



## Planning Commission Executive Summary

**Issue Title:** Zoning Use Table Update  
**Meeting Date:** November 16, 2021  
**Time Required:** 30 minutes  
**Department:** Department of Community Development (DCD)  
**Attendees:** Angie Silva, Liz Williams, Darren Gurnee, and Melissa Shumake

### **Action Requested At This Meeting:**

Approve Planning Commission findings of fact, conclusions, and recommendation on proposed amendments to Kitsap County Code Title 17 (Zoning) and Title 6 (Business Licenses and Regulations).

### **Background**

The Kitsap County Department of Community Development (Department) is updating its zoning allowed use tables found in Kitsap County Code Title 17 'Zoning', Chapter 17.410. The primary goal of the Zoning Use Table Update is to reduce barriers to investment in Urban Growth Areas (UGA), Limited Areas of More Intense Rural Development (LAMIRD), and the rural commercial and rural industrial zones. The project will address:

- **Housing Equity and Diversity.** The project will encourage a wide array of housing product types within the various urban and LAMIRD zones, including addressing gaps in the land use categories and definitions.
- **Economic Development.** The project will encourage economic development by:
  - Scaling land uses to streamline the level of permit review required.
  - Adding new land uses based on projects submitted to the Department and a comparison of other jurisdictions.
- **Making the Code Easier to Use.** Finally, the project will improve predictability and ease of use for applicants and permit reviewers.

### **Planning Commission Deliberations and Recommendation**

Following the Planning Commission public hearing on September 21, 2021 and close of the written comment period on September 24, 2021, the Department received and responded to 77 comments. Public comments and responses were transmitted to the Planning Commission on October 4, 2021, and October 15, 2021.

On October 5, 2021, the Planning Commission commenced deliberations on the proposed amendments and consideration of public comments. The Planning Commission deliberations continued on October 19, 2021 but due to technical difficulties preventing public access to the virtual meeting the meeting and deliberations were continued to October 26, 2021. On November 9, 2021, during a properly noticed special meeting, the Planning Commission concluded deliberations and made a recommendation via motion to approve proposed amendments to Title 17 (Zoning) and Title 6 (Business Licenses and Regulations) as amended during deliberations.

Consistent with KCC 21.08.100, the Department is transmitting draft Findings of Fact (Attachment 1. Planning Commission Findings of Fact) in advance of the November 16, 2021 Planning Commission meeting.

### **Recent and Upcoming Outreach**

Consistent with the approved Public Participation Plan, outreach efforts since the Planning Commission's deliberations in October 2021, include:

- November 1, 2021 – Manchester Zoning Committee Consultation - *complete*
- November 9, 2021 – Planning Commission deliberation session #3 - *complete*
- November 16, 2021 – Planning Commission Findings of Fact
- December 13, 2021 – Board of County Commissioners briefing

### **Next Steps**

- Transmit Planning Commission Findings of Fact to Board of County Commissioners
- Board of County Commissioners Public Hearing in February 2022.
- Board of County Commissioners Adoption in March 2022.

### **Attachments:**

1. Planning Commission Findings of Fact

1 FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE PLANNING  
2 COMMISSION TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT REGARDING  
3 AMENDMENTS TO KITSAP COUNTY CODE TITLE 17 (ZONING), AND KITSAP  
4 COUNTY CODE TITLE 6 (BUSINESS LICENSES AND REGULATIONS).

5 **Section 1. General Findings.**

6 The Kitsap County Planning Commission finds as follows:

- 7 1. Kitsap County is subject to the requirements of the Washington State Growth Management  
8 Act (GMA), Chapter 36.70A RCW.
- 9 2. The GMA, in RCW 36.70A.130(1), mandates that Kitsap County’s Comprehensive Plan and  
10 development regulations be subject to continuing review and evaluation.
- 11 3. RCW 36.32.120(7) provides that the county legislative authorities shall make and enforce, by  
12 appropriate resolutions or ordinances, all such police and sanitary regulations as are not in  
13 conflict with state law.
- 14 4. After review of Kitsap County Code, the Department of Community Development (DCD)  
15 developed proposed amendments to Title 17 (Zoning) that align with Kitsap County  
16 Comprehensive Plan.
- 17 5. Kitsap County Code (KCC) Chapter 21.08 sets forth a process and criteria for making  
18 amendments to development regulations. Specifically, KCC 21.08.100 outlines review by the  
19 Kitsap County Planning Commission. In its making recommendations, the Planning  
20 Commission shall consider:
  - 21 a. whether the proposal is supported by the capital facility plan;
  - 22 b. whether the proposal is consistent with the requirements of the GMA, Kitsap  
23 Countywide Planning Policies or other applicable laws or provisions of the  
24 Comprehensive Plan;
  - 25 c. whether the proposal reflects current local circumstances; and
  - 26 d. whether the proposal bears a substantial relationship to the public’s general health,  
27 safety, morals or welfare.

