives for forest landowners and the timber industry to keep forest lands in production.
 - Rural and Resource Lands Strategy 3.b. Explore mechanisms to better inform County government and the forestry community on key forestry matters—including policy, land use, forest health, and economic opportunities—while providing a collaborative forum for stakeholders to support working forest lands in Kitsap County.
- **Rural and Resource Lands Goal 4: Conserve and manage mineral resource lands to ensure long-term supply, support extraction, and maintain compatibility with surrounding uses.**
 - Rural and Resource Lands Policy 4.1. Acknowledge new or updated mineral resource deposit locations in future revisions to zoning and development regulations.
 - Rural and Resource Lands Policy 4.2. Account for the continued use of properties for mineral extraction and associated activities and compatibility of these properties with surrounding lands.
 - Rural and Resource Lands Strategy 4.a. Review and revise as necessary Mineral Resource designations using new or updated Washington State Department of Natural Resources permit or other data sources.
 - Rural and Resource Lands Strategy 4.b. Coordinate with the Washington State Department of Natural Resources (DNR) to ensure that future reclamation plans are consistent with the comprehensive planning for the site and surrounding area, as well as any permits issued by the Department of Natural Resources.
 - Rural and Resource Lands Strategy 4.c. Identify future mineral resources needs to ensure adequate supply.
- **Rural and Resource Lands Goal 5. Conserve and enhance agricultural lands to sustain farming, protect rural character and environmental quality, and strengthen Kitsap’s agricultural economy.**

- Rural and Resource Lands Policy 5.1: Maintain and enhance the viability of agricultural uses and activities in rural areas, including cultivation, animal husbandry, and value-added production while protecting the environment.
- Rural and Resource Lands Policy 5.2. Coordinate with federal, state, and local governments, community groups, and private landowners to promote long-term preservation of farmlands.
- Rural and Resource Lands Policy 5.3. In accordance with RCW 7.48, existing agricultural activities and forest practices established prior to surrounding nonagricultural uses shall not be considered incompatible or nuisance activities, were established prior to surrounding nonagricultural land uses, and do not have a substantial adverse effect on public health and safety.
- Rural and Resource Lands Policy 5.4. Support farm and agricultural businesses on designated agricultural lands while preserving rural character and natural resources.
 - Rural and Resource Lands Strategy 5.a. Develop and adopt policies with appropriate local, county, and state agencies to promote viable coordinated water resources for greater accessibility to water rights for agriculture usage.
 - Rural and Resource Lands Strategy 5.b. Support preservation of historic rural structures by encouraging landowners, where appropriate, to register barns and agricultural buildings with the Washington Heritage Register, including the Heritage Barn Register, and to identify historic farms for preservation.
 - Rural and Resource Lands Strategy 5.c. Form an Agriculture Advisory Council to advise Commissioners and staff on key agricultural matters, including policy, land use, and economic opportunities, while serving as a collaborative forum for stakeholders to shape the long-term sustainability and resilience of the County's agricultural community.
 - Rural and Resource Lands Strategy 5.d. Create a sustainable notification system to notify neighboring properties of existing agricultural activities and forest practices.
 - Rural and Resource Lands Strategy 5.e. Review Kitsap's agricultural land uses, businesses, and products against the criteria for agricultural resource lands and evaluate future designations.
 - Rural and Resource Lands Strategy 5.f. Review existing agriculture building size exemption and whether it could be expanded.
 - Rural and Resource Lands Strategy 5.g. Review notice requirements for agriculture practices in rural zones to raise awareness of allowed uses and minimize neighbor concerns.

Rural Business

- **Rural and Resource Lands Goal 6. Foster rural businesses and business opportunities on rural commercial and rural industrial lands while balancing the protection of rural character.**

- Rural and Resource Lands Policy 6.1. Allow or conditionally allow home-based cottage-type businesses and industries in the rural areas that do not negatively affect rural level of service or rural character.
 - Rural and Resource Lands Strategy 6.a. Review and update the zoning code definition and regulations for home businesses to reflect changes and current uses in standard business practices, information technology, and operating requirements.
 - Rural and Resource Lands Strategy 6.b. Review and amend development regulations to reduce barriers to rural businesses that serve the rural area and protect rural character.
 - Rural and Resource Lands Strategy 6.c. Explore regulation and incentive programs to improve compatibility between diverse rural uses (e.g. small-scale agriculture, rural businesses, and residences).
 - Rural and Resource Lands Strategy 6.d. Clarify and distinguish between accessory agricultural uses and rural commercial activities.
- **Rural and Resource Lands Goal 7. Increase the availability of day care facilities to rural residents.**
 - Rural and Resource Lands Policy 7.1. In accordance with RCW 36.70A.450, family day care provider home facilities shall be allowed in all zones that allow residential or commercial use, including rural zones. “Family day care provider” is defined in RCW 43.216.010 and KCC Title 17 *Zoning*.
 - Rural and Resource Lands Policy 7.2. Review existing code requirements for child care centers, and propose changes where feasible to clarify code requirements, remove any redundancies with state licensing review, and simplify the permit application process.
 - Rural and Resource Lands Policy 7.3. Evaluate the applicability and structure of impact fees for child care facilities under RCW 82.02.060 to encourage the development and expansion of rural day care services while ensuring equitable contributions to public infrastructure.
- **Rural and Resource Lands Goal 8. Enable social gatherings and related business opportunities in rural areas that foster community while ensuring event scale and activities remain compatible with rural character and respectful of neighboring properties.**
 - Rural and Resource Lands Policy 8.1. Establish standards or educate on existing standards for noise, lighting, traffic, and hours of operation to minimize impacts on neighboring properties and maintain quality of life.
 - Rural and Resource Lands Policy 8.2. Ensure that social gathering uses are designed and operated to protect rural landscapes, natural resources, and sensitive environmental features.
 - Rural and Resource Lands Policy 8.3. Allow flexibility for temporary or seasonal events that provide community or economic benefit while ensuring they do not result in long-term land use conflicts.
- **Rural and Resource Lands Goal 9. Develop regulations that support equine activities as part of the rural economy and lifestyle while maintaining rural character and minimizing negative impacts on neighboring properties.**

- Rural and Resource Lands Policy 9.1. Support equestrian businesses as integral components of the rural economy, rural character, and rural lifestyle, providing opportunities for rural entrepreneurship and community engagement.
 - Rural and Resource Lands Policy 9.a. Consult with the equestrian community when developing policy and regulations that support or impact equestrian facilities.

Rural Services and Infrastructure

- **Rural and Resource Lands Goal 10. Maintain appropriate levels of service for public services and facilities in rural areas.**
 - Rural and Resource Lands Policy 10.1. When considering public spending for facilities and services within the rural area, prioritize the maintenance of existing facilities and services that protect public health and safety and only upgrade facilities and services to provide rural service levels without creating capacity for urban growth.
 - Rural and Resource Lands Policy 10.2. Prohibit extension of sanitary sewer service in the rural area except in those rare and limited circumstances shown to be necessary to protect basic public health and safety and the environment.
 - Rural and Resource Lands Policy 10.3. Allow for essential public facilities, other regional infrastructure, and rural governmental services.
 - Rural and Resource Lands Strategy 10.a. Evaluate public transit services within the rural area to determine how the rural public can be better served by transit options without requiring urban levels of service, and address in future transportation planning.
 - Rural and Resource Lands Strategy 10.b. Develop comprehensive plan goals, policies and strategies, and associated development regulations, to address the siting, impacts, and standards for development and limitations on development of battery energy storage systems (BESS) and large-scale data centers for artificial intelligence and cloud computing storage.
- **Rural and Resource Lands Goal 11. Sustain the rural character and vitality of Type I LAMIRDs through appropriate infill and redevelopment.**
 - Rural and Resource Lands Policy 11.1. Encourage business growth in existing Type I LAMIRDs, while limiting business growth outside of these LAMIRDs to uses and intensities allowed in the rural area.
 - Rural and Resource Lands Policy 11.2 Allow infill and redevelopment within Type I LAMIRD boundaries consistent with the character of the existing LAMIRD in terms of building size, scale, use, and intensity which does not cumulatively create the future necessity or expectation of public facilities and utilities at urban levels of service.
 - Rural and Resource Lands Policy 11.3 Maintain Type I LAMIRDs at residential densities that can be sustained by rural levels of infrastructure, minimize environmental degradation, and will not individually or cumulatively create the future necessity or expectation of public facilities and utilities at urban levels of service.

- Rural and Resource Lands Policy 11.4. Consider whether infill middle housing should be allowed in one or more Type I LAMIRDs on parcels with zoning that allows single-family residences and that are served by a sewer utility.
 - Rural and Resource Lands Strategy 11.a. Allow creation and expansion of essential rural retail services in Type I LAMIRDs according to the size, use, and location requirements of RCW 36.70A.070(5)(d).
 - Rural and Resource Lands Strategy 11.b. Review development regulations for Type I LAMIRDs, including lot size and density-and update as necessary to allow for appropriate infill.
- **Rural and Resource Lands Goal 12. Enhance rural walkability and bikeability by promoting compatible land use patterns, infrastructure improvements, and collaborative planning with Public Works and the Non-Motorized Transportation Committee.**
 - Rural and Resource Lands Policy 12.1. Manage development patterns in rural areas that provide safe, accessible pedestrian and bicycle connections between homes, businesses, and community destinations while minimizing environmental degradation and avoiding urban level development.
 - Rural and Resource Lands Strategy 12.a. Exploration of strategies that align with Kitsap County Target Zero to prevent injury and other serious traffic conflicts in rural communities with consideration of ADA accessibility and to connect communities while promoting accessibility, safety, and social cohesion.

Rural Environment

- **Rural and Resource Lands Goal 13. Protect natural ecosystems and resources in the rural area, including ground and surface waters, soils, and forested areas.**
 - Rural and Resource Lands Policy 13.1. Recognize and value water as a necessary asset for agricultural uses, critical areas, and natural ecosystems that rely on water.
 - Rural and Resource Lands Policy 13.2. On an ongoing basis, assess the effect of agricultural practices on non-point source pollution and groundwater impacts.
 - Rural and Resource Lands Policy 13.3. Coordinate with Kitsap Natural Resource Asset Management Project to develop watershed plans.
 - Rural and Resource Lands Policy 13.4. Assess and improve understanding of the management, capacity, and regulatory compliance of rural Group B water systems.
 - Rural and Resource Lands Policy 13.5. Identify and protect areas contributing to aquifer recharge.
 - Rural and Resource Lands Policy 13.6. Recognize the connection of wells to groundwater and streamflow.
 - Rural and Resource Lands Strategy 13.a. Support the WRIA 15 Watershed Restoration and Enhancement Committee.
 - Rural and Resource Lands Strategy 13.b. Actively seek, sponsor, and aid in the implementation of permit-exempt well offset projects.
 - Rural and Resource Lands Strategy 13.c. Strategy 13.c. Conduct an inventory of water rights in Kitsap County.

- **Rural and Resource Lands Goal 14. Prevent and control noxious weeds to protect environmental quality, sustain farming and forestry, and maintain the rural character of Kitsap County.**
 - Rural and Resource Lands Policy 14.1. Promote community awareness and landowner education on noxious weed identification, prevention, and management.
 - Rural and Resource Lands Policy 14.2. Encourage use of integrated weed management practices that minimize environmental harm and protect natural habitats.
 - Rural and Resource Lands Policy 14.3. Support monitoring and rapid response programs to prevent the spread of priority invasive species.
- **Rural and Resource Lands Goal 15. Support coexistence with beavers to enhance habitat, water quality & quantity, and ecosystem & community resilience, while managing and mitigating negative impacts on property, infrastructure, and working lands.**
 - Rural and Resource Lands Policy 15.1. Recognize the ecological benefits of beaver activity, including improved water storage, aquifer recharge, habitat creation, and climate resilience.
 - Rural and Resource Lands Policy 15.2. Develop strategies to address and mitigate flooding, tree damage, and infrastructure conflicts caused by beaver activity.
 - Rural and Resource Lands Policy 15.3. Encourage site-specific approaches that balance ecological benefits with protection of property and public safety.
 - Rural and Resource Lands Policy 15.4. Encourage preservation of areas with high potential for natural beaver recolonization.
 - Rural and Resource Lands Strategy 15.a. Partner with landowners, the Washington Department of Fish and Wildlife (WDFW), Kitsap Conservation District, tribes and other partners to develop and implement an adaptive beaver management plan that promotes beaver dam management strategies, protects trees, and promotes techniques for living with beavers.
- **Rural and Resource Lands Goal 16. Reduce stormwater impacts on salmon and streams in rural areas by using low-impact development, minimizing impervious surfaces, and protecting natural drainage and riparian areas.**
 - Rural and Resource Lands Policy 16.1. Preserve and restore stream buffers and natural drainage corridors to maintain water quality and salmon habitat.
 - Rural and Resource Lands Policy 16.2. Encourage use of rain gardens, permeable surfaces, and other low-impact stormwater techniques in rural development and road improvements.
- **Rural and Resource Lands Goal 17. Protect and enhance wildlife corridors and habitat connectivity in Kitsap County to support biodiversity, allow species movement, and maintain healthy ecosystems while balancing rural character and land use needs.**
 - Rural and Resource Lands Policy 17.1. Identify and prioritize wildlife corridors and habitat areas using best available science and regional coordination.
 - Rural and Resource Lands Policy 17.2. Collaborate with state, tribal, regional, and local partners to support long-term habitat connectivity.
 - Rural and Resource Lands Policy 17.3. Develop and adopt a Wildlife Corridor Plan that identifies, prioritizes, and protects critical wildlife corridors and habitat connections across Kitsap County.

- Rural and Resource Lands Policy 17.4. Ensure that private property rights are protected by designing wildlife strategies and regulations that are transparent, clearly defined, developed with landowner engagement, offer flexibility, and include voluntary stewardship options.
 - Rural and Resource Lands Strategy 17.a. Conduct a countywide inventory of wildlife corridors using the Rural Lands Analysis and other mapping tools.
 - Rural and Resource Lands Strategy 17.b. Identify key species of concern and document their habitat needs.

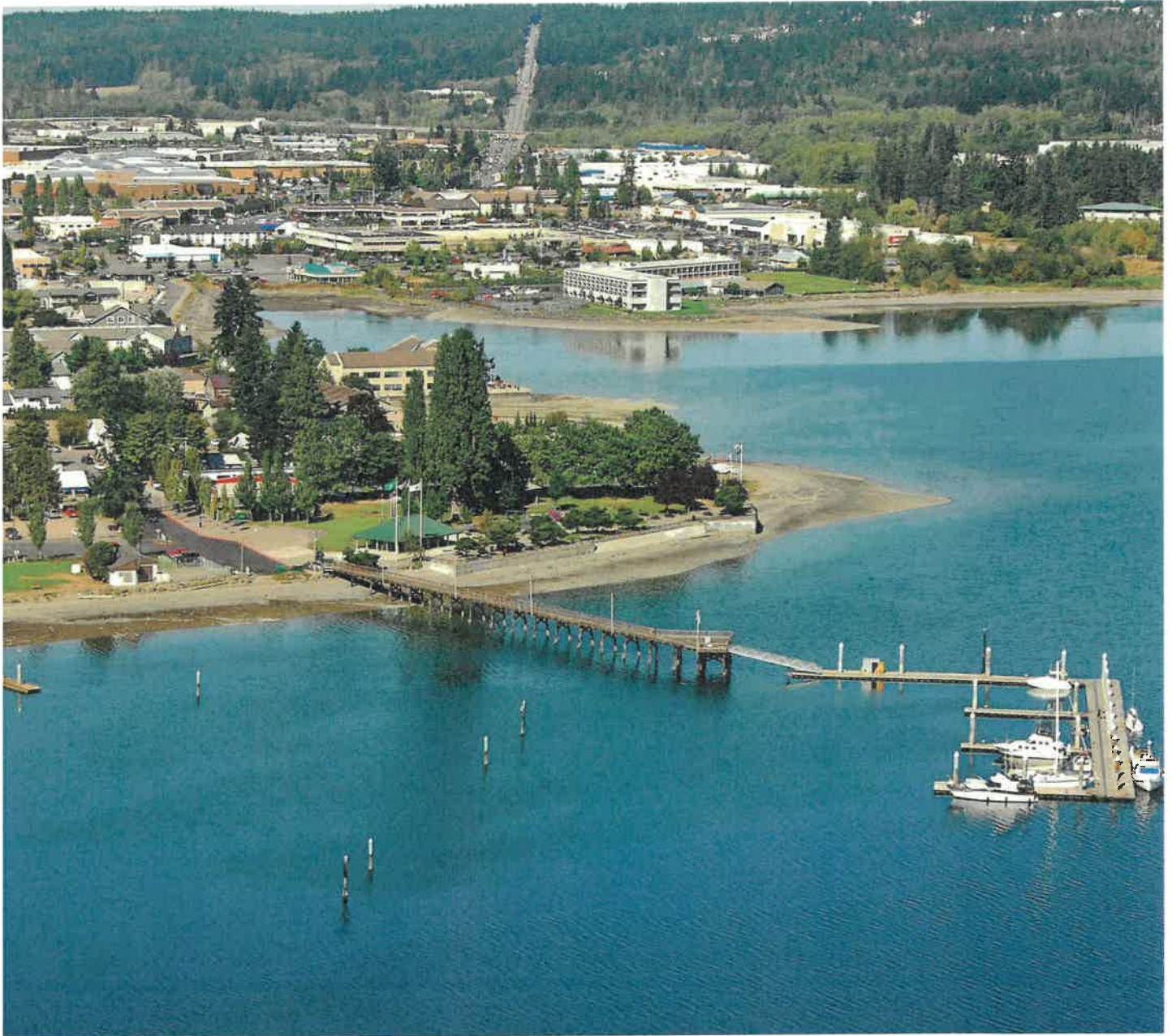
FINAL

KITSAP COUNTY COMPREHENSIVE PLAN



2024





SILVERDALE WA

CHAPTER 1

Land Use Element



Chapter 1 / **Land Use Element**

VISION

Kitsap's vision is for urban areas that are the region's centers for diverse employment and housing opportunities, all levels of education, and civic and cultural activities. The vision for rural areas and communities is the protection and enhancement of rural areas and natural resource lands, including preservation of places of natural beauty, working agriculture and timber lands, community identity, and rural character—to retain and enhance unique historical character, appearance, and function, including recreation and natural resource activities, such as forestry, agriculture, and mining, that contribute to the rural character and economy.

INTENT

The Land Use Element's intent is to direct the majority of growth toward urban areas, provide greater distinction between urban and rural areas, guide land use patterns to allow for the efficient provision of urban services such as sewers and transportation systems, preserve open space, recognize and preserve historical and archaeological resources, and ensure compatibility between adjacent zones.

The Land Use goals and policies recognize the County residents' desire for healthy urban areas that are the region's centers for diverse employment, housing opportunities, educational opportunities for K-12, technical training and college-level instruction, and civic and cultural activities. The goals and policies also recognize that rural areas and communities have unique historical characteristics, appearances, and functions that should be retained and enhanced. These rural issues are addressed in detail in the Rural and Resource Lands element. Natural resource activities, such as forestry, agriculture, and mining continue to contribute to the rural character and economy, and are also guided by goals and policies in this element and in the Rural and Resource Lands element.

GROWTH MANAGEMENT ACT REQUIREMENTS AND REGIONAL COORDINATION

The Washington State Growth Management Act (GMA) is the framework for all land use planning in the state and lays out the requirements for comprehensive plans and development regulations that implement the plans. The Land Use Element is a required element and must include:

- Distribution, general location, and extent of land for resource production, commerce, housing, recreation, public facilities, and other land uses;
- Population densities, building intensities, and future population growth estimates;
- Protection of groundwater;
- Environmental justice considerations;
- Promotion of physical activity and reduction of vehicle miles traveled;
- Stormwater provisions, including considerations for Puget Sound; and

- Tools to reduce wildfire risk.

As with the Comprehensive Plan as a whole, Land Use goals and policies must reflect the requirements of the GMA as outlined above, be consistent with Puget Sound Regional Council's (PSRC) VISION 2050 plan and its Multicounty Planning Policies (MPPs), and conform to the Countywide Planning Policies (CPPs) adopted by the Kitsap Regional Coordinating Council (KRCC).