28 **Section 2. General Procedural Findings.**

29 The Kitsap County Planning Commission finds as follows:

- 30 6. On May 13, 2019, during a regularly scheduled and properly noticed meeting, DCD  
31 presented the Board of County Commissioners (Board) with a work plan to develop proposed  
32 amendments to Kitsap County Code Title 17 (Zoning) to reduce barriers to investment in  
33 urban areas, rural commercial and industrial zones, and Limited Areas of More Intensive  
34 Rural Development (LAMIRD). The Commissioners approved the work plan and funding for  
35 this project.
- 36 7. During the scoping phase in June and July 2019, DCD distributed two surveys to guide the  
37 development of proposed amendments. The first survey focused on recent DCD customers to  
38 understand their experience navigating the County’s development regulations. The second

- 1 survey was disseminated county-wide to understand what stakeholders would like to see built  
2 across Kitsap County. DCD also met with stakeholders to introduce the process and obtain  
3 initial feedback.
- 4 8. During the development phase in July, August, and September 2019, during a regularly  
5 scheduled and properly noticed meeting, the Planning Commission held four work study  
6 sessions to assist DCD in preparing an initial discussion draft that included:  
7 a. definitions and development standards for new and existing land uses; and  
8 b. the reorganization and clarification of existing footnotes and development standards.
- 9 9. In December 2019, DCD engaged the community in publicly noticed open houses to develop  
10 proposed amendments. Notices for these open houses were sent on 10/18/2019, 10/31/2019,  
11 and 11/14/2019.
- 12 10. Also, in December 2019, DCD engaged in two workshops with community organizations to  
13 develop proposed amendments.
- 14 11. From January through April 2020, DCD developed preliminary draft amendments based on  
15 public feedback throughout the process.
- 16 12. On March 3, 2020, during a regularly scheduled and properly noticed meeting, the Planning  
17 Commission reviewed preliminary feedback from the public outreach efforts and developed a  
18 strategy for reviewing and discussing the preliminary draft amendments.
- 19 13. On April 21, 2020, during a regularly scheduled and properly noticed meeting, the Planning  
20 Commission discussed modifications to the project schedule due to COVID-19 and allowed  
21 additional time for public review.
- 22 14. On June 2, 2020, during a regularly scheduled and properly noticed meeting, DCD briefed  
23 the Planning Commission about the project status and future work studies.
- 24 15. On June 16, 2020 and August 18, 2020, during regularly scheduled and properly noticed  
25 meetings, DCD briefed the Planning Commission about the project status and preliminary  
26 draft amendments.
- 27 16. The project was postponed in October 2020 to allow DCD to focus on two state-mandated  
28 projects due June 30, 2021 and to “carve” out recent Port Gamble development code  
29 amendments adopted in April 2020 as directed by the Board and based on public comments.
- 30 17. From mid-2020 to October 2021, DCD conducted presentations and discussions with  
31 community groups, organizations, and Tribes to provide project status updates and refine the  
32 initial draft amendments.
- 33 18. On May 4, 2021, during a regularly scheduled and properly noticed meeting, the Planning  
34 Commission reviewed and provided feedback on an updated draft Public Participation Plan  
35 to encourage early and continuous public participation, as required by the GMA. Public  
36 outreach regarding the proposed amendments was conducted through:  
37 a. Outreach surveys;  
38 b. A dedicated and up-to-date project web page with project materials and public  
39 comment opportunities;  
40 c. Legal notices published in the official newspaper of record for Kitsap County;  
41 d. Electronic announcements and notifications to:

- 1           i.    Subscribers of relevant lists in the Kitsap County Electronic Notification
- 2           System;
- 3           ii.   Relevant Kitsap County advisory groups;
- 4           iii.   Relevant local, state, and federal agencies;
- 5       e.   Notification letters to federally recognized tribes with usual and accustomed areas in
- 6           Kitsap County and relevant tribal organizations;
- 7       f.   Stakeholder workshops; and
- 8       g.   Meetings with various interested parties.
- 9   19. On June 15, 2021, during a regularly scheduled and properly noticed meeting, DCD briefed
- 10       the Planning Commission about changes to the Public Participation Plan approved by the
- 11       Board of County Commissioners on May 10, 2021.
- 12   20. During July 2021, DCD sent official notification letters and met with community
- 13       organizations, including the Central Kitsap Community Council (CKCC), the Manchester
- 14       Citizens Advisory Committee (MCAC), and the Suquamish Community Advisory
- 15       Committee (SCAC), to provide information regarding how to access project documents when
- 16       released, opportunities to learn about the project, and how to provide feedback during the
- 17       public process.
- 18   21. During July, August, and September 2021, DCD met with interested parties who requested
- 19       individual consultations to discuss the project in more detail.
- 20   22. On July 6, 2021, during a regularly scheduled and properly noticed meeting, DCD briefed the
- 21       Planning Commission about splitting the public facilities categorical use by size to allow less
- 22       permit review for smaller facilities in all zones as requested by the Board of County
- 23       Commissioners at a briefing on June 21, 2021.
- 24   23. On July 20, 2021, during a regularly scheduled and properly noticed meeting, DCD briefed
- 25       the Planning Commission about the release of a public draft with a staff report, reviewed the
- 26       scope of amendments matrix, and discussed how preliminary public feedback was
- 27       incorporated into the proposed draft amendments.
- 28   24. On July 30, 2021, DCD released a draft Ordinance, staff report, and supporting documents
- 29       for public review.
- 30   25. On August 3, 2021, during a regularly scheduled and properly noticed meeting, DCD briefed
- 31       the Planning Commission about the release of the proposed draft amendments and staff
- 32       report to provide an overview of the documents available for public review, how to use the
- 33       documents to better understand the proposed code changes, and where to find them on the
- 34       project website.
- 35   26. On August 11, 2021, DCD met with the Kingston Citizens Advisory Council (KCAC) to
- 36       provide information regarding how to access project documents, opportunities to learn about
- 37       the project, and how to provide feedback during the public process.
- 38   27. On August 17, 2021, during a regularly scheduled and properly noticed meeting, the
- 39       Planning Commission held a work study session to review the proposed amendments.
- 40   28. On August 19, 2021, DCD held the first of two public virtual meetings to provide
- 41       information regarding how to access project documents, opportunities to learn about the

- 1 project, how to provide feedback during the public process, the scope of amendments, and  
2 answered questions.
- 3 29. On August 20, 2021, a public comment period on proposed amendments began and remained  
4 open until September 21, 2021, at which time the Planning Commission unanimously  
5 approved extending the written comment period to 5:00 pm on September 24, 2021.
- 6 30. On August 31, 2021, Kitsap County issued a Notice of Public Hearing for the Planning  
7 Commission in the legal publication of record regarding the content of the proposed  
8 amendments.
- 9 31. On September 1, 2021, a 60-day Notice of Intent to Adopt was sent to the Washington State  
10 Department of Commerce as required by RCW 36.70A.106.
- 11 32. On September 7, 2021, a State Environmental Policy Act (SEPA) Determination of Non-  
12 significance was issued for proposed amendments. A fourteen day comment period  
13 concluded on September 21, 2021. No comments were received.
- 14 33. On September 7, 2021, during a regularly scheduled and properly noticed meeting, the  
15 Planning Commission held a work study session to continue reviewing the proposed  
16 amendments.
- 17 34. On September 16, 2021, DCD held the second of two virtual meetings to provide project  
18 information regarding how to access project documents, opportunities to learn about the  
19 project, how to provide feedback during the public process, and the scope of amendments.
- 20 35. On September 21, 2021, following timely and effective public notification, the Planning  
21 Commission held a public hearing to accept comments from interested parties.
- 22 36. On September 24, 2021, the written comment period, as extended by the Planning  
23 Commission on September 21, 2021, closed with DCD receiving a total of 77 public  
24 comments.
- 25 37. On October 5, 2021, during a regularly scheduled and properly noticed meeting, the Planning  
26 Commission considered the proposed amendments, the testimony presented, and the record,  
27 made recommendations via approved motions during deliberations, and continued  
28 deliberations to the next Planning Commission meeting.
- 29 38. On October 19, 2021, during a regularly scheduled and properly noticed meeting, the  
30 Planning Commission due to technical difficulties preventing public access to the virtual  
31 meeting, continued the meeting and deliberations to October 26, 2021.
- 32 39. On October 26, 2021, during a properly noticed meeting continued from October 19, 2021,  
33 the Planning Commission considered the proposed amendments, the testimony presented,  
34 and the record, made recommendations via approved motions during deliberations, and  
35 continued deliberations to a Planning Commission special meeting on November 9, 2021.
- 36 40. On November 9, 2021, during properly noticed special meeting, the Planning Commission  
37 continued deliberations on the proposed amendments, the testimony presented, and the  
38 record, made recommendations via approved motions during deliberations, and continued  
39 deliberations to the next regularly scheduled Planning Commission meeting.
- 40 41. On November 16, 2021, during a regularly scheduled and properly noticed meeting, the  
41 Planning Commission approved findings of fact, conclusions, and recommendations