Because land use planning intersects with so many other policy areas, the County maintains working relationships with local school districts, the Kitsap Public Health District, Kitsap Transit, local tribes, the Navy, local business organizations, and local social welfare non-profit groups.

RELATIONSHIP TO OTHER ELEMENTS

Land Use goals and policies in this element serve as the basis for the other comprehensive plan elements, including Economic Development; Environment; Housing; Transportation; Parks, Recreation, and Open Space; Capital Facilities and Utilities; ~~and~~ Climate Change; and Rural and Resource Lands. Specifically impacted are urban and rural residential development; commercial development; industrial and business lands; open space; historic preservation; and drainage, flooding, and stormwater management.

BACKGROUND

The Land Use Element plays the central role of guiding ~~urban, rural, and resource~~ land use patterns and decisions as well as decision-making processes for the unincorporated portions of Kitsap County. For rural and resource areas, land use patterns and development are also guided by the Rural and Resource Lands chapter. In keeping with state law, the County fulfills this responsibility of shaping land use primarily by regulatory means such as zoning, subdivision, critical areas, and shoreline ordinances.

The County and the cities within the County select a specific growth forecast through adoption of the CPPs. These County-level forecasts are distributed among the jurisdictions through a cooperative process. The Kitsap Regional Coordinating Council (KRCC) – composed of participating elected officials from the region's governmental entities – is the body charged with approving such allocations.

Based on the Puget Sound Regional Council's VISION 2050 and Regional Growth Strategy, the KRCC updated its growth targets for population and employment in 2022 through the CPPs. The CPPs established growth targets from 2020-2044. For purposes of this update, the targets were updated to 2022 from the 2020 census data using historic growth rates for better comparison with land capacity data. These targets are shown in Tables 1 and 2 below.



Table 1. Estimated Population Growth Targets 2022

UGA	Census Population 2020	CPP Targeted Growth 2020-2044	Adjusted Growth 2022-2044
Bremerton	10,105	2,762	2,544
Silverdale	19,675	9,896	9,442
Kingston	2,435	3,200	3,121
Poulsbo	528	1,065	1,054
Port Orchard	15,370	3,552	3,486
Central Kitsap	24,741	5,000	4,787
Rural	106,865	5,415	4,391
Total	179,719	30,890	28,825

Sources: Targets from the Countywide Planning Policies and extrapolated based upon historic growth patterns.

Table 2. Estimated Employment Growth Targets 2022-2044

UGA	Census Employment 2020	CPP Targeted Growth 2020-2044	Adjusted Growth 2022-2044
Bremerton	1,401	2,434	2,454
Silverdale	13,281	11,416	11,023
Kingston	1,077	1,400	1,343
Poulsbo	78	97	103
Port Orchard	2,683	1,500	1,429
Central Kitsap	3,985	1,470	1,380
Rural	22,896	2,301	2,150
Total	45,401	20,618	19,882

Sources: Targets from the Countywide Planning Policies and extrapolated based upon historic growth patterns.

Per the Kitsap CPPs, designated Urban Growth Areas (UGAs) are intended to accommodate at least 76 percent of the 20-year planning period's population growth, based on official population forecasts adopted by the Washington State Office of Financial Management (OFM). The existing urban/rural percentage split is 71 percent urban and 29 percent rural per the 2020 Buildable Lands Report (BLR). In 2022, Kitsap County re-adopted residential growth projections through 2044 integrating the 76 percent urban/24 percent rural objective. Consequently, there's an increased emphasis to focus most growth into Kitsap County cities and unincorporated UGA areas.

To accommodate these growth targets, the Comprehensive Plan directs future residential and employment growth within the unincorporated portions of the County. Future population growth is accommodated by the capacity of residential units. The 2021 Buildable Land Report (BLR) established a methodology used by the KRCC cities and County to assess land capacity for residential and employment lands. Generally, this land capacity analysis uses the following steps to assess the capacity for lands with Kitsap's UGAs to accommodate population and employment growth. Please see the 2021 BLR for a detailed description of this methodology.

Population capacity is determined by:

- Analyzing the amount of land in each zone that allows residential units that is vacant or underutilized.
- Market factors and trends. This includes estimating how many units can be expected to develop on that land in the 20-year planning horizon based on historical patterns. This also assumes that a percentage of properties might not be developed due to property owner decision and financial conditions.
- Adjustments accounting for other land undevelopable for residential units due to critical areas and public facility and road needs.
- Assumed densities of future development by zone.
- Typical household size.

A similar method is used for employment capacity:

- Analyzing the amount of land in each zone that allows employment uses that is vacant or underutilized.
- Market factors and trends. This includes estimating how many units can be expected to develop on that land in the 20-year planning horizon based on historical patterns. This also assumes that a percentage of properties might not be developed due to property owner decision and financial conditions.
- Adjustments accounting for other land undevelopable for employment uses due to critical areas and public facility and road needs.
- Assumed lot coverage of future development by zone.



- Assumed square feet needed per employee based on employment use.

Using this methodology, the County and cities apply assumptions based on the local circumstances of their jurisdictions. For unincorporated Kitsap, assumptions were applied based on geographic limitations of the area, zoning, location within a regional or countywide center, state guidance, and/or countywide circumstances.

In developing its land capacity analysis for the preferred alternative, Kitsap applied different assumptions based upon major policy or regulation changes (e.g., greater densities and land use intensities in urban centers, greater critical area buffers and tree canopy requirements). The land capacity analysis, using these assumptions, determined the number of persons and jobs that could be accommodated. These capacities were then compared against the population and employment growth targets. These comparisons are shown by UGA in Tables 3 and 4 below. Negative numbers (red text) indicate excess capacity while positive numbers (black text) indicate a shortage.

**Table 3. Comparison of Population Growth Targets to Land Capacity Analysis
(Board Directed Preferred Alternatives)**

UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,544	2,491	53
Silverdale	9,442	14,563	-5,121
Kingston	3,121	3,271	-150
Poulsbo	1,054	922	132
Port Orchard	3,486	3,643	-157
Central Kitsap	4,787	5,611	-824
Rural	4,391	4,391	0
Total	28,825	34,892	-6,067

Sources: Estimates updated from Countywide Planning Policies and Kitsap County's land capacity analysis.

Table 4. Comparison of Employment Growth Targets (2022-2044) to Land Capacity
(Board Directed Preferred Alternatives)

UGA	Adjusted Growth 2022-2044	Land Capacity Preferred Alternative	Growth to Land Capacity Preferred Alternative 2022-2044
Bremerton	2,454	3,922	-1,468
Silverdale	11,023	10,391	632
Kingston	1,343	801	542
Poulsbo	103	90	13
Port Orchard	1,429	1,106	323
Central Kitsap	1,380	1,276	104
Rural	2,150	2,150	n/a
Total	19,882	19,736	146

Sources: Estimates updated from Countywide Planning Policies and Kitsap County's land capacity analysis.

KEY TERMS

Accessory Dwelling Units (ADU)— a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit. ADUs may be attached or detached.

Food deserts— areas where people have limited access to a variety of healthy and affordable food (USDA.gov)

Low-rise residential or apartments— buildings that are three stories or less. They are commonly served by stair access. They are also frequently referred to as walk-up apartments or garden apartments.

Middle housing— describes buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Mid-rise residential or apartments— buildings that are between four to eight stories and served by elevator access. They generally feature some form of structured parking (above and/or below grade).



Infill development– construction of buildings or other facilities on previously unused or underutilized land located within an existing urban area and typically surrounded by existing development.

Vehicle Miles Traveled (VMT)– a measure that calculates the sum of miles traveled by each vehicle over a defined period of time.

LAND USE AND ZONING DESIGNATIONS

Table 5 below illustrates the County’s Comprehensive Plan Land Use Designations and corresponding Implementing Zones. Detailed descriptions for each land use designation are in Tables 6, 7, and 8 later in the element.

Table 5. Comprehensive Plan Land Use Designations.

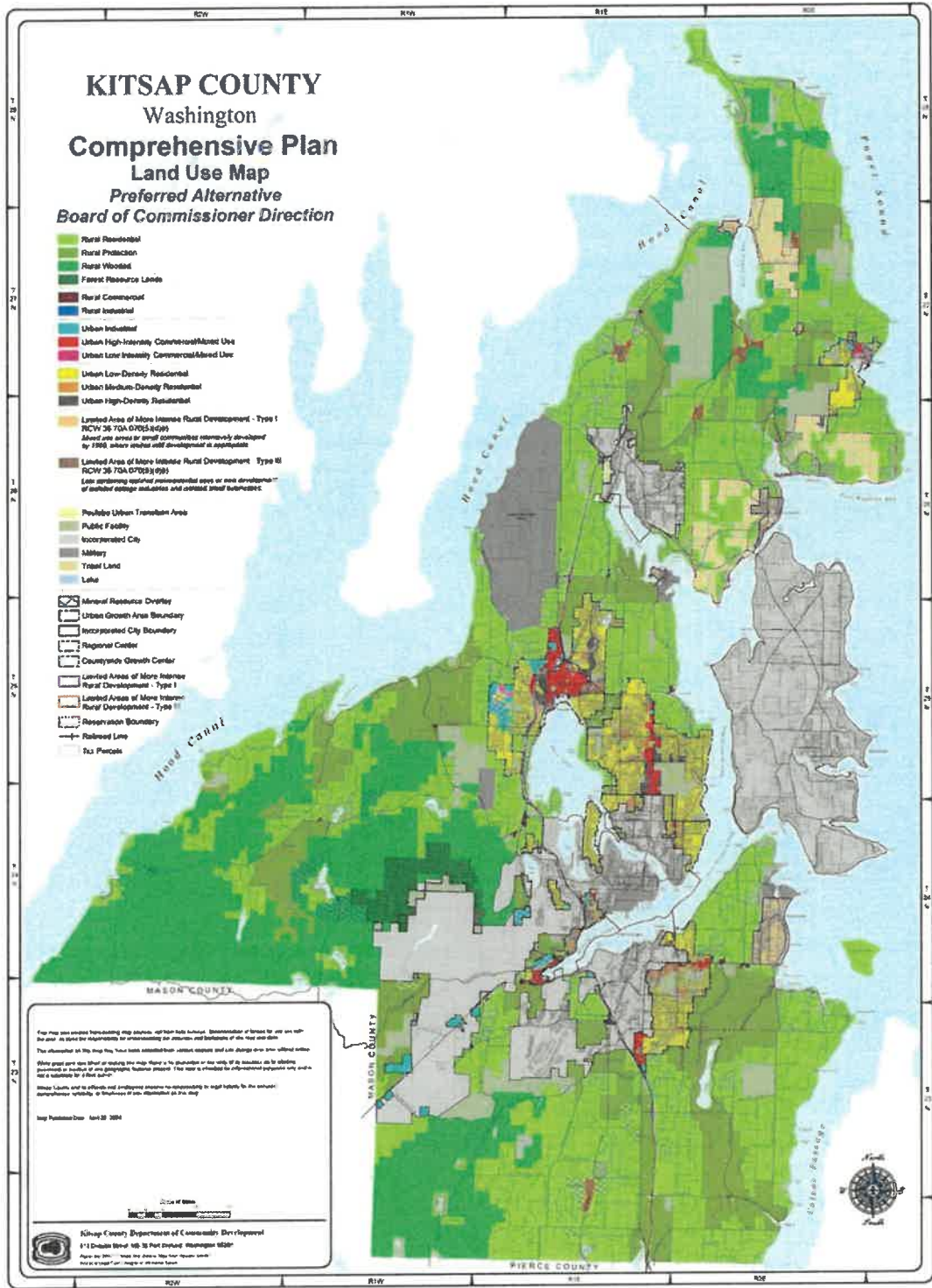
Comprehensive Plan Land Use Designation	Implementing Zones	Map Symbol	Density du = dwelling unit	
			Minimum	Maximum
Rural Residential	Rural Residential	<u>RR</u>	0	1 du/5 acres
Rural Protection	Rural Protection	<u>RP</u>	0	1 du/10 acres
Rural Wooded	Rural Wooded	<u>RW</u>	0	1 du/20 acres
Forest Resource Lands	Forest Resource Lands	<u>FRL</u>	0	
Mineral Resource Overlay	Mineral Resource Overlay	<u>MRO</u>	0	1 du/parcel
Urban Low-Density Residential	Urban Restricted	<u>UR</u>	1	5 du/1 acre
	Greenbelt	<u>GB</u>	1	4 du/1 acre
	Urban Low Residential	<u>UL</u>	5	9 14* du/1 acre
	Urban Cluster Residential	<u>UCR</u>	5	9 14* du/1 acre
Urban Medium-Density Residential	Urban Medium Residential	<u>UM</u>	10	30 du/1 acre
Urban High-Density Residential	Urban High Residential	<u>UH</u>	19	
Urban Low Intensity Mixed Use	Urban Village Center	<u>UVC</u>	10	no max
	Neighborhood Commercial	<u>NC</u>	10	30 du/1 acre
Urban High Intensity Mixed Use	Commercial	<u>C</u>	19	60 du/1 acre
	Regional Center	<u>RC</u>	19	no max
	Low Intensity Commercial	<u>LIC</u>	10	20 du/1 acre
Rural Commercial	Rural Commercial	<u>RCO</u>		

Comprehensive Plan Land Use Designation	Implementing Zones	Map Symbol	Density du = dwelling unit	
			Minimum	Maximum
Urban Industrial	Business Center	<u>BC</u>	0	1 du/parcel
	Industrial	<u>IND</u>	0	1 du/parcel
Rural Industrial	Rural Industrial	<u>RI</u>	0	1 du/parcel
Public Facilities	Parks	<u>P</u>	0	1 du/parcel
Limited Area of More Intensive Rural Development (LAMIRD) Type I	Keyport Village Commercial	<u>KVC</u>		
	Keyport Village Low Residential	<u>KVLR</u>		
	Keyport Village Residential	<u>KVR</u>		
	Manchester Village Commercial	<u>MVC</u>		
	Manchester Village Low Residential	<u>MVLR</u>		
	Manchester Village Residential	<u>MVR</u>		
	Port Gamble Rural Historic Town Commercial	<u>RHTC</u>		
	Port Gamble Rural Historic Town Residential	<u>RHTR</u>		
	Port Gamble Rural Historic Waterfront	<u>RHTW</u>		
	Suquamish Village Commercial	<u>SVC</u>		
	Suquamish Village Low Residential	<u>SVLR</u>		
	Suquamish Village Residential	<u>SVR</u>		
Limited Area of More Intensive Rural Development (LAMIRD) Type III	Rural Employment Center	<u>REC</u>		
	Twelve Trees Employment Center	<u>TTEC</u>		

* 14 dwelling units/acre possible with middle housing types



Figure 1. Comprehensive Plan Land Use Map – Board of County Commissioner Direction Preferred Alternative



**Figure 2. Commissioner District 1 (North Kitsap) Zoning Map – Board of County Commissioner
Direction Preferred Alternative (next page)**

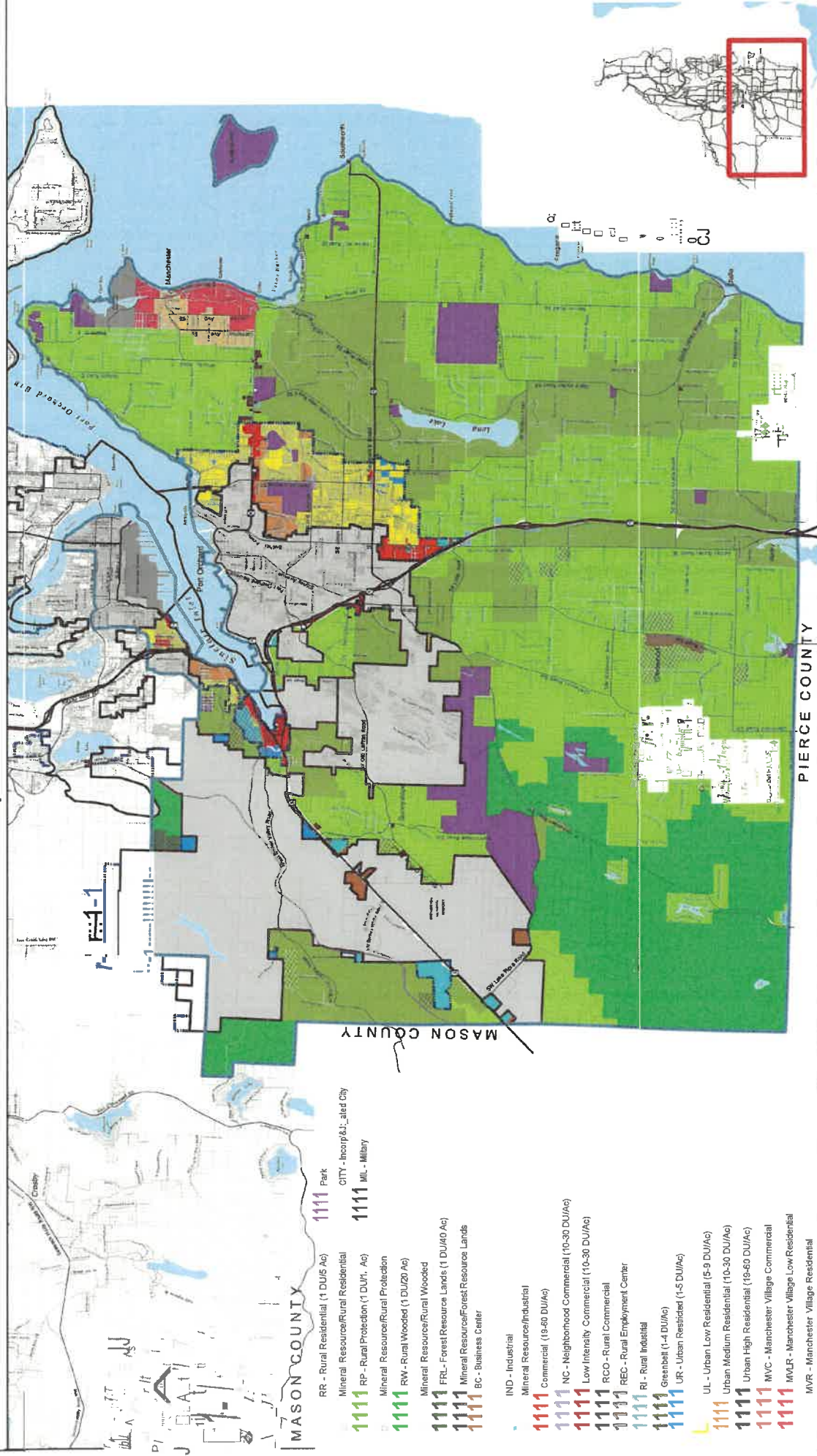


**Figure 3. Commissioner District 2(South Kitsap) Zoning Map – Board of County Commissioner
Direction Preferred Alternative (next page)**



South Kitsap - Commissioner District 2

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Zoning - Preferred Alternative - Board of Commissioner Direction

Kitsap County Department of Community Development
614 Division Street, MS-36, Port Orchard, Washington 98366
VOICE (860) 337-5777 (Kitsap One) * <https://www.kitsapgov.com/>

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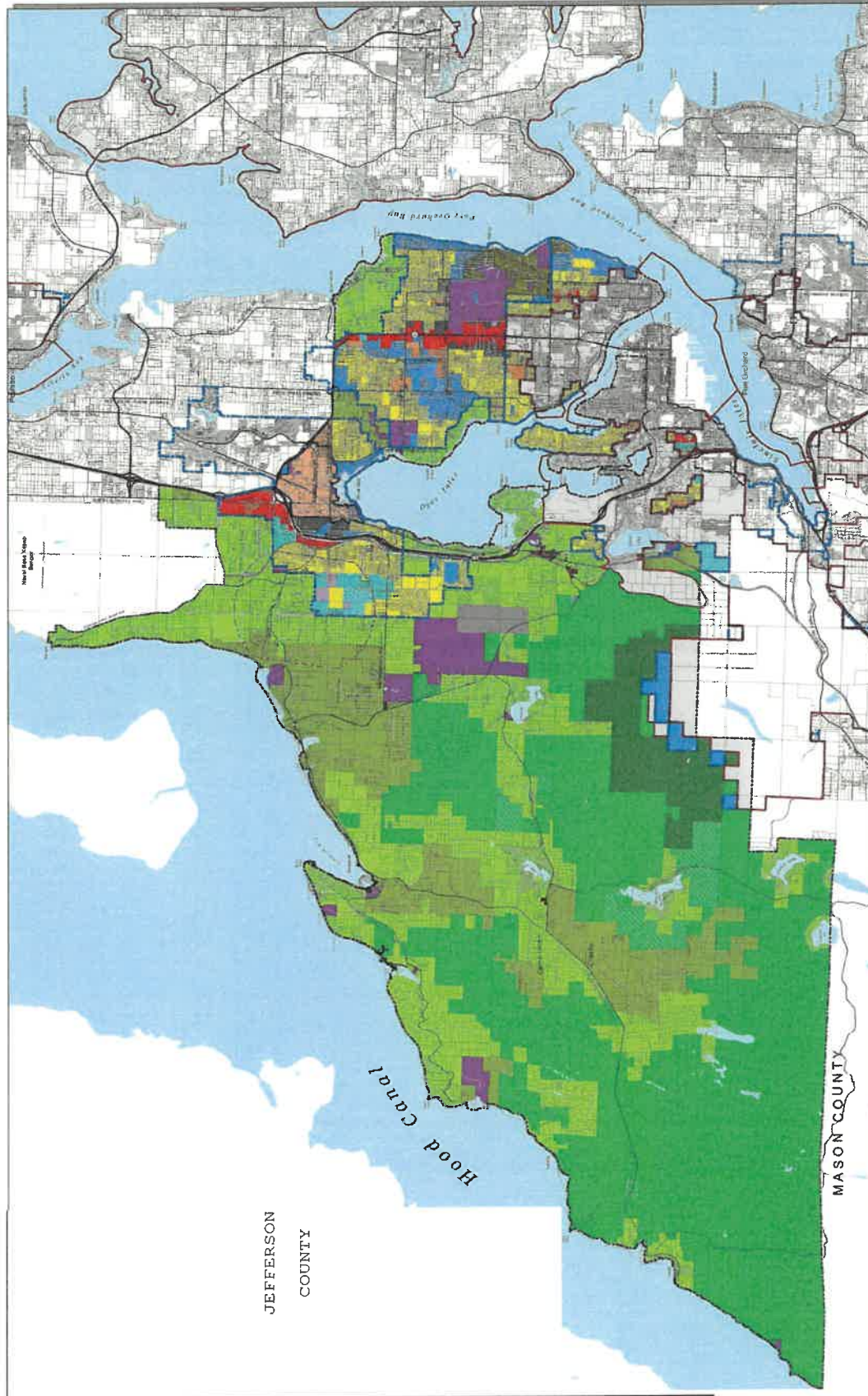
Map Published Date: July 22, 2024

W.S.

**Figure 4. Commissioner District 3 (Central Kitsap) Zoning Map – Board of County Commissioner
Direction Preferred Alternative**



Commissioner District 3 - Central Kitsap Zoning



Legend

County Commissioner District Outlines
 Regional/Citywide Growth Center
 Urban Growth Area Boundary
 Incorporated City Boundary
 Airport Overlay Area

RR - Rural Residential (1 DU/5 Ac)
 RR - Rural Residential (1 DU/10 Ac)
 RP - Rural Protection (1 DU/10 Ac)
 RW - Rural Wooded (1 DU/20 Ac)
 RW - Rural Wooded (1 DU/20 Ac)
 FRL - Forest Resource Lands (1 DU/40 Ac)
 FRL - Forest Resource Lands (1 DU/40 Ac)
 BC - Business Center
 BC - Business Center
 ND - Industrial
 ND - Industrial
 Commercial (15 DU/Ac)
 Commercial (15 DU/Ac)
 Regional Center (15 DU/Ac - no use)
 NC - Neighborhood Commercial (10-30 DU/Ac)
 Low Intensity Commercial (10-30 DU/Ac)
 RCO - Rural Commercial
 RI - Rural Industrial
 UCR - Urban Cluster Residential (5-8 DU/Ac)
 UCR - Urban Cluster Residential (5-8 DU/Ac)
 UL - Urban Low Residential (5-8 DU/Ac)
 UL - Urban Low Residential (5-8 DU/Ac)
 UL - Urban Medium Residential (10-30 DU/Ac)
 UL - Urban Medium Residential (10-30 DU/Ac)
 KVC - Keppel Village Commercial
 KVC - Keppel Village Commercial
 KVR - Keppel Village Residential
 KVR - Keppel Village Residential
 MVR - Manchester Village Residential
 MVR - Manchester Village Residential
 MVR - Manchester Village Residential
 SVC - Squamish Village Commercial
 SVC - Squamish Village Commercial
 SVC - Squamish Village Residential
 SVC - Squamish Village Residential
 SVC - Squamish Village Residential

-Park
 CITY - Incorporated City
 MIL - Military
 T - Tribal Land
 Lake
 Salt Water
 RL - Residential Low

Preferred Alternative - Board of Commissioner Direction

1 of 15

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Map Information: Date: April 2024
 Map Scale: 1" = 1/4" (1:36,000)
 Map Projection: NAD 83 / UTM Zone 18N
 Map Data: Kitsap County GIS Department
 Map Author: [Name]
 Map Reviewer: [Name]
 Map Approval: [Name]

GENERAL LAND USE GOALS, POLICIES, AND STRATEGIES

Goal 1. Land use pattern

Establish a development pattern consistent with the County's vision as expressed in the CPPs.

Land Use Policy 1.1. Designate the general distribution, location, and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities, and other land uses.

Land Use Policy 1.2. Establish land use designations and densities as shown in Table 5.

Land Use Policy 1.3. Manage and maintain the County's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Figure 1).

Land Use Policy 1.4. Implement land use designations through a clear regulatory process that ensures transparency, fairness, and predictability in the land development process.

Land Use Strategy 1.a. Review, and revise as necessary, permitting processes to ensure clarity for applicants, meet and exceed state standards for processing times, and create equitable opportunities for comment and engagement for the public.

What is the difference between zoning and future land use?

Goal 1 and the policies and strategies that implement it address the establishment of land use designations and the link between future land use and the zoning map.

The future land use map shows where general desired future land uses and densities should occur, as well as areas that are suitable for development versus areas that should be protected.

The zoning map and zoning regulations, which implement the comprehensive plan, are more specific. Multiple zones may implement a land use designation, while a single zone cannot implement multiple land use designations.

Land Use Goal 2. Capital facilities

Channel growth to areas where adequate services can be provided.

Land Use Policy 2.1. Coordinate capital facilities with land use planning.

Land Use Policy 2.2. Coordinate with local jurisdictions to determine what regional public facilities are or will be needed and how these facilities will be located to best serve the public.

Land Use Policy 2.3. Reduce stormwater runoff.



Land Use Strategy 2.a. Ensure that capital facilities plans and priorities match the future land use map and growth strategies.

Land Use Strategy 2.b. Develop agreements with adjacent cities and affected service providers to site joint facilities and share costs of development.

Land Use Strategy 2.c. Hold annual cross-jurisdictional meetings to identify potential facility needs.

Land Use Strategy 2.d. Encourage development of regional stormwater facilities.

Land Use Strategy 2.e. Ensure compliance with the current Stormwater Management Manual for Western Washington.

Land Use Goal 3. Full and equal access

Evaluate land use actions and decisions for their impact on the provision of full and equal access to opportunities and resources for all residents, regardless of identity, community, or socioeconomic circumstances.

Land Use Policy 3.1. Update development regulations to reflect equitable land use planning and incorporate land use development and planning requirements informed by a full public process.

Land Use Strategy 3.a. Explore racial equity assessment tools (e.g., Racial Equity Impact Assessment Toolkit from Race Forward) to evaluate development regulation update proposals.

Land Use Strategy 3.b. Expand community outreach strategies to vulnerable populations in the development of regulation updates.

Land Use Goal 4. Property rights

Balance community rights for health, safety, and conservation of resources with the rights of private property owners in development regulations.

Land Use Policy 4.1. Review and retain regulations that serve to protect the public welfare, health, and safety.

Land Use Policy 4.2. Property owners are to be protected from arbitrary and capricious land use decisions and actions.

Land Use Policy 4.3. Require new development within UGAs to be served by urban levels of sewer and water.

Land Use Policy 4.4. New urban services and facilities shall be limited to UGAs, unless service extension is necessary to respond to a documented public health hazard caused by existing development which cannot otherwise reasonably be remedied.

Land Use Strategy 4.a. Compensation at fair market value shall be paid when property is taken wholly for public purposes.

Land Use Strategy 4.b. Evaluate proposals through a lens that clearly outlines the community rights that are affected as well as private property rights.

Land Use Strategy 4.c. Convene a stakeholder group to review Boundary Line Adjustment code.

Land Use Goal 5. Compatibility with Naval Base Kitsap

Implement the strategies and recommendations of the 2015 Naval Base Kitsap Joint Land Use Study (JLUS).

Land Use Policy 5.1. Discourage the siting of incompatible uses near military bases that would affect the installations' military readiness or proposed future expansion.

Land Use Policy 5.2. Establish a list of recognized military "centers."

Land Use Policy 5.3. Recognize and consider the Manchester Fuel Depot freight route when new development and traffic improvements are proposed.

Land Use Policy 5.4. Coordinate with the Navy when infrastructure is contemplated that would induce incompatible growth near installations.

Land Use Strategy 5.a. Consider adopting overlay zones to prevent incompatible uses near installations.

Land Use Strategy 5.b. Commanding officers of military installations or their designees shall be notified any time development regulations or other planning actions that would affect properties surrounding the site are proposed to be changed.

Land Use Goal 6. Health and quality of life

Promote health and quality of life in the built environment.

Land Use Policy 6.1. Understand the impacts of land use decisions through such models as the social determinants of health (SDOH) approach, inclusive of income, housing, and transportation, to improve health outcomes.

Land Use Policy 6.2. Actively integrate amenities such as open space, trails, plazas, pedestrian features, tree canopies, and wildlife corridors within urban growth areas.

Land Use Policy 6.3. Plan for and implement an expanded network of trails.

Land Use Policy 6.4. Link non-motorized planning requirements to land use planning decisions.



Land Use Policy 6.5. Actively seek new opportunities for public waterfront access, especially in support of the Kitsap Peninsula Water Trails system, while preserving existing public waterfront access.

Land Use Policy 6.6. Encourage land use that removes barriers to expansion of medical and health care opportunities, student housing, access to services for seniors, and underserved communities.

Land Use Strategy 6.a. Adopt, review, and update as necessary requirements and incentives for developments to provide facilities that promote active living in new residential developments.

Land Use Strategy 6.b. Participate in a leadership role in discussions of the Kitsap Health Care Continuum.

Land Use Strategy 6.c. Support grant funding to help subsidize student housing for health care education.

Land Use Goal 7. Historic, archaeological, and cultural resources

Preserve and celebrate historic, archaeological, and cultural resources.

Land Use Policy 7.1. Establish procedures to preserve significant historic, archaeological, and cultural resources.

Land Use Policy 7.2. Engage with affected tribes and the Department of Archaeology and Historic Preservation on development proposals that may have impacts to cultural and historic resources.

Land Use Strategy 7.a. Inventory cultural resources throughout Kitsap County to be preserved by coordinating with local historical organizations, tribal governments, and Washington State Department of Archaeology and Historic Preservation.

Land Use Strategy 7.b. Consider the need for pre-ground disturbance site investigations for sites where predictive model show cultural resources are likely or when requested by affected Native American Tribes and Nations.

Land Use Strategy 7.c. Explore development of a historic preservation ordinance that grants the County status as a Certified Local Government.

Land Use Strategy 7.d. Explore grant funding available to Certified Local Governments to produce a historic preservation plan that will prioritize future preservation grant efforts.

Land Use Goal 8. Food security, systems, and production

Promote food security, food systems, local food production, and public health by encouraging locally based food production, distribution, and choice.

Land Use Policy 8.1. Promote inter-agency and intergovernmental cooperation to expand community gardening opportunities.

Land Use Policy 8.2. Support the development and adoption of joint-use agreements on publicly owned sites or institutional facilities to allow gardens, distribution, and sales.

Land Use Policy 8.3. Prioritize underserved communities, including communities with food deserts, as areas for potential locations for community gardens, farmers markets, and local food access programs.

Land Use Strategy 8.a. Adopt initiatives that will enhance urban and rural agriculture, community gardens, farmers markets, and food access.

Land Use Strategy 8.b. Consider allowing alternative retail models including pop-ups and mobile markets.

Land Use Goal 9. Airport compatibility

Ensure that land use decisions comport with Growth Management Act requirements concerning general aviation airports.

Land Use Policy 9.1. Discourage the siting of incompatible uses near airports.

Land Use Policy 9.2. Land use decisions near or within the operating envelope of an airport must not compromise air safety.

Land Use Policy 9.3. Consult with the owners and operators of general aviation airports prior to changing comprehensive plan or development regulations that may affect their use.

Land Use Strategy 9.a. Require notice to title for uses within 800 feet of airports, related operations, and aviation (aircraft navigation) easements.

Land Use Strategy 9.b. Establish an airport overlay adjacent to the Apex Airpark and discuss future limitations on development acknowledging state and federal guidance.



URBAN AREA BACKGROUND

Washington State's GMA requires that counties encourage urban growth in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. GMA defines "Urban Growth" as growth that makes intensive use of land for the location of denser population, buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands. This is achieved through the designation of UGAs.

UGAs are to be sized so that the broad range of needs and uses associated with urban growth are accommodated for over the twenty-year planning horizon. This includes non-residential uses such as medical, governmental, institutional, commercial, service, retail uses, and open spaces, as well as urban densities of housing. This sizing is calculated based on the land capacity analysis which was outlined in the background of this element.

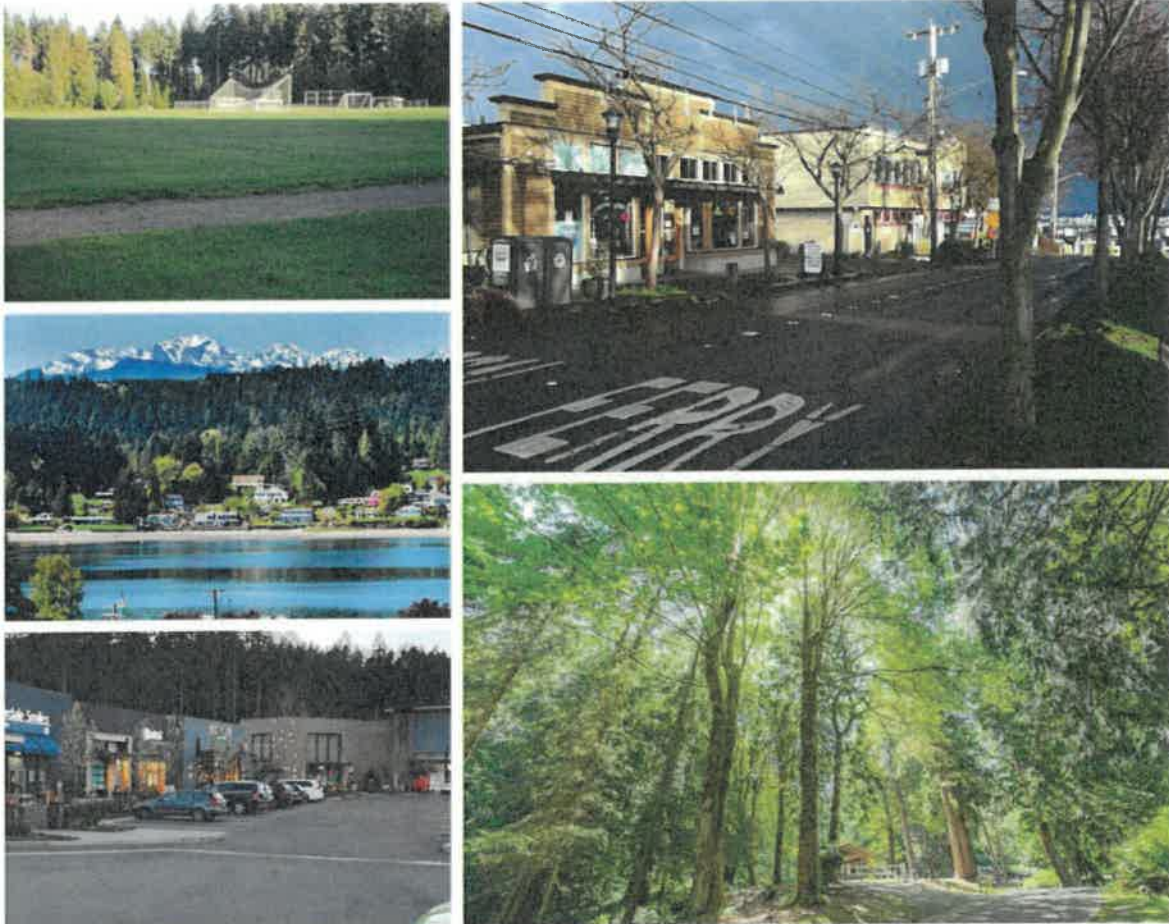
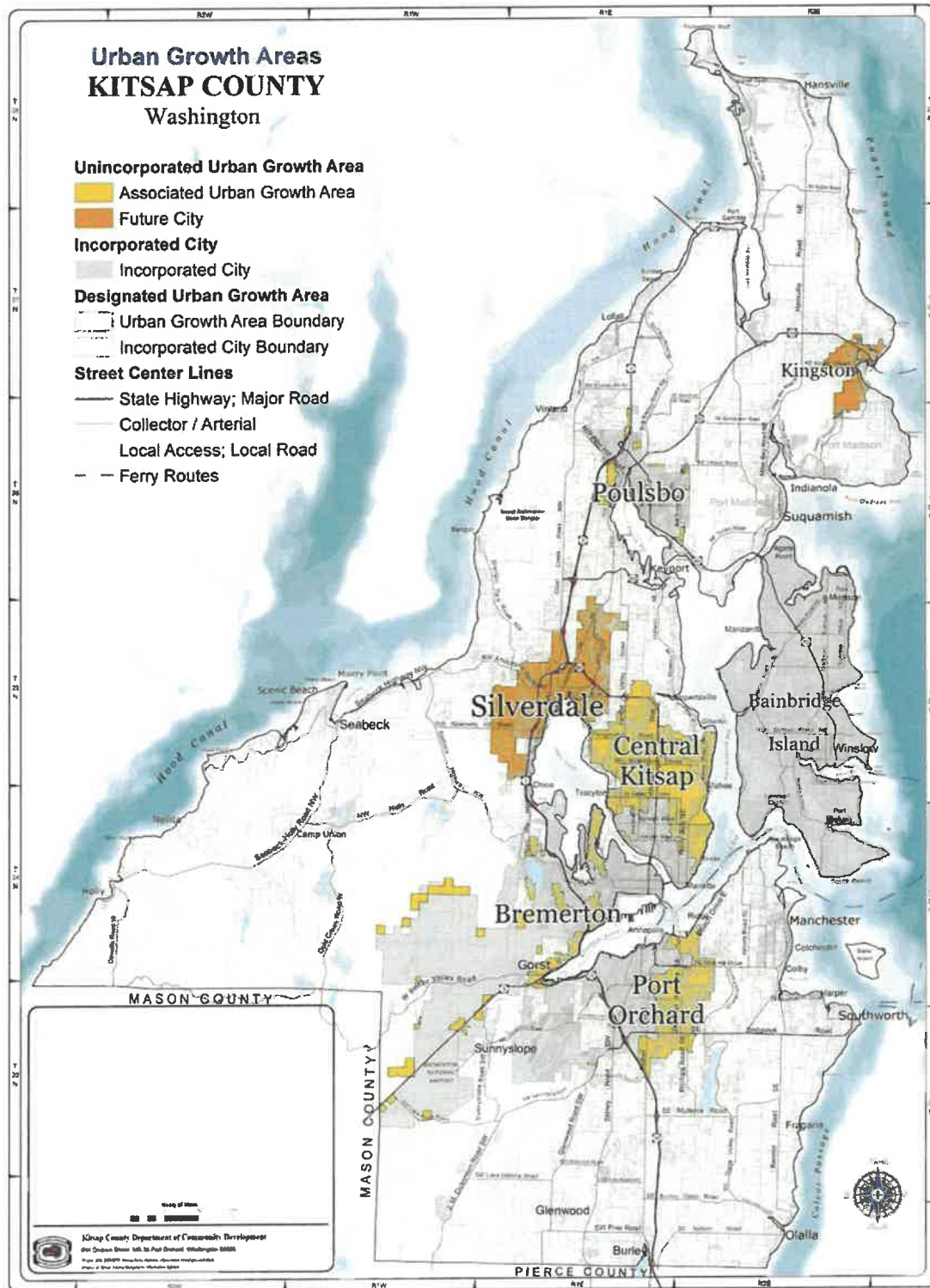


Figure 5. Urban Growth Areas Map – Board of County Commissioner Direction Preferred Alternative



URBAN DESIGNATIONS

Table 6. Kitsap County's Urban Land Use Designations and Associated Zoning

Urban Low-Density Residential

This designation provides for a mix of low-density residential uses that are appropriate for urban level densities but are either further away from transit and commercial services than the Urban Medium or Urban High-Density Residential, and/or include regulated environmentally critical areas. Primary uses include single-family dwellings and middle housing types (duplexes, triplexes, townhouses, cottage housing, and accessory dwelling units). Implementing zones include:

- Urban Restricted (2646 acres)
- Greenbelt (545 acres)
- Urban Low Residential (9316 acres)

Urban Cluster Residential (504 acres)

Urban Medium-Density Residential

This designation provides for a mix of middle housing types and low-rise multifamily residential uses on lands suitable for this level of urban development. This designation accommodates development that serves as a transitional buffer between lower density zones and high density/intensity zones. Development is required to occur at densities that make efficient use of public investments in infrastructure, facilitate public transit, and promote pedestrian and other non-motorized transportation. This designation is appropriate in areas near commercial services and/or transit.