1 regarding the proposed amendments and forwarded them to DCD and the Kitsap County  
2 Board of Commissioners for consideration.

3 **Section 3. General Substantive Findings.**

4 The Kitsap County Planning Commission finds as follows:

5 42. The proposed code amendments were developed with multiple opportunities for public  
6 participation and comment as required by the GMA.

7 43. The proposed code amendments were developed according to, and are compliant with, the  
8 requirements of GMA, chapter 36.70A RCW, the County-wide Planning Policies, the Kitsap  
9 County Comprehensive Plan, Kitsap County Code, and other applicable laws and policies.

10 44. The proposed code amendments are consistent with the Kitsap County Comprehensive Plan  
11 by:

- 12 a. Better aligning allowed uses with the adopted purpose for each zone;  
13 b. Removing barriers to investment in Urban Growth Areas, Rural Commercial and  
14 Industrial zones, and Limited Areas of More Intense Rural Development; and  
15 c. Regulating new categorical uses in rural areas consistent with the Kitsap County  
16 Comprehensive Plan goals and policies.

17 45. The proposed code amendments promote the public interest and welfare of the citizens of  
18 Kitsap County.

19 **NOW THEREFORE, the Kitsap County Planning Commission recommends to the**  
20 **Department of Community Development as follows:**

21 **RECOMMENDATION: Adopt amendments to Kitsap County Code Titles 6 and 17 as**  
22 **proposed by the Planning Commission, which are shown by the following Exhibits:**

- 23 **1 – Zoning Use Table Update Staff Report Attachment A1 (Ordinance)**  
24 **2 – Planning Commission Change Matrix**

25 **APPROVED BY THE PLANNING COMMISSION OF KITSAP COUNTY,**  
26 **WASHINGTON, AT A REGULAR MEETING THEREOF, HELD THIS 16th DAY OF**  
27 **NOVEMBER 2021.**