- The implementing zone is:
- Urban Medium Residential (1150 acres)

Urban High-Density Residential

This designation provides for low- and mid-rise multifamily residential uses on lands suitable for this level of urban development. This designation requires development at densities that make efficient use of public investments in infrastructure, facilitate public transit, and promote pedestrian and other non-motorized transportation. Primary uses include low-rise and mid-rise apartments. This designation is appropriate in areas within walking distance of commercial services and/or transit.

- The implementing zone is:
- Urban High Residential (554 acres)

Urban Low-Intensity Commercial/Mixed-Use

This designation provides for commercial uses serving residential neighborhoods and small- to medium-scale mixed-use development. Primary commercial uses include those serving quick stop shopping needs. Examples include but are not limited to supermarkets, drug stores, restaurants, laundry and dry-cleaning establishments, branch banks, and professional offices. Primary residential uses include middle housing types and low-rise apartments. This designation is appropriate in centralized areas that serve surrounding residential neighborhoods or in gateway areas along arterial roadways, but adjacent to low density residential areas.

- Implementing zones include:
- Neighborhood Commercial (247 acres)
- Urban Village Center (66 acres)

Urban High-Intensity Commercial/Mixed-Use

This designation provides for a mix of larger commercial and mixed-use centers, including commercial uses that require large sites and draw customers at the community and regional scale. Both a vertical and horizontal mix of commercial and residential uses are encouraged. Primary commercial uses include, but are not limited to, superstores, department stores, automotive parts and sales, home improvement stores, hotels and motels, and restaurants. Primary residential uses include low and mid-rise apartments. The implementing zones include:

- Commercial (1309 acres)
- Regional Center (702 acres)
- Low Intensity Commercial (73 acres)

Urban Industrial

This designation provides for a mix of industrial and business uses such as light manufacturing, hi-tech, warehousing, biotech, business parks, higher education institutions, equipment, and vehicle repair, as well as heavy industrial activities and those requiring access to major transportation corridors.

- Implementing zones include:
- Business Center (204 acres)
- Industrial (818 acres)



URBAN GROWTH AREAS

Figure 6. Kingston UGA Boundary – Board of County Commissioners Direction Preferred Alternative

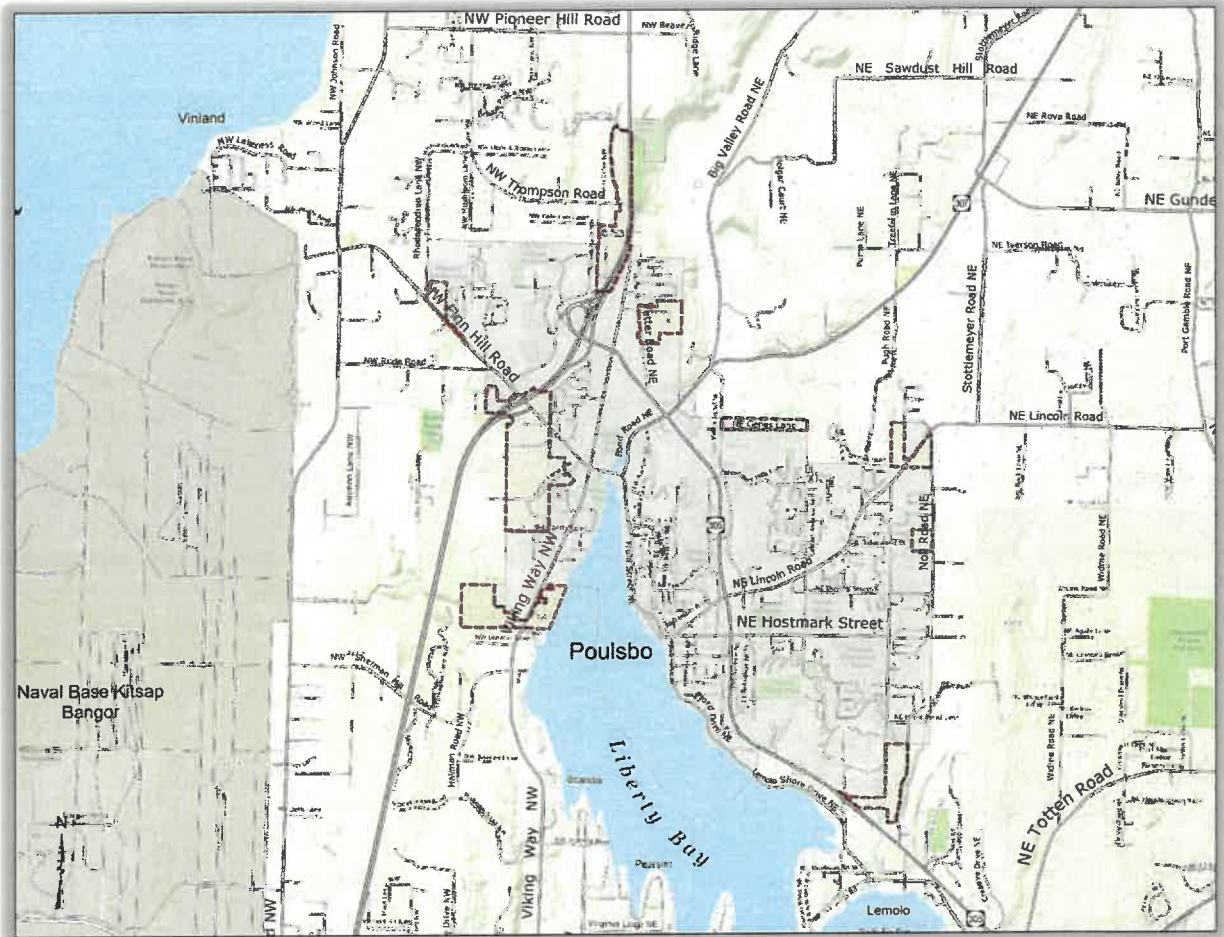


Kingston UGA

The Kingston UGA (shown in Figure 6) includes the unincorporated community of Kingston and is located in the northern portion of the County adjacent to Puget Sound. The UGA is approximately 1,271 acres in size. The UGA includes the Kingston Countywide Center that consists of the Kingston old town, which has a small-town character with small-scale commercial uses, and a predominantly commercial area to the northwest. The remainder of the UGA is primarily single-family residential development. The UGA remains unassociated without a contiguous incorporated jurisdiction. The community will explore incorporation during the planning period but may be limited by population and revenue opportunities. Kitsap County expects to continue to be the provider of planning and urban services for this area. Goals and policies related to Kingston can be found in the Kingston Subarea Plan.

Washington State Ferries and Kitsap Transit fast ferries both connect Kingston to the east side of Puget Sound, and this increased access has increased development pressure on Kingston.

Figure 7. Poulsbo UGA Boundary – Board of County Commissioners Direction Preferred Alternative



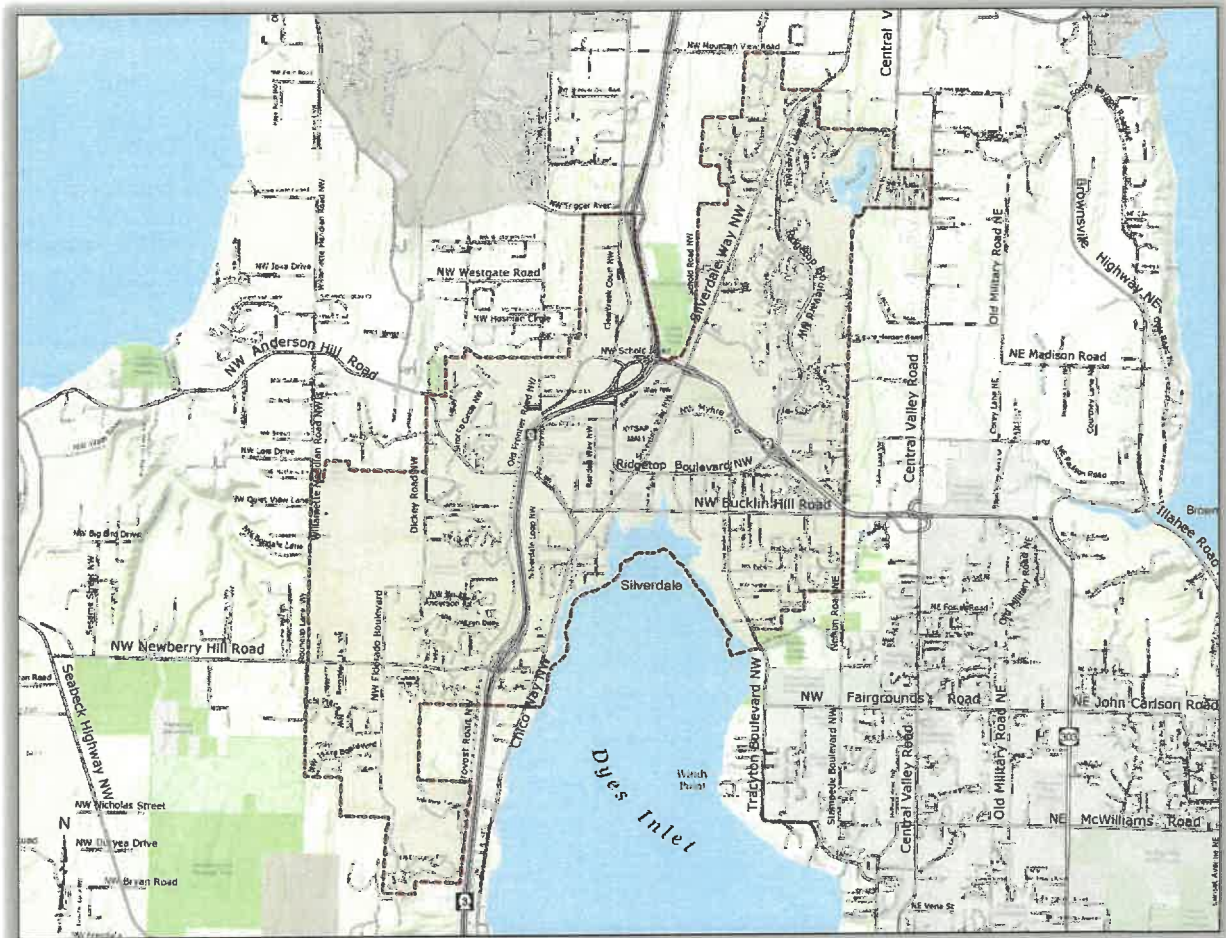
Poulsbo UGA

The City of Poulsbo is located along Liberty Bay about 11 miles southwest of Kingston. The Poulsbo UGA (shown in Figure 7) includes several unincorporated areas adjacent to the City of Poulsbo, totaling approximately 410 acres in size. The unincorporated UGA has a suburban character of predominantly single-family residential development. Many areas of the UGA have views of Liberty Bay and the Olympic Mountains.

The Poulsbo UGA was associated with the City of Poulsbo with the adoption of the Poulsbo Subarea Plan in 2002. To ensure consistent development patterns between those properties inside the City and those inside the unincorporated UGA, the City and County adopted an interlocal agreement to address development regulations within the unincorporated UGA. Through this agreement, the City's zoning and subdivision regulations apply to the development of properties within the unincorporated UGA. Updates to this agreement to simplify and streamline permit processing within the UGA are currently being discussed by the jurisdictions.



Figure 8. Silverdale UGA Boundary – Board of County Commissioners Direction Preferred Alternative



Silverdale UGA

The Silverdale UGA (shown in Figure 8) is composed of the unincorporated community of Silverdale and is located predominantly to the north and west of the northern portion of Dyes Inlet. It includes approximately 5,642 acres. The Silverdale UGA includes a downtown area with a regional commercial center, a historic Old Town, and a mix of medical, retail, and service uses. The UGA also includes limited industrial areas. Outside of the downtown, the UGA has a suburban character with predominantly single-family residential uses.

Silverdale is designated as a “Regional Growth Center” by the Puget Sound Regional Council (PSRC). But the boundaries of this designation focus on the downtown vicinity. Residents of the Silverdale UGA have discussed incorporation at different times over the past 20 years. As incorporation is a common manner to address capital facilities and planning for urban areas, Kitsap County will coordinate and cooperate in future discussions of the incorporation of the Silverdale UGA. Goals and policies specifically related to Silverdale can be found in the Silverdale Subarea Plan.

Figure 10. Bremerton East UGA Boundary – Board of County Commissioners Direction Preferred Alternative

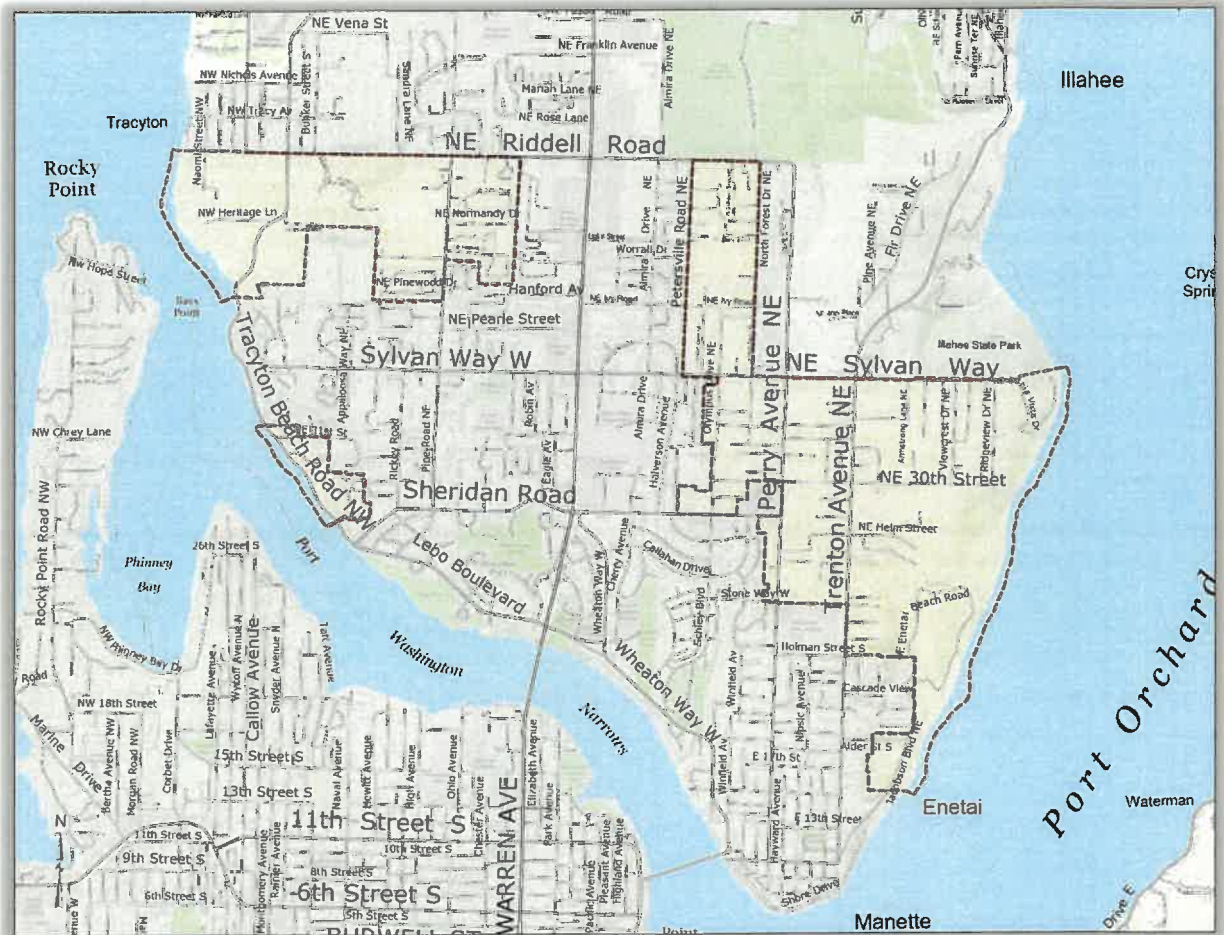
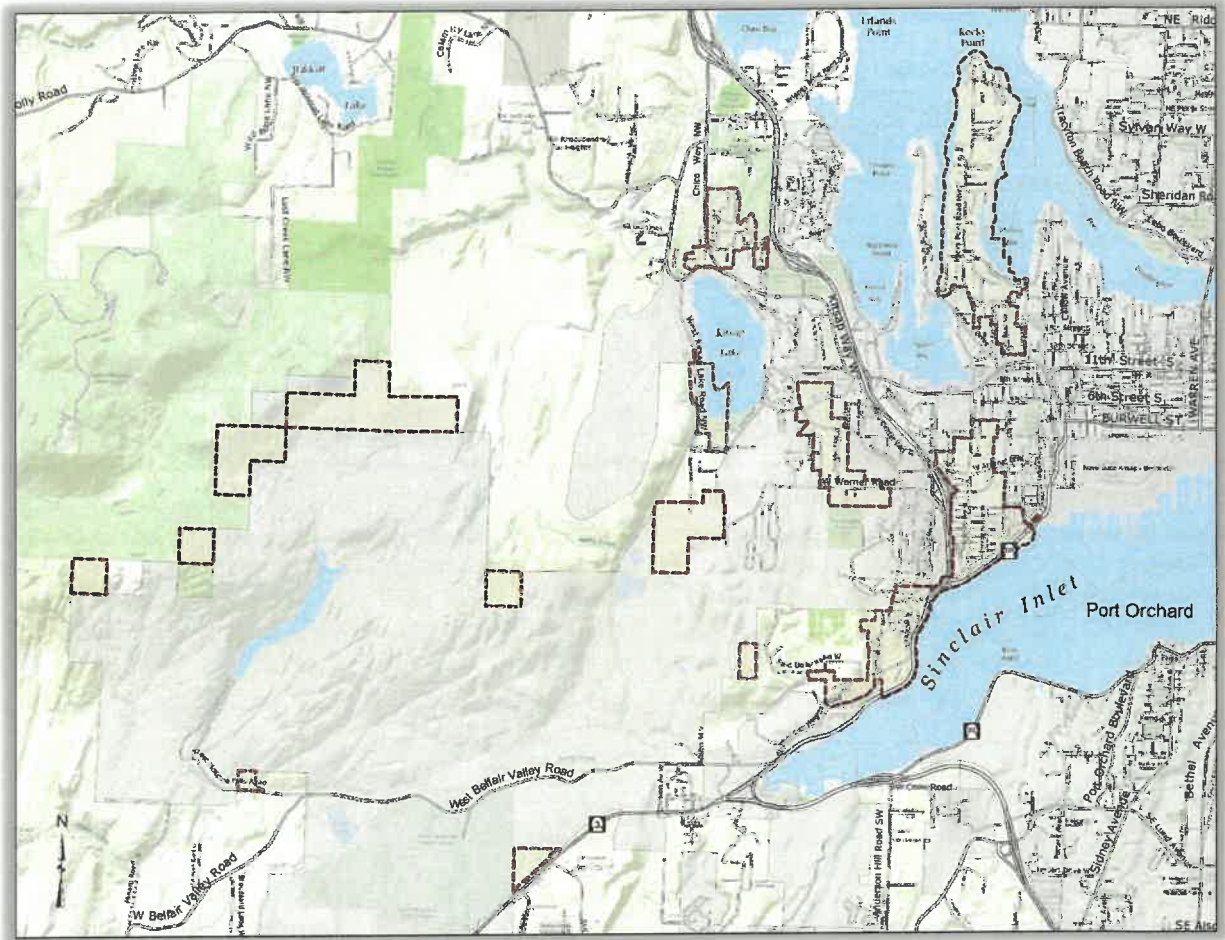


Figure 11. Bremerton West UGA Boundary – Board of County Commissioners Direction Preferred Alternative

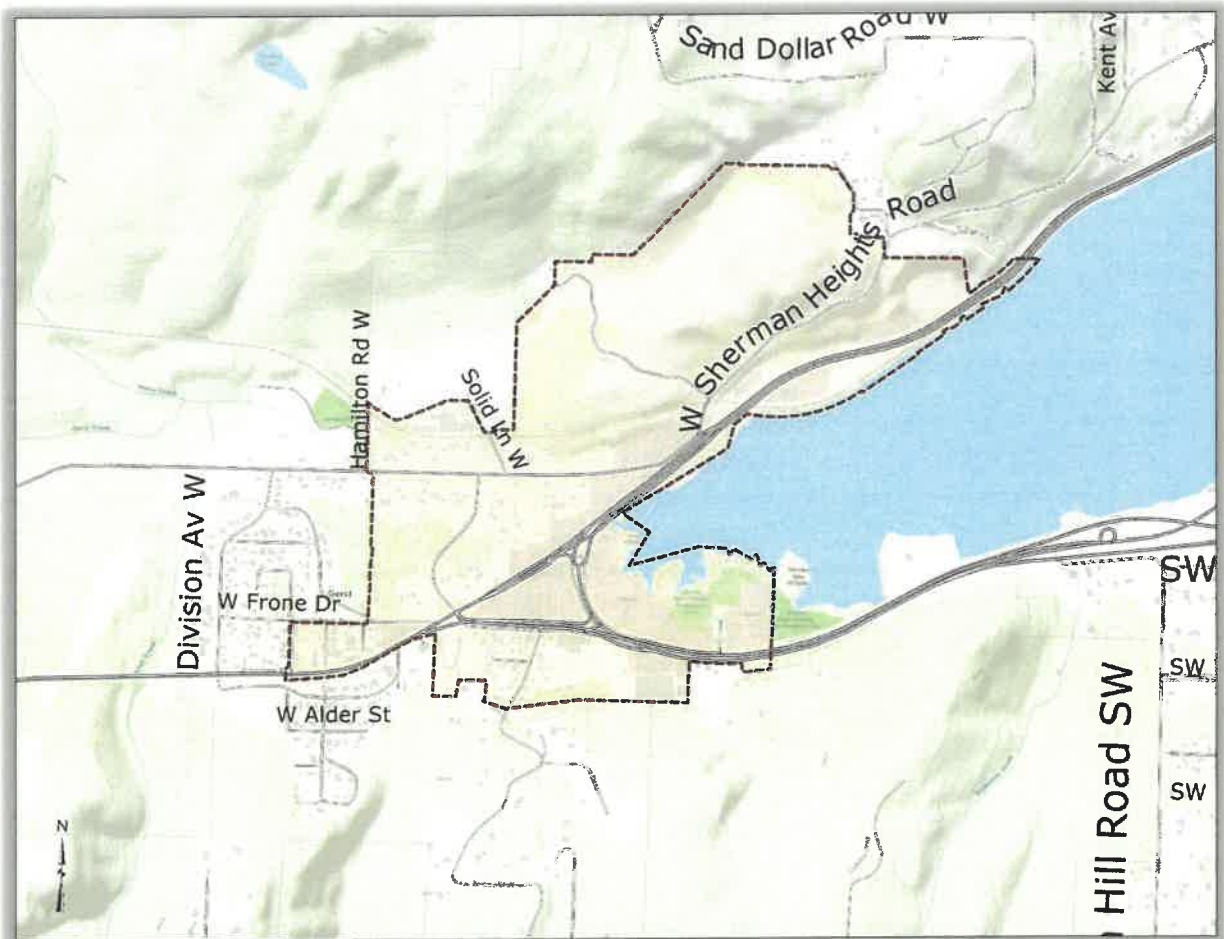


Bremerton West UGA

The Bremerton West UGA (shown in Figure 11) includes three unincorporated areas located adjacent to the western portion of the City of Bremerton (one of these is a pocket of unincorporated area surrounded by land that is part of the city). Together, these areas total approximately 1,918 acres. The Rocky Point portion of the UGA is primarily single-family residential in character. The Navy Yard City/National Avenue portion of the UGA contains commercial and industrial uses along with small-lot single-family residential development. The western pocket of the UGA (surrounded by city land) is predominantly residential. The Bremerton West UGA was associated with the City of Bremerton in the adoption of the 1998 Comprehensive Plan. Through future annexations, it is expected that much of this UGA will become part of the City over the next 20 years.



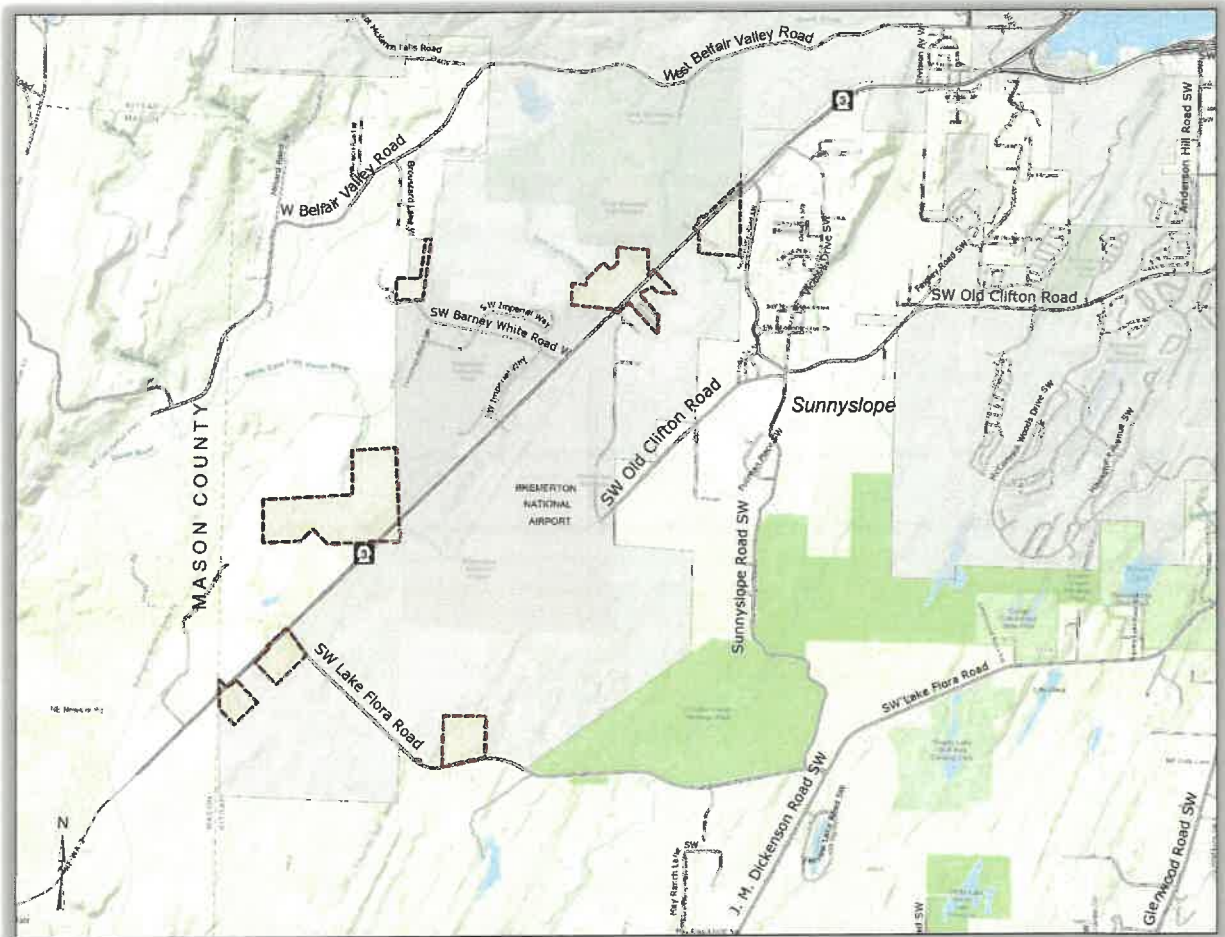
Figure 12. Gorst UGA Boundary – Board of County Commissioners Direction Preferred Alternative



Gorst UGA

The Gorst UGA (shown in Figure 12) is located at the western end of Sinclair Inlet at the junction of State Route (SR) 16 with SR 3. The UGA includes approximately 281 acres. The Gorst UGA is a relatively small highway-oriented commercial and industrial center with some small-lot single family residential development. It was associated with the City of Bremerton in 2008. Through future annexations, it is expected that this UGA will become part of the City over the next 20 years. Due to significant public health concerns regarding failing septic systems in the area, the County and the City of Bremerton invested in a new sewer mainline extension in 2014.

Figure 13. Puget Sound Industrial Center – Bremerton UGA Boundary – Board of County Commissioners Direction Preferred Alternative



Puget Sound Industrial Center - Bremerton UGA

The Puget Sound Industrial Center Bremerton (PSIC) UGA (shown in Figure 13) is located along SR 3 southwest of the Gorst UGA in the southern portion of the County. It is approximately 3,726 acres. The PSIC UGA is a major manufacturing center and is designated a “Regional Manufacturing/Industrial Center Suburban City” by Puget Sound Regional Council (PSRC). The PSIC UGA is associated with the City of Bremerton. With the Bremerton National Airport and other Port of Bremerton facilities within this UGA, future planning for the area is very important to the County and City’s long and short-term economic diversification.

Since 2008, the City of Bremerton has annexed a majority of the UGA, leaving isolated pockets, including one “island,” unincorporated. Through future annexations, it is expected that the remainder will become part of the City over the next 20 years. The Port of Bremerton has executed an interlocal agreement with the City of Port Orchard for sewer and other services. Both the cities of Bremerton and Port Orchard provide water service.



Figure 14. Port Orchard UGA Boundary – Board of County Commissioners Direction Preferred Alternative



Port Orchard UGA

The Port Orchard UGA (shown in Figure 14) includes several separate areas adjacent to the City of Port Orchard. Almost all of the area is to the east of the City and continues along Mile Hill Drive and Bethel Road. The UGA also includes two small pockets of unincorporated area adjacent to City boundaries in the western Port Orchard area. The UGA totals approximately 3,113 acres. The character of the majority of the UGA is suburban, with suburban style commercial centers along the arterial corridors of Mile Hill Drive and Bethel Road, and primarily single-family residential development in other areas. The portion of the UGA northeast of the City offers views of Sinclair Inlet. One pocket of the UGA located west of the City along Sidney Road Southwest is commercial, and the other west of the City is low density residential. Since 2006, the City has annexed a large portion of the commercial corridors within the UGA, including the Bethel Corridor annexation in April 2012.

The Port Orchard UGA was associated with the City of Port Orchard with the 1998 Comprehensive Plan adoption. Since then, the City has been gradually annexing this UGA, such efforts are expected to continue over the next 20 years.

CENTERS

Centers are a critical part of Kitsap County's planning efforts and growth strategy. At the regional level, PSRC identifies 29 Regional Growth Centers, which include two in Kitsap County: Silverdale and Bremerton. Ten regional manufacturing/industrial centers are designated, which includes Puget Sound Industrial Center - Bremerton in Kitsap County. Kitsap County also identifies two Countywide Centers: Kingston and McWilliams (located in Central Kitsap UGA).

Regional Growth Centers – Urban

Regional Growth Centers are locations of more compact, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations. Centers receive a significant share of the region's population and employment growth compared with other parts of the urban areas while providing improved access and mobility – especially for walking, biking, and transit.

Regional Growth Centers – Urban are designated by PSRC and must meet minimum criteria as outlined in PSRC's Regional Centers Framework including:

- An existing density of at least 18 activity units per acre, with a target of 45 activity units per acre. An activity unit is equal to either one job or one resident.
- 200 acres minimum – 640 acres maximum
- Frequent transit service
- Market potential to support growth



- Silverdale Regional Growth Center** – First designated in 2003, Silverdale (shown in Figure 15) is the only Regional Center that is unincorporated. It is 717 acres in size, bordered by Dyes Inlet to the South, SR 3 to the West, and SR 303 to the east. Silverdale Regional Center has its own Subarea Plan with this Comprehensive Plan, which envisions the area evolving from its current development patterns of large blocks and auto-oriented commercial to a vibrant mixed-use center with a diversity of housing and employment opportunities and greater multi-modal transportation connections. Over the next 20 years, Silverdale Regional Center is expected to accommodate much of the population and employment growth for the County.

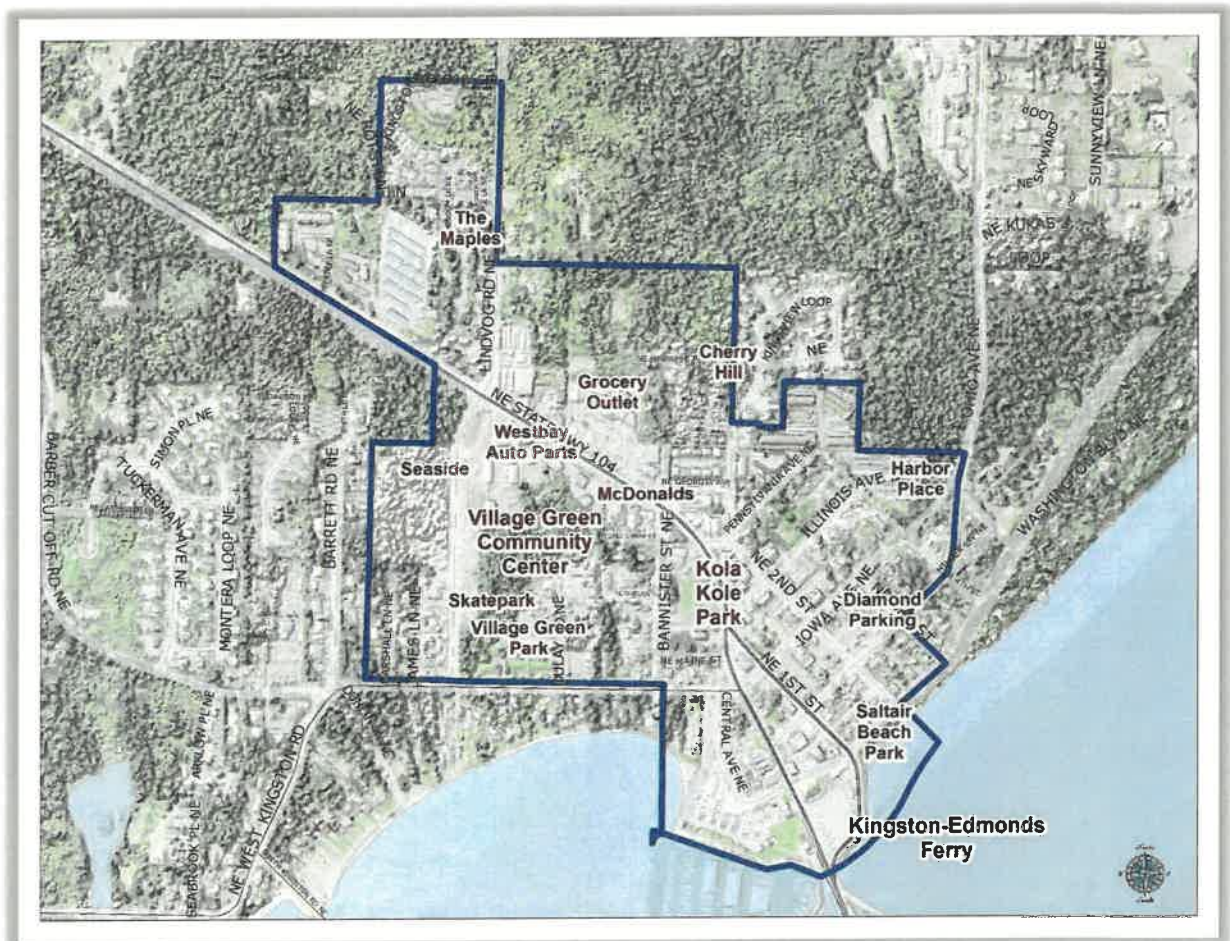
Figure 15. Silverdale Regional Center Boundary – Board of County Commissioners Direction Preferred Alternative



Countywide Growth Centers Like Regional Growth Centers, Countywide Growth Centers include criteria for designation, however the criteria vary by County and PSRC does not play a role in their review or certification. Countywide Centers serve important roles as places for concentrating jobs, housing, shopping, and recreation opportunities. These are areas linked by transit, provide a mix of housing and services, and serve as focal points for local and County investment.

- Kingston Countywide Center** – Totalling 192 acres in size, Kingston Countywide Center (shown in Figure 16) is a subarea of the larger Kingston Urban Growth Area and includes three distinct Design Districts: Old Town, Lindvog Commercial, and Village Green. Developed with the guidance of the Kingston Community Advisory Council, the Kingston Subarea Plan includes goals and policies that guide the development and growth of the Center while preserving Kingston's unique character.

Figure 16. Kingston Countywide Center Boundary – Board of County Commissioners Direction Preferred Alternative



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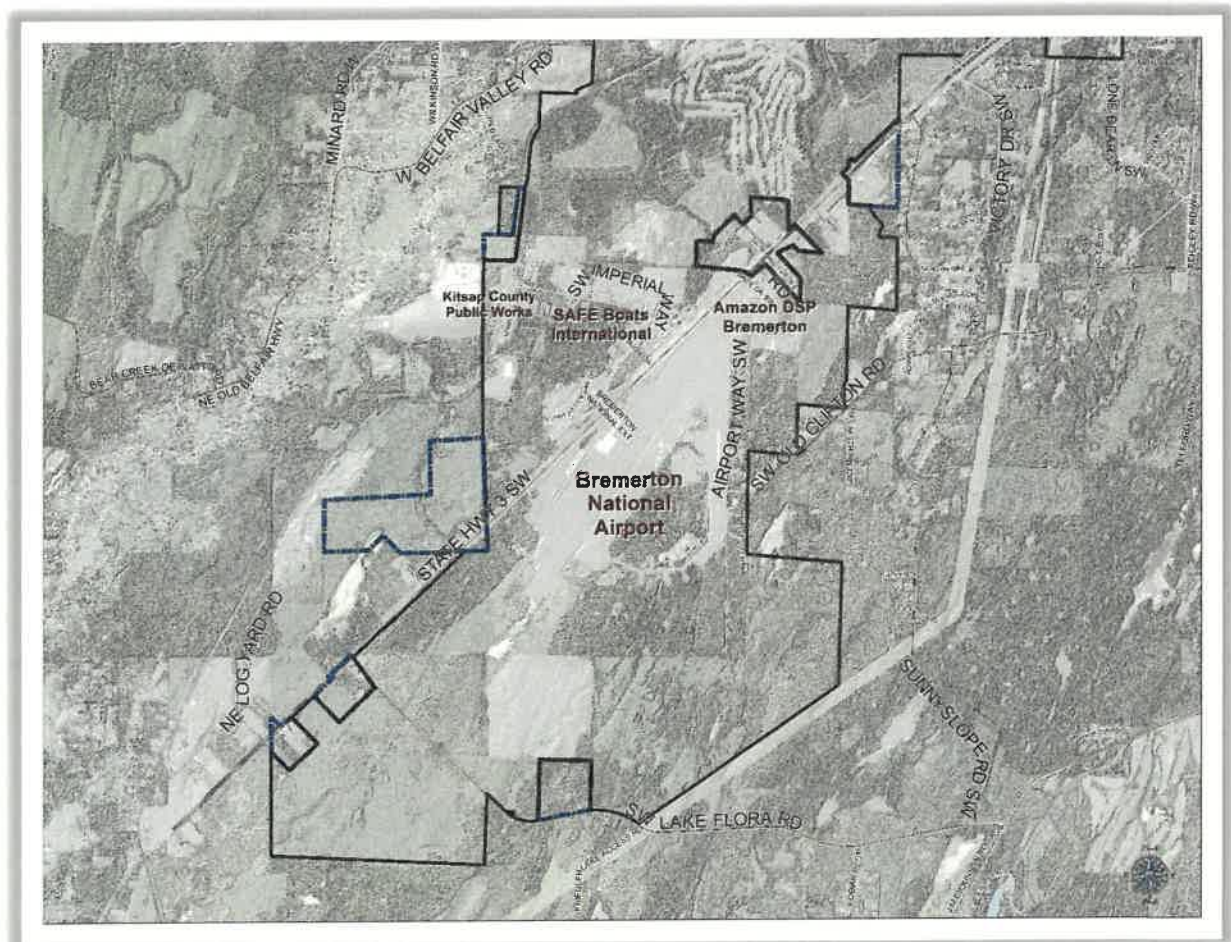
This aerial map shows a portion of the City of Omaha, Nebraska, with a blue outline indicating the proposed City of Bellevue area. The map includes major roads such as NE 303rd St, NE 24th St, and NE 16th St. Key locations marked include Walmart, Chevron, McDonald's, Starbucks, Walgreens, Safeway, Park & Ride, and Barker Creek Community School. Surrounding areas like NE 303rd St, NE 24th St, and NE 16th St are also labeled.

Manufacturing/Industrial Centers

Manufacturing/Industrial Centers preserve lands for family-wage jobs in basic industries and trade and provide areas where employment may grow in the future. Manufacturing/Industrial Centers form a critical regional resource that provides economic diversity, supports national and international trade, generates substantial revenue, and offers higher than average wages.

- Puget Sound Industrial Center (PSIC) – Bremerton** – PSIC is in the far southwest of the County, bisected by SR 303. A small portion of the total 3,726 acres of PSIC – Bremerton is in unincorporated Kitsap County, but the majority has been annexed by the City of Bremerton. PSIC – Bremerton is positioned to be a focus area for industrial development and jobs.

Figure 18. PSIC – Bremerton Boundary – Board of County Commissioners Direction Preferred Alternative



URBAN AREA LAND USE GOALS, POLICIES, AND STRATEGIES

Land Use Goal 10. UGA planning focus

Focus current and future planning on infill and redevelopment of existing Urban Growth Areas (UGAs).

Land Use Policy 10.1. Support innovative, high quality infill development and redevelopment in existing developed areas within the Urban Growth Areas.

Land Use Policy 10.2. Research and evaluate incentives to promote infill development and redevelopment.

Land Use Policy 10.3. Facilitate an integrated mix of uses and development in commercial designations.

Land Use Policy 10.4. Promote housing preservation and development in areas that are already well-served by schools, public transportation, and commercial facilities and which have adequate infrastructure to support alternative modes of transportation.

Land Use Policy 10.5. Support compact forms of development in commercial areas in order to encourage pedestrian and non-motorized travel and transit use and reduce vehicle miles traveled (VMT).

Land Use Policy 10.6. Measure, adopt, and implement reasonable measures if the Buildable Lands Report (BLR) finds inconsistencies in planned growth.

Land Use Policy 10.7. Accommodate affordability and flexibility in multifamily development through generous provisions for building height and density, reduced setback requirements, and encouragement of mixed attached housing types.

Land Use Strategy 10.a. Establish specific development regulations for transitioning between zones with different intensities that balance compatibility with development opportunities.

How does this relate to the preferred alternative?

The Preferred Alternative as selected by the Board of County Commissioners is based on Alternative 2 studied in the Draft Environmental Impact Statement (DEIS).

Alternative 2 (and the Preferred Alternative) emphasize compact growth with limited changes to UGA boundaries and densification and intensification within existing UGAs and centers. This implements Growth Management Act and Regional Growth Strategy requirements to focus growth in UGAs and limit UGA expansions.



Land Use Strategy 10.b. Continue to review and assess data for application of reasonable measures. Monitor the effectiveness of adopted reasonable measures in one-year intervals with the publication of the Buildable Lands Report.

Land Use Strategy 10.c. Adopt site design standards that emphasize pedestrian-oriented forms of development, particularly in key areas where storefront environments and a mix of uses is desired.

Land Use Strategy 10.d. Review and adjust dimensional and density standards within urban zones to accommodate a variety of housing types and site layouts.

Land Use Strategy 10.e. If made available to Kitsap County, adopt the Multi-Family Tax Exemption to incentivize dense residential development in urban centers.

Land Use Goal 11. Quality of life

Enhance the character and quality of life in UGAs.

Land Use Policy 11.1. Review and update site design standards for all new residential, commercial, and mixed-use development in UGAs to ensure that:

- Developments are coordinated and connected, where possible.
- Streetscapes are safe, welcoming, and attractive.
- Sites, including buildings, circulation, parking, and open space, are thoughtfully laid out to enhance the character of streetscapes, create a safe and convenient circulation system, and enhance the function and livability of developments.
- Developments integrate useable open space that provides recreational and social engagement opportunities while enhancing the setting for land uses.
- Developments integrate trees and landscaping elements to enhance the streetscape character, provide environmental benefits, screen unwanted views, and create comfortable human environments.

Land Use Policy 11.2. Provide for publicly accessible services and amenities to serve residents, employees, shoppers, and other visitors of UGAs, including:

- Schools and other educational facilities.
- A connected network of trails.
- Parks and open space.
- Recreational facilities.
- Cultural facilities.



Land Use Policy 11.3. Ensure quality design in development of housing, businesses, and public amenities.

Land Use Strategy 11.a. Update development regulations to meet the design objectives of Land Use Policy 11.1.

Land Use Strategy 11.b. Update the County's Capital Improvement Plan to prioritize those public improvements and amenities in locations intended for mixed use and the highest development intensities.

Land Use Strategy 11.c. Explore options and opportunities for public-private partnerships that leverage strategic investment with developments that meet community design objectives.

Land Use Goal 12. Coordinating land use and transportation

Facilitate a coordinated land use and transportation pattern that reduces the reliance on the Single Occupancy Vehicle (SOV).

Land Use Policy 12.1. Support higher density residential uses in areas with access to multi-modal transportation, urban amenities, goods and services, physical activity, and healthy foods.

Land Use Policy 12.2. Promote commercial, mixed use, high density housing, and Transit Oriented Development (TOD) to promote walking, rolling, and transit use, while reducing SOV trips and reducing per capita Vehicle Miles Traveled (VMT).

Land Use Policy 12.3. Update development and design standards to promote good circulation and help reduce SOV trips.

Land Use Policy 12.4. Restrict the number of drive-through businesses in areas designated for high pedestrian activity.

Land Use Strategy 12.a. Update zoning provisions coordinated with transit access, commercial services, and public amenities.

Land Use Strategy 12.b. Adopt minimum density requirements in strategic areas to ensure that development is supportive of transit use.

Land Use Strategy 12.c. Adopt block size standards and intervals for required through-block connections in commercial, mixed-use, and multifamily-zoned areas.

Land Use Goal 13. Annexation and incorporation

Further GMA goals for annexation or incorporation of Urban Growth Areas

Land Use Policy 13.1. Coordinate with existing cities regarding their associated UGAs in planning efforts.

Land Use Policy 13.2. Cooperatively develop a timeline for annexation or incorporation with local cities or community groups.

Land Use Strategy 13.a. Work with cities to develop a pre-annexation, annexation, or incorporation interlocal agreements.

Land Use Strategy 13.b. Create annexation and incorporation program to assess property values, revenues, expenditures, development opportunities, and annexation or incorporation timelines and ultimate transitions.

Land Use Strategy 13.c. Evaluate the Urban Growth Area expansion north of Kitsap Lake in 2028 and consider removal from the UGA if the area has not yet annexed.

Land Use Goal 14. Encourage urban-rural distinction

Encourage an urban-rural distinction and coordinate growth with cities

Land Use Policy 14.1. Facilitate and encourage urban areas to annex to associated cities or incorporate over the 20-year planning period and ensure compatibility of development with future planned uses.

Land Use Policy 14.2. In accordance with Kitsap Public Health District and Washington State requirements, require connection to a public sewer system for new or extensively remodeled development located within 200 feet of the public sewer system and within an urban growth area.

Land Use Policy 14.3. Address the issues related to the association of unincorporated Urban Growth Areas with their corresponding incorporated cities, consistent with the CPPs.

Land Use Policy 14.4. Enter into discussions with jurisdictions having any newly incorporated areas to address the logical transfer of jurisdiction, including the issues of infrastructure provision, ownership, and maintenance; revenue sharing; and regional planning.

Land Use Strategy 14.a. Establish a planning process to improve consistency between city and County plans, zoning, and development regulations in associated UGAs to further efficient delivery of urban services.

Land Use Strategy 14.b. Work with sewer purveyors to plan and provide for infrastructure in designated Urban Growth Areas, including small community sewer systems.

Land Use Strategy 14.c. Associate the Central Kitsap UGA with the City of Bremerton.



Land Use Goal 15. Direct development to UGAs

Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act, VISION 2050, and the Countywide Planning Policies.

Land Use Policy 15.1 Consider development patterns that reduce sprawl, use urban land more efficiently, and incorporate feasible, innovative, and sustainable practices.

Land Use Policy 15.2. Ensure consistency between the assumptions contained in the County's Land Capacity Analysis and Countywide Planning Policies.

Land Use Policy 15.3. Through application of Growth Management Act goals and adopted incentives, increase density in urban areas and limit sprawl in rural areas.

Land Use Policy 15.4. Maintain consistency with Countywide Planning Policies regarding growth targeting.

Land Use Policy 15.5. Explore the creation of incentives and streamlined administrative processes for new short plats in high priority areas to be identified within the Urban Growth Areas as a reasonable measure.

Land Use Strategy 15.a. At the five-year mid-point of Comprehensive Plan cycle, consider assessing the Land Use Map and docket for Site Specific Amendments.

Land Use Strategy 15.b. At the five-year mid-point of the Comprehensive Plan cycle, evaluate the effectiveness of development regulations.

Land Use Strategy 15.c. Create and use dashboards with permit and census data to review trends in permit activity, new housing units, and demographics such as health indicators.

Land Use Goal 16. Provide sufficient industrial lands

Maintain sufficient industrial land area in the Urban Growth Areas for future industrial use.

Land Use Policy 16.1. When updating code pertaining to industrial lands, ensure that industrial uses are a priority in order to prevent commercial encroachment.

Land Use Policy 16.2. Apply the Urban Industrial designation in areas most conducive to industrial development, e.g., few or no natural limitations to development, reasonable accessibility to major streets and highways, available services and facilities, and compatibility with adjacent land uses.

Land Use Strategy 16.a. Focus the locations of industrial zoning consistent with Department of Commerce and Puget Sound Regional Council guidance.

RURAL AREA BACKGROUND

The Growth Management Act requires that Counties include a rural element that addresses lands that are not designated for urban growth, agriculture, forest, or mineral resources. The Rural and Resource Lands element is focused on ensuring land uses are compatible with the rural character of such lands and provides for a variety of rural densities and uses.

While managing growth, Kitsap County recognizes that rural character is a factor in drawing residents. Defining this character is an important step in preserving it. Kitsap County's rural area consists of differing natural features, landscape types, and land uses. Rural land uses consist of both dispersed and clustered residential developments, farms, wooded lots, and small and moderate-scale commercial and industrial uses that serve rural residents as their primary client. Rural landscapes encompass a full range of natural features including forested expanses, rolling meadows, streams and lakes, pastures and cropland, shorelines, and other sensitive areas.

The rural area of Kitsap County is much less developed than the urban areas. This allows for and encourages the natural landscape to predominate over the built environment. The most density Kitsap County allows in the rural areas is one dwelling unit per five acres (Rural Residential zone). This zoning allows for large amounts of land to remain undeveloped and for the protection of critical areas and rural character. The County has adopted a Critical Areas Ordinance which protects wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas from the impacts of development and people from the consequences of developing in unsuitable areas. The County has also adopted an ordinance for its Shoreline Master Program which protects shorelines based on preferred and existing patterns of development. Kitsap County has adopted five comprehensive plan designations and five implementing zoning classifications in the rural areas that are intended to prevent the inappropriate conversion of undeveloped land. Further, the provision of urban level of governmental services to the rural area is restricted.



Photo credit: Kitsap County

For County residents, the term rural also defines a philosophy of living and a quality of life. This quality of life includes a sense of quiet, community, and a slower pace of life. Rural characteristics include the abundance of trees, access to recreation, views of water and mountains, and a quiet, unregimented atmosphere. The elements of rural character also include the dynamic natural systems abundant in Kitsap County which can be vulnerable to human and natural change. The Rural goals and policies in the Rural and Resource Lands element also recognize that rural areas and communities have unique historical characters, appearances, and functions that should be retained and enhanced.



RURAL DESIGNATIONS

[Additional information on rural designations is in the Rural and Resource Lands element.](#)

Table 7. Kitsap County's Rural Land Use Designations

<p>Rural Residential</p> <p>This designation promotes low-density residential development and agricultural activities that are consistent with rural character. It is applied to areas that are relatively unconstrained by environmentally sensitive areas or other significant landscape features. These areas are provided with limited public services. Maximum density is 1 dwelling unit per 5 acres. The implementing zone is:</p> <ul style="list-style-type: none"> • Rural Residential (86,082 acres)
<p>Rural Protection</p> <p>This designation promotes low-density rural development and agricultural activities that are consistent with rural character and protects environmental features such as significant visual, historical, and natural features, wildlife corridors, steep slopes, wetlands, streams, and adjacent critical areas. Maximum density is 1 dwelling unit per 10 acres. The implementing zone is:</p> <ul style="list-style-type: none"> • Rural Protection (30,903 acres)
<p>Rural Wooded</p> <p>This designation is intended to encourage the preservation of forest uses and agricultural activities, retain rural character, and conserve natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production. Residents of rural wooded (RW) residential tracts shall recognize that they can be subject to normal and accepted farming and forestry practices on adjacent parcels. Maximum density is 1 dwelling unit per 20 acres. The implementing zone is:</p> <ul style="list-style-type: none"> • Rural Wooded (43,077 acres)
<p>Rural Commercial</p> <p>This designation is intended to permit the location of small-scale commercial retail businesses and personal services which serve a limited area of the rural population outside established UGAs. Appropriate uses are small-scale retail, sales, and services located along county roads on small parcels that serve the nearby rural residential population. This designation may be located at crossroads of county roads, state routes, and major arterials. The implementing zone is:</p> <ul style="list-style-type: none"> • Rural Commercial (257 acres)
<p>Rural Industrial</p> <p>This designation provides for small-scale light industrial, light manufacturing, recycling, mineral processing, and resource-based goods production uses that are compatible with rural character and do not require an urban level of utilities and services. The implementing zone is:</p> <ul style="list-style-type: none"> • Rural Industrial (157 acres)

~~LIMITED AREAS OF MORE INTENSE RURAL DEVELOPMENT (LAMIRDS)~~

~~Limited Areas of More Intense Rural Development, or LAMIRDS, are allowed for the purpose of recognizing existing areas of more intense or dense rural development and to contain these areas from sprawling.~~

- ~~• Type 1 LAMIRDS have a variety of uses characterized as a village or hamlet.~~
- ~~• Type 2 LAMIRDS are for recreation purposes only. Kitsap County does not have any Type 2 LAMIRDS.~~
- ~~• Type 3 LAMIRDS are for small-scale businesses and cottage industries that provide job opportunities for rural residents.~~

~~LAMIRDS may be served by public facilities and services that are appropriate and necessary for the amount of development contained within the boundaries.~~

~~LAMIRD Maps can be found in the subarea plan elements later in this document.~~

~~Type 1 Rural Village/Rural Commercial.~~

~~This designation is characterized as infill development or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether as shoreline development, villages, hamlets, rural activity centers, or crossroads. Any development or redevelopment other than an industrial area or use within a Type 1 LAMIRD must be principally designed to serve the rural population.~~

~~Any new development or redevelopment must be consistent with the pre-existing character of the area with respect to building size, scale, use, or intensity. Type 1 LAMIRDS must have been established as more densely developed areas as of July 1990, and they must include pre-GMA existing development. Type 1 LAMIRDS also must be bounded by a “logical outer boundary” that reflects the limits of the pre-existing development.~~

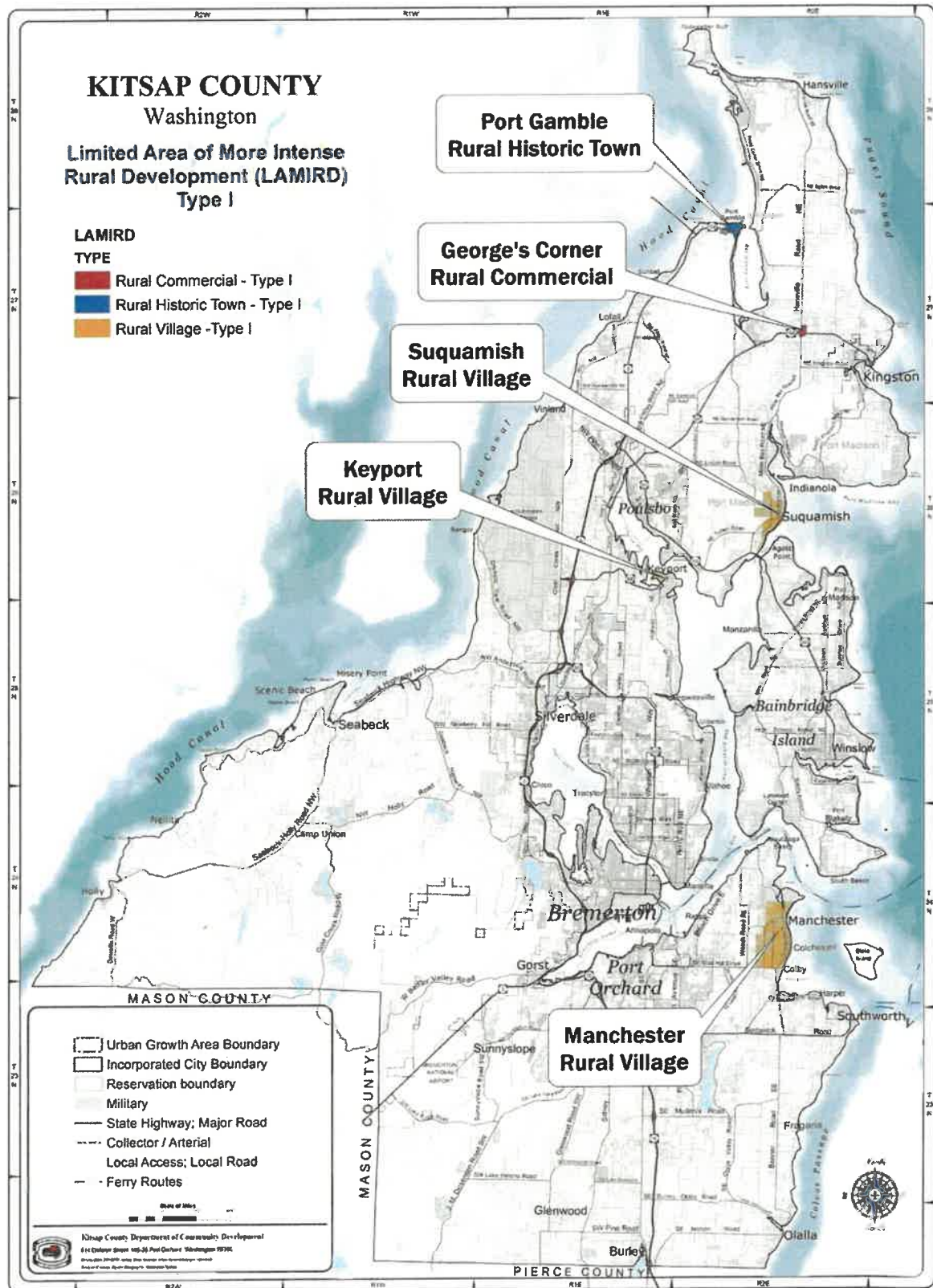
- ~~• **Manchester** is Kitsap County’s largest LAMIRD, encompassing approximately 1,133 acres of land with a clear view across Puget Sound to West Seattle and housing approximately 5,200 residents across 2,310 tax parcels (as of 2022). Manchester was designated a LAMIRD on June 10, 2001. It is located in southern Kitsap County east of the City of Port Orchard and consists of a small variety of commercial businesses and services, the Kitsap Regional Library—Manchester Branch, the Manchester Post Office, two public docks, single-family residences, and a handful of multifamily residences. Public water is provided by the Manchester Water District and sewer by the Kitsap County Sewer Utility. However, a number of very small lots are still using on-site septic systems.~~
- ~~• **Suquamish** is a rural, historic waterfront community within the Port Madison Indian Reservation located in northern Kitsap County east of the City of Poulsbo along the western shore of Port Madison Bay. The LAMIRD was designated on April 21, 1999. There are approximately 470 acres of land divided into 1242 parcels with a population of about 2,725 (as of 2022). The Suquamish LAMIRD consists primarily of single-family homes, a few small~~



businesses, open space, and parklands. Public water is provided by the Kitsap Public Utility District and sewer by the Kitsap County Sewer Utility.

- **Keyport** is a small historic waterfront community that has long supported naval operations in the adjacent Naval Underseas Warfare Center — Keyport on the small peninsula that extends into Liberty Bay south of Poulsbo. Keyport was designated as a LAMIRD on November 19, 2007. There are 80 acres split into 202 tax parcels with 402 residents (as of 2022), a few small businesses and restaurants, the U.S. Naval Undersea Museum, and open space. Public water is provided by Kitsap Public Utility District and sewer service by the Kitsap County Sewer Utility, though a number of small lots are still served by on-site septic systems.
- **Port Gamble** was founded as a company timber town in 1843, designated a LAMIRD on July 21, 1999, and remains owned solely by one entity. Currently, almost all of the buildings are more than 100 years old and include a post office, a few small businesses, and a number of single-family homes. These structures are on about 127 acres split into 18 parcels and house about 80 people (as of 2022). The former lumber mill site is planned for major redevelopment, approved as part of a Development Agreement in 2021. Kitsap Public Utility District provides water service and oversees sewer treatment. Sewer conveyance is provided by Rayonier, the site owner.
- **George's Corner** is a small commercial center at the crossroads of State Highway 104 and Miller Bay Road/Hansville Road west of Kingston. A number of vehicle-oriented businesses are on the site which is 25 parcels on about 42 acres served by public water from the Kitsap Public Utilities District and on-site septic systems. George's Corner was designated as a LAMIRD on October 25, 2004.

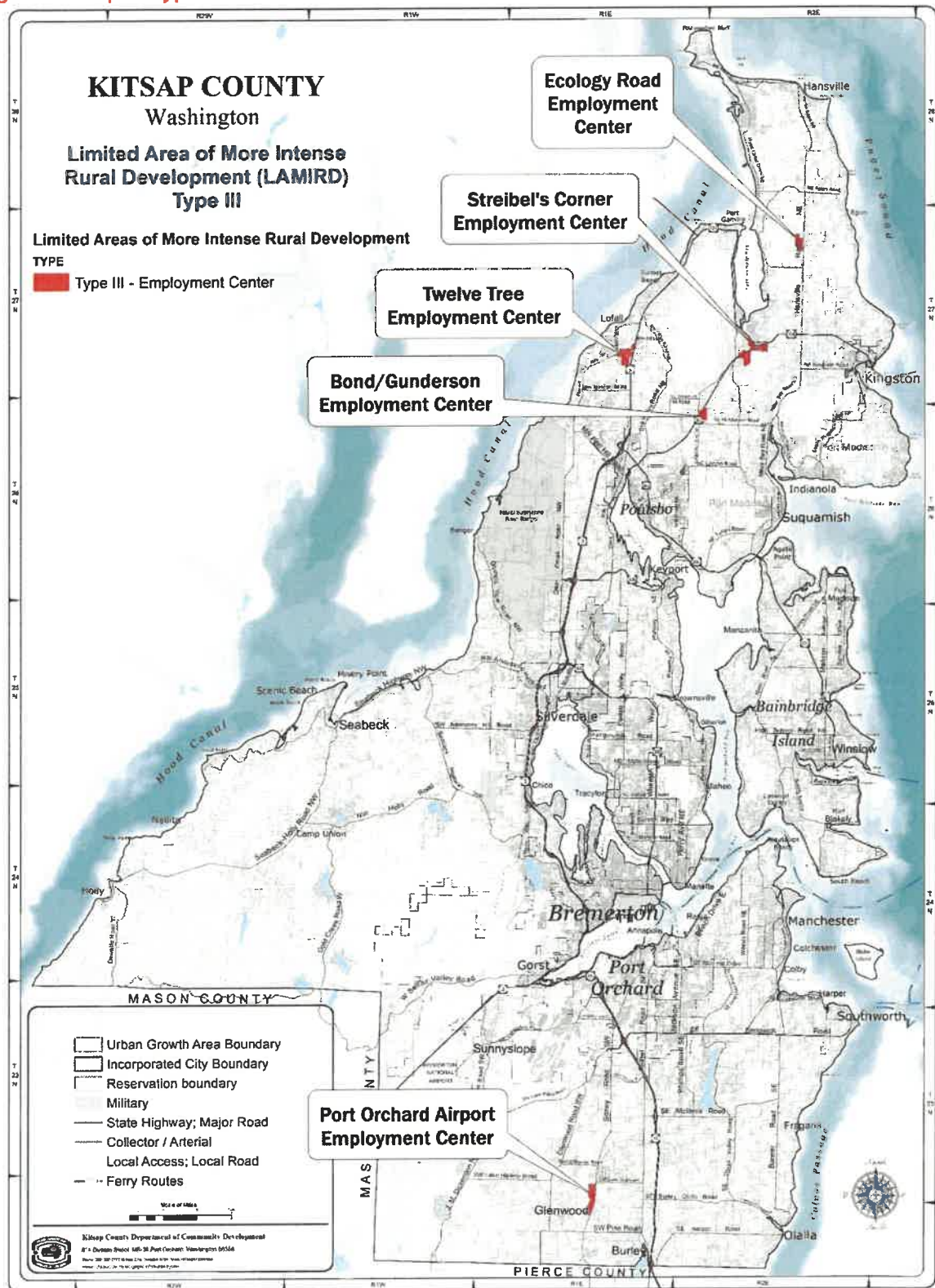
Figure 19. Map of Type I Limited Areas of More Intensive Rural Development



Type 3 Employment Centers. These LAMIRDs are meant for the intensification of, or new development of, lots for isolated cottage industries and isolated small-scale businesses. Residential development is prohibited. Type 3 LAMIRDs need not principally serve the rural population but should provide job opportunities for rural residents. Expansion or new development must conform with the rural character of the area. Public services and public facilities must be limited to those that are the minimum necessary to serve the industry or business.

- **Ecology Road** is the northernmost Type 3 LAMIRD, located on the west side of the intersection of Hansville Road and Ecology Road. There are several contractors, suppliers of firewood, topsoil, and propane, and storage units at this site. This area was designated a LAMIRD on December 15, 2010, and has 18 parcels across about 64 acres. Kitsap Public Utility District provides water service and the site is served by on-site septic systems.
- **Streibels Corner** encompasses properties near the intersection of Highways 307 and 104 and bounded by Minder Road on the south. Several autobody shops are located in this LAMIRD, as well as a number of contractors and a business park. Streibels Corner was designated as a LAMIRD on December 15, 2010, and has about 160 acres, 73 parcels, and about 35 residents (as of 2022). Kitsap Public Utility District provides water service to the site, and it is served by on-site septic systems.
- **Twelve Trees** is located generally southwest of the intersection of Pioneer Way and Highway 3 directly north of Poulsbo. Twelve Trees is an industrial park location including warehouses that house a variety of manufacturing businesses on about 114 acres and 50 parcels. This LAMIRD was designated on December 15, 2010. Kitsap Public Utility District provides water service, and the site is served by on-site septic systems.
- **Bond/Gunderson** LAMIRD is located in North Kitsap at the intersection of Bond Road and Gunderson Road. It is about 64 acres on 11 lots with office buildings that house contractors and food production. This is also the site of an in-progress Kitsap County Public Works Service Center. This LAMIRD was designated on December 15, 2010. Kitsap Public Utility District provides water service, and the site is served by on-site septic systems.
- **Port Orchard Airport** is located on Sidney Road near the Pierce County line. The LAMIRD is composed entirely of the airport site, including hangers and an approximately 2,300-foot-long runway for small aircraft. The LAMIRD is 116 acres in 36 parcels and was designated on June 30, 2016. The site is served by public water.

Figure 20. Map of Type III Limited Areas of More Intensive Rural Development



~~RURAL LAND USE GOALS, POLICIES, AND STRATEGIES~~

~~Land Use Goal 17. Rural character~~

Protect Kitsap County's unique rural character.

Land Use Policy 17.1. ~~Permit residential uses in rural areas in a variety of rural lot sizes consistent with the rural character of the surrounding area.~~

Land Use Policy 17.2. ~~Maintain LAMIRDs at low residential densities that can be sustained by minimal infrastructure improvements, minimize environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.~~



Land Use Policy 17.3. ~~Allow infill and redevelopment within LAMIRD boundaries consistent with the character of the existing LAMIRD in terms of building size, scale, use, and intensity and that does not increase the need for public facilities and utilities to urban levels.~~

Land Use Policy 17.4. ~~Accommodate appropriate rural uses not characterized by urban growth.~~

Land Use Policy 17.5. ~~Allow for essential public facilities, other regional infrastructure, and rural governmental services.~~

Land Use Policy 17.6. ~~Consistent also with Land Use Goal 14 Direct development to UGAs, limit rural growth rates by focusing growth with the Urban Growth Areas.~~

Land Use Strategy 17.a. ~~Review and revise as necessary standards and development regulations for the rural area to preserve rural character.~~

Land Use Strategy 17.b. ~~Explore development regulations that minimize changes in grade from pre-development site conditions in order to maximize native vegetation retention.~~

Land Use Strategy 17.c. ~~Review development regulations including lot size and density for LAMIRDs and update as necessary to allow for appropriate infill.~~

Land Use Strategy 17.d. ~~Continuously review and revise as necessary development regulations regarding clustering, density transfer, design guidelines, conservation easements and other innovative land use techniques to ensure they are working as intended.~~

Land Use Strategy 17.e. ~~Beginning in 2025, explore regulation and incentive programs to improve compatibility between diverse rural uses (e.g. small scale agriculture, rural businesses, and residences).~~

Land Use Goal 18. Foster rural business

Foster rural businesses and business opportunities on designated commercial and industrial lands in the rural area while balancing the protection of rural character.

Land Use Policy 18.1. Encourage business growth in existing LAMIRDs while limiting business growth outside of LAMIRDs.

Land Use Policy 18.2. Allow or conditionally allow home-based cottage type businesses and industries in the rural areas that do not negatively affect rural level of service or rural character.

Land Use Policy 18.3. When considering public spending for facilities and services within the rural area, prioritize the maintenance of existing facilities and services that protect public health and safety and only upgrade facilities and services to provide rural service levels without creating capacity for urban growth.



Land Use Strategy 18.a. Review and amend development regulations to reduce barriers to rural businesses that protect rural character.

Land Use Goal 19. Support farming, agriculture, and the environment

Maintain and enhance the viability of agricultural uses and activities in rural areas, including cultivation, animal husbandry, and value-added production while protecting the environment.

Land Use Policy 19.1. Foster agriculture opportunities by promoting flexibility in development regulations.

Land Use Policy 19.2. Continue regulatory and non-regulatory preservation of historic or working farmland.

Land Use Policy 19.3. The Kitsap County Agricultural Strategic Plan and Inventory shall be the basis for discussions of Kitsap's food system, including agriculture, policies, and programs developed by the County. Agricultural mapping detailed in the Plan shall be maintained and refined.

Land Use Policy 19.4. Coordinate with federal, state, and local governments, community groups, and private landowners to promote long-term preservation of farmlands.

Land Use Policy 19.5. Recognize and value water as an agricultural necessity.



Land Use Policy 19.6. ~~Assess the effect of agricultural practices on non-point source pollution and groundwater impacts.~~

Land Use Policy 19.7. ~~Develop measures to minimize adverse impacts of agricultural activities utilizing best management practices.~~

Land Use Strategy 19.a. ~~Develop and adopt policies with appropriate local, county, and state agencies to promote viable coordinated water resources for greater accessibility to water rights for agriculture usage.~~

Land Use Strategy 19.b. ~~Review and amend development regulations to consider impacts of non-farm related commercial or industrial uses to the Farming Areas identified in the Agricultural Strategic Plan and Inventory.~~

Land Use Strategy 19.c. ~~Encourage preservation of historic or working farm land through strategies including tax policy, conservation easements, Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), innovative design criteria, expedited agricultural activity permit review program, educational and agritourism activities, and the establishment of a small farms institute.~~

Land Use Strategy 19.d. ~~Form an agricultural working group to inform development of future regulations and act as a resource to farmers regarding incentive and other assistance programs.~~

Land Use Strategy 19.e. ~~Review Kitsap's agricultural land uses, businesses, and products against the criteria for agricultural resource lands and evaluate future designation.~~

RESOURCE LANDS BACKGROUND

RCW 36.70A.170 requires counties to designate resource lands in their comprehensive plans. Resource lands are required to have long-term commercial significance for the region, including intense capacity and productivity. For this reason, although agricultural activity occurs in Kitsap County, the County's agricultural land lacks the capacity for long-term commercial significance. Therefore, Kitsap County does not designate any agricultural resource lands. Forestlands and mineral resource lands are designated.

Kitsap County uses the same general criteria for designating resource lands as are outlined in WAC 365-190-050 through 365-190-070. These are lands not characterized by urban growth. There are some soils in North Kitsap that are of statewide significance based on soil type but are in general on small lots or are used for timber production and therefore not eligible to be designated as agricultural resource lands. The designated Forest Resource Lands in Kitsap County are in Green Mountain State Forest and managed by Washington State Department of Natural Resources as working forest lands. Mineral resource lands are designated based on the known or highly probable presence of aggregate and sand. Most resource extraction sites are in central Kitsap; smaller extraction sites exist elsewhere in Kitsap County.

The intent of resource lands goals and policies is to direct the use of lands that contain commercial quality resources. These resource-based uses are often intermixed or occur together with residential development within the County's rural areas. This designation of resource lands and activities is intended to help keep these lands available for commercially significant resource production and to help maintain these sectors of the local economy. Resource lands are identified on the Land Use Map with the Forest Resource designation or Mineral Resource Overlay. The Forest Resource designation primarily is assigned to lands that have commercial forestry resources. The Forest Resource designation is implemented by the Forest Resource zone. The Mineral Resource Overlay is primarily assigned to lands that have known or likely mineral resources such as gravel or sand.

[Additional information on resource lands is found in the Rural and Resource Lands element.](#)



RESOURCE LANDS DESIGNATIONS

[Additional information on resource lands designations is in the Rural and Resource Lands element.](#)

Table 8. Kitsap County's Resource Lands Land Use Designations

<p>Forest Resource Lands:</p> <p>This designation primarily focuses on lands that have commercial forestry resources. These lands are typically large parcels, are not near concentrated rural populations, and are in active forestry production.</p> <p>The implementing zone of the same name has the following description: The primary land use allowed in this zone is commercial timber production and harvesting. This zone is further intended to discourage activities and facilities which can be considered detrimental to the production and commercial harvest of timber. Residents located within or adjacent to the Forest Resource Lands zone shall recognize that they can be subject to normal and accepted forestry practices on parcels located within this zone. There are 2,630 acres in Forest Resource Land zoning.</p>
<p>Mineral Resource Lands:</p> <p>This designation primarily focuses on lands where the extraction of minerals occurs or can be anticipated to occur based upon maps provided by the Washington State Department of Natural Resources, as well as where accessory uses (e.g., rock crushing, batch plants) may occur.</p> <p>The description for the Mineral Resource Overlay (additional provisions on top of the underlying zone) is: The intent of this overlay is to protect and enhance significant sand, gravel and rock deposits as identified mineral resource lands. It is also used to ensure the continued or future use without disrupting or endangering adjacent land uses, while safeguarding life, property, and the public welfare. Provisions of state statutes applicable to Kitsap County pertaining to surface mining are hereby adopted by reference. The Mineral Resource Overlay applies to 2,716 acres.</p>

RESOURCE LANDS GOALS, POLICIES, AND STRATEGIES

Land Use Goal 20. Maintain forest resource lands

Maintain forest resource lands in Kitsap County for continued forestry production.

Land Use Policy 20.1. Account for the continued use of properties managed for timber production and compatibility of these properties with surrounding lands.

Land Use Policy 20.2. Coordinate with the Department of Natural Resources (DNR), Tribal governments, community groups, and private forest landowners to promote long-term preservation of forest lands.

Land Use Policy 20.3. Allow industrial uses associated with forestry activities in the Mineral Resource Overlay zone.

Land Use Policy 20.4. Allow the use of industry standard Best Management Practices within designated Forest Resource Lands and the Rural Wooded designation, provided all applicable environmental laws and regulations are followed.

Land Use Strategy 20.a. Maintain and enhance the continuation of forestry lands and forestry through tax policy, conservation easements, purchase of development rights, Transfer of Development Rights (TDR), and clustering incentives.

Land Use Strategy 20.b. Develop, implement, evaluate, and restructure, if necessary, the existing Transfer of Development Rights (TDR) program.

Land Use Strategy 20.c. Require that all plats, short-plats, development permits, and building permits issued for development activities on, or within eight hundred feet of, lands designated as forest resource lands contain a notice to title that the subject property is within or near designated forest resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration.

Land Use Strategy 20.d. Develop and promote incentives for continued rural and resource uses and preservation.

What is Transfer of Development Rights?

Transfer of Development Rights, or TDR, is a planning tool used to incentivize protection of sensitive areas (like critical areas or forest resource lands). In a TDR program, the County designates sensitive areas or natural resources as “sending” areas and other areas as “receiving” areas. The development rights associated with the sending areas can be “transferred” to the receiving areas, which get a development density or intensity bonus to enable them to use those development rights.



Land Use Goal 21. Mineral resource lands

Assess and maintain mineral resource lands in Kitsap County for continued mineral production.

Land Use Policy 21.1. ~~Acknowledge new or updated mineral resource deposit locations in future revisions to zoning and development regulations in urban or rural areas.~~

Land Use Policy 21.2. ~~Account for the continued use of properties for mineral extraction and associated activities and compatibility of these properties with surrounding lands.~~

Land Use Strategy 21.a. ~~Review and revise as necessary Mineral Resource designations using new or updated Washington State Department of Natural Resources permit or other data sources.~~

Land Use Strategy 21.b. ~~Coordinate with the Washington State Department of Natural Resources (DNR) to ensure that future reclamation plans are consistent with the comprehensive planning for the site and surrounding area, as well as any permits issued by the Department of Natural Resources.~~

Land Use Strategy 21.c. ~~Determine whether adequate mineral resources are available for projected needs from currently designated mineral resource lands.~~

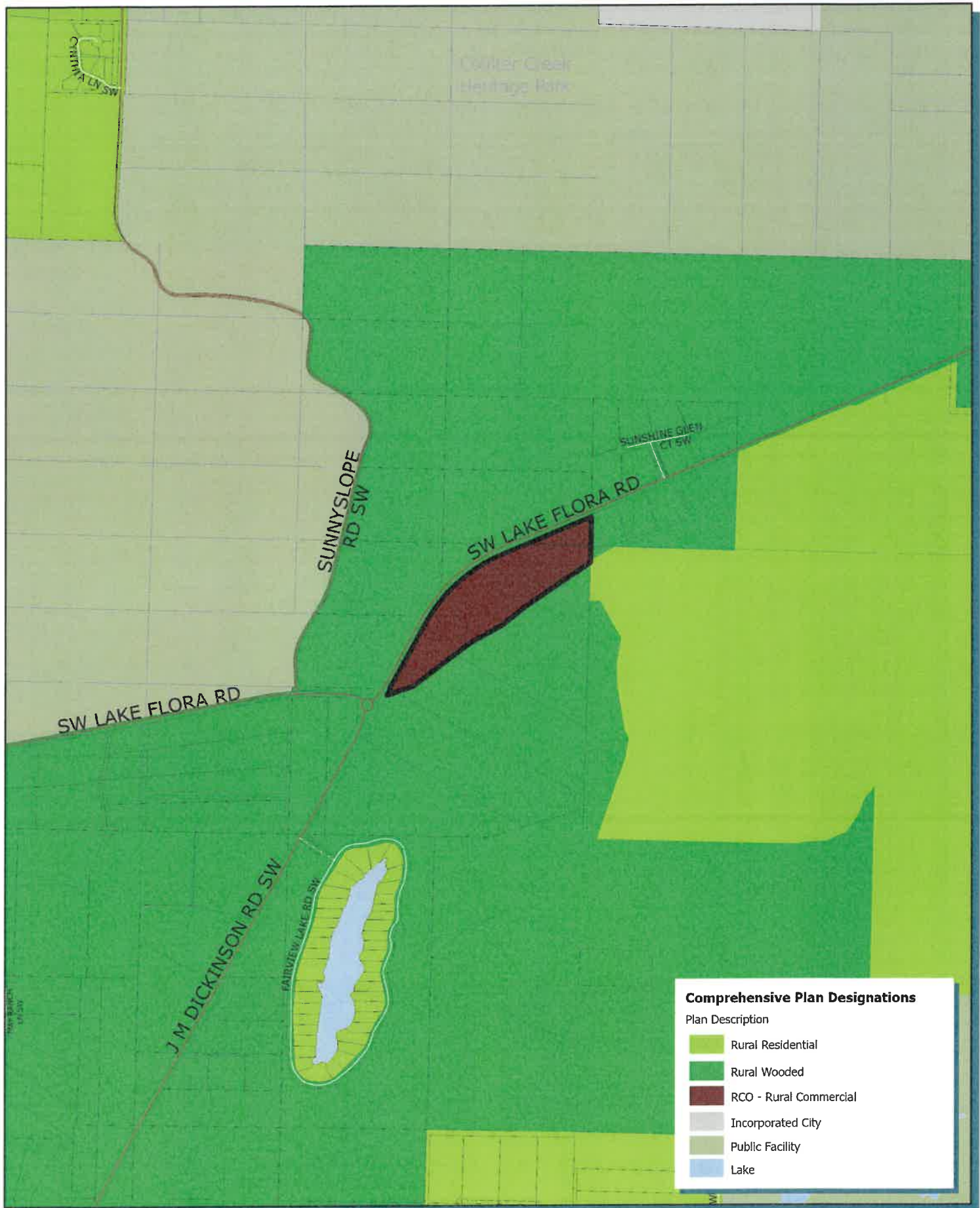
Land Use Strategy 21.d. ~~Require that all plats, short plats, development permits, and building permits issued for development activities on, or within eight hundred feet of, lands designated as mineral resource lands, contain a notice to title that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.~~

**REFERENCES**

- [Vision 2050](#), PSRC
- [Multi-County Planning Policies](#)
- [Countywide Planning Policies](#)
- [Joint Land Use Study](#) (2015)
- [Buildable Lands Report](#) (2021)
- [Kitsap County Agriculture Strategic Plan](#)

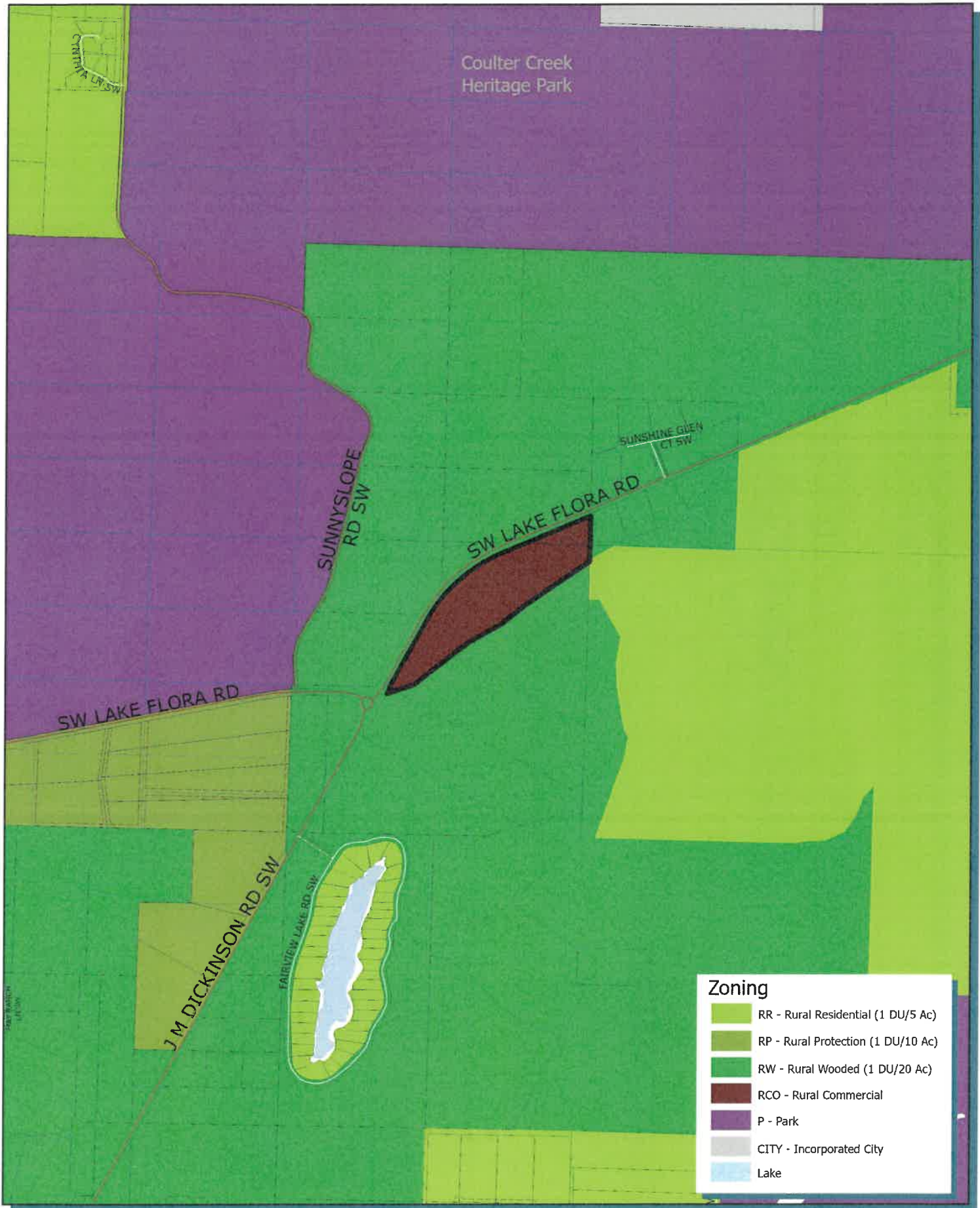


Proposed Comprehensive Plan - B Skrobut - McCormick Land Co.



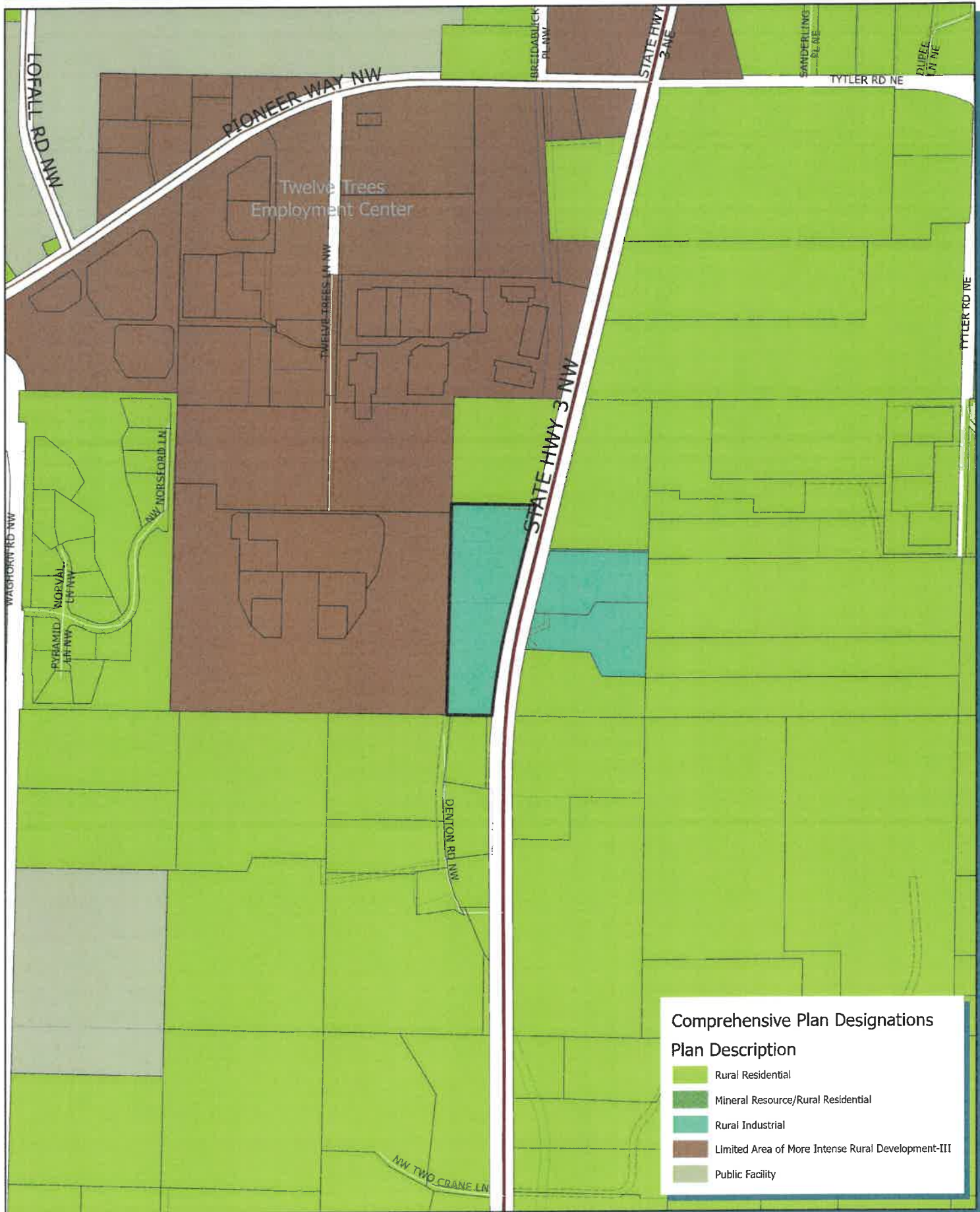


Proposed Zoning - B Skrobut - McCormick Land Co.



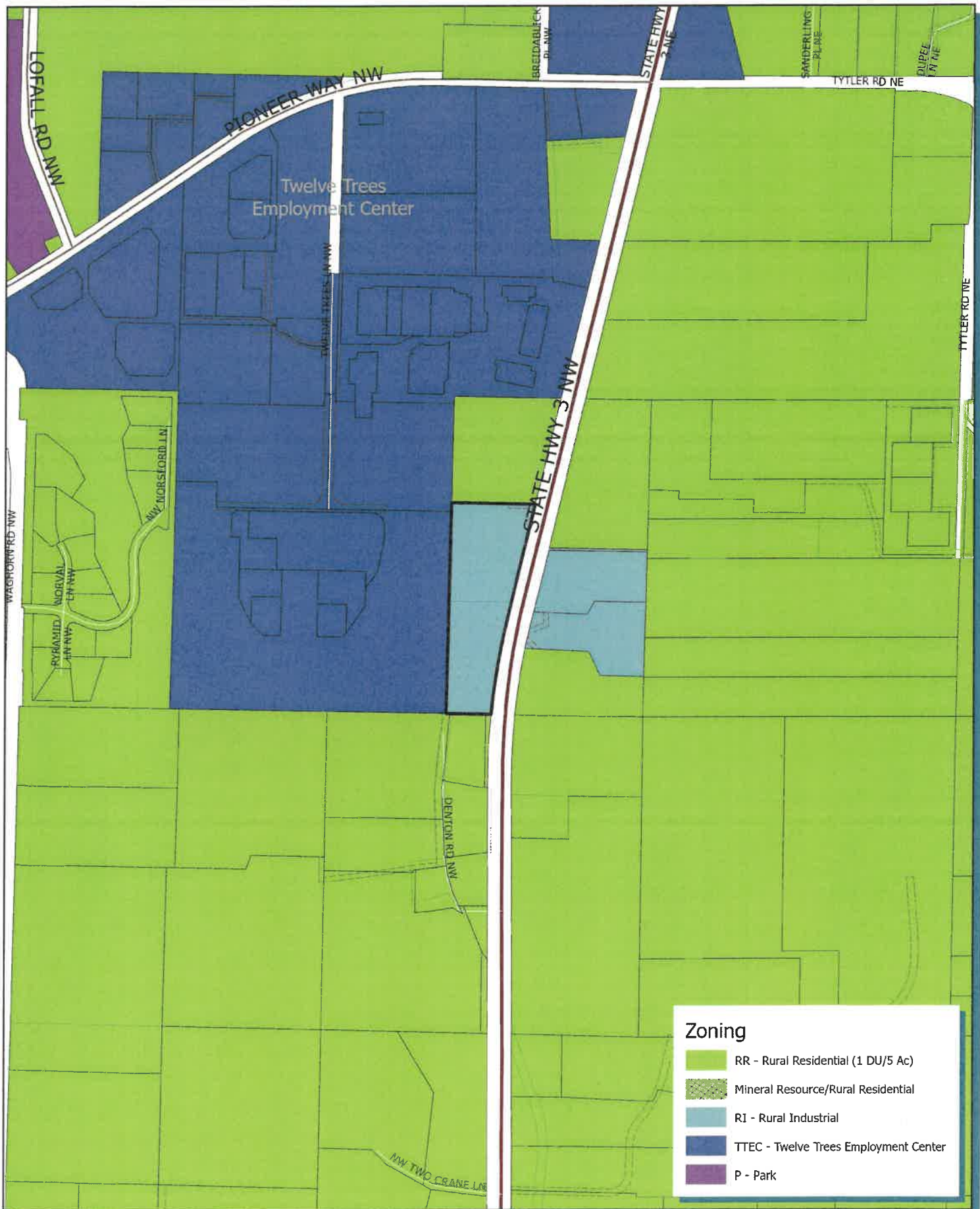


Proposed Comprehensive Plan Moran



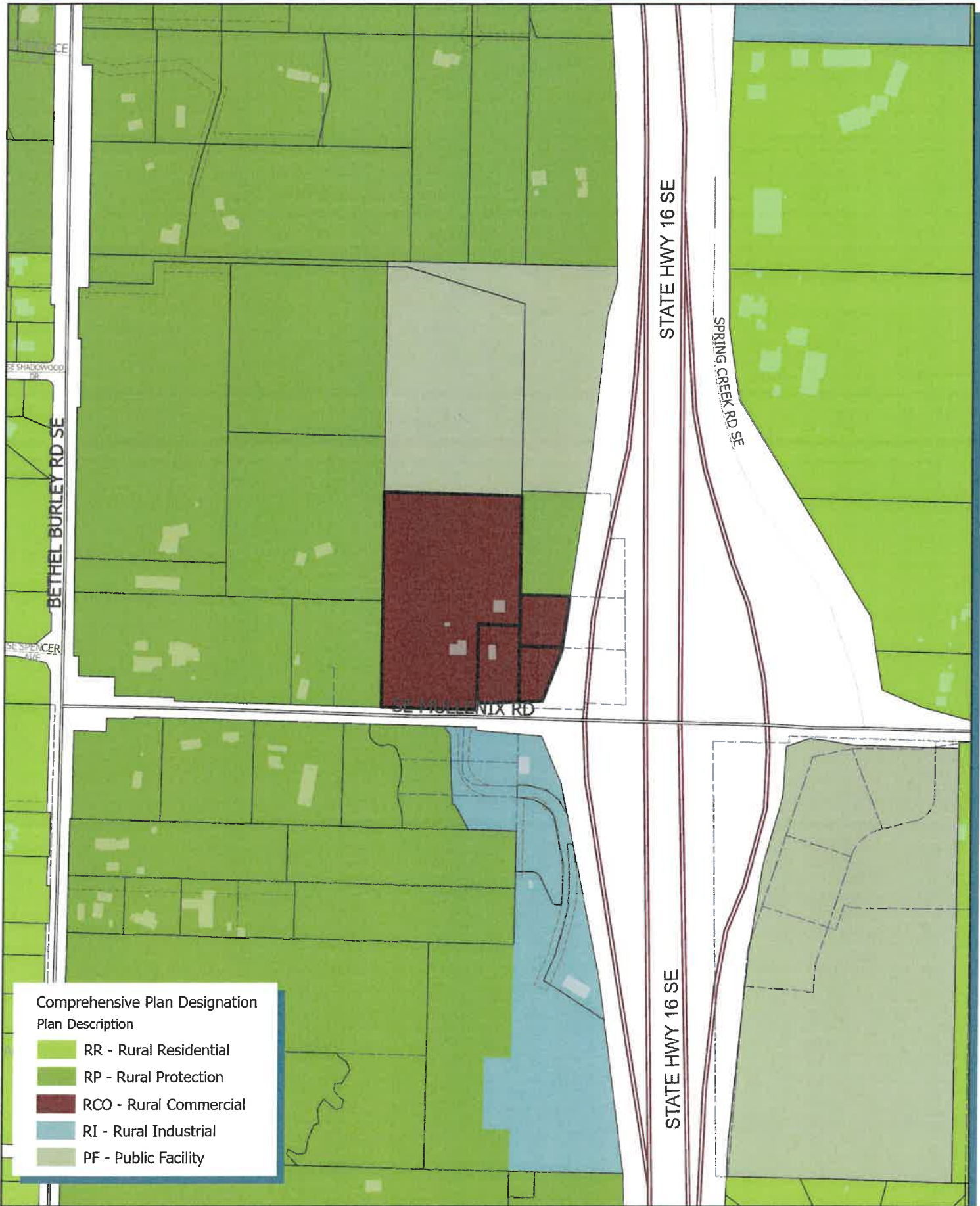


Proposed Zoning Moran





Final Comprehensive Plan Stokes & Campbell





Final Zoning Stokes & Campbell