28  
29  
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31  
32

**BY**

**JOE PHILLIPS, CHAIR**



Ordinance No. \_\_\_\_ - 2022

**ORDINANCE AMENDING KITSAP COUNTY CODE TITLE 17 (ZONING) RELATED  
TO USE TABLES AND ASSOCIATED AMENDMENTS**

**BE IT ORDAINED:**

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

1. Kitsap County is subject to the requirements of the Washington State Growth Management Act (GMA), Chapter 36.70A RCW.
2. The GMA, RCW 36.70A.130(5), mandates that Kitsap County’s Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016.
3. The GMA, RCW 36.70A.130(1), also mandates that Kitsap County’s Comprehensive Plan and development regulations be subject to continuing review and evaluation. Since the last update (Ordinance 534-2016), the Kitsap County Comprehensive Plan has been amended on December 10, 2018 by Ordinance 565-2018 and on April 27, 2020 by Ordinance 587-2020.
4. RCW 36.32.120(7) provides that the county legislative authorities shall make and enforce, by appropriate resolutions or ordinances, all such police and sanitary regulations as are not in conflict with state law.
5. After review of Kitsap County Code, the Department of Community Development (DCD) identified code amendments that align with Kitsap County Comprehensive Plan policies, including land use, economic development, human services, and parks.
6. Kitsap County Code (KCC) Chapter 21.08 sets forth a process and criteria for making amendments development regulations. In addition to public participation requirements, development regulations must be consistent with the community vision statements, goals, objectives, and the policy directives of the Comprehensive Plan; preserve the integrity of the Comprehensive Plan and assure its systematic execution; be supported by capital facility plan; be consistent with the Growth Management Act, the County-wide Planning Policies and other applicable provisions of the Comprehensive Plan; reflect current local circumstances; and bear a substantial relationship to the public general health, safety, morals or welfare.
7. There has been public participation in the review of the proposed amendments, as required by the GMA, and as consistent with the State Environmental Policy Act (SEPA), chapter 43.21C RCW, and Kitsap County Code. The County separated its development regulation update process into five phases: Scoping, Development, Analysis, Consideration, and Implementation. The County conducted outreach and accepted comments throughout the first four phases prior to adoption.
8. Public outreach regarding the proposed amendments was conducted through:
  - a. Outreach surveys;
  - b. A dedicated and up-to-date project web page (i.e., online open house) with project materials and public comment opportunities;
  - c. Legal notices published in the official newspaper of record for Kitsap County;



- 1 d. Announcements posted to subscribers of www.nextdoor.com in Kitsap County;
- 2 e. Electronic announcements and notifications to:
  - 3 i. Subscribers of relevant lists in the Kitsap County Electronic Notification System;
  - 4 ii. Relevant Kitsap County advisory groups; and
  - 5 iii. Relevant local, state, and federal agencies;
- 6 f. Notification letters to federally recognized tribes with usual and accustomed areas in
- 7 Kitsap County and relevant tribal organizations;
- 8 g. Stakeholder workshops; and
- 9 h. Meetings with various interested parties.

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

- 12 1. On May 13, 2019, DCD presented the Board with a recommendation to develop
- 13 alternatives to the zoning use tables in Title 17, Zoning, of Kitsap County Code to ease
- 14 usability and clarity and to reduce barriers to development with reduced permitting
- 15 review. The Commissioners approved funding for this project.
- 16 2. In June and July 2019, during the scoping phase, DCD distributed two surveys to guide
- 17 the development of proposed changes. The first survey focused on recent DCD customers
- 18 to understand their experience navigating the County’s development regulations. The
- 19 second survey focused county-wide to understand what stakeholders would like to see
- 20 built across Kitsap County. DCD also met with stakeholders to introduce the process and
- 21 obtain initial feedback.
- 22 3. In July, August, and September 2019, during the development phase, the Planning
- 23 Commission held four regularly scheduled work study sessions to assist DCD in
- 24 preparing an initial discussion draft that included:
  - 25 a. definitions and development standards for new and existing land uses; and
  - 26 b. the reorganization and clarification of existing footnotes and development standards.
- 27 4. In August and September 2019, during regularly scheduled and properly noticed
- 28 meetings, DCD updated the Board on activities taken and status of the project.
- 29 5. On October 14, 2019, during a regularly scheduled and properly noticed meeting, DCD
- 30 reviewed the public participation and outreach plan for the proposed amendments with
- 31 the Board.
- 32 6. In December 2019, DCD engaged the community in publicly noticed workshops to refine
- 33 the initial proposed amendments developed by DCD.
- 34 7. On December 18, 2019, during a regularly scheduled and properly noticed meeting, DCD
- 35 briefed the Board of County Commissioners on the general feedback received during the
- 36 stakeholder workshops. Feedback of these workshops indicated appreciation for early and
- 37 meaningful involvement in the code update process.
- 38 8. On January 22, 2020, during a regularly scheduled and properly noticed meeting, DCD
- 39 updated the Board on activities taken and status of the project.
- 40 9. During January through April, DCD developed a preliminary draft of the proposed
- 41 amendments and formulated an initial department recommendation.
- 42 10. On March 3, 2020, during a regularly scheduled and properly noticed meeting, the
- 43 Planning Commission reviewed preliminary feedback from the public outreach efforts
- 44 and developed a strategy for reviewing and discussing the proposed amendments.

- 1 11. On April 21, 2020, during a regularly scheduled and properly noticed meeting, the  
2 Planning Commission discussed modifications to the project schedule due to COVID-19  
3 and allowed additional time for public review.
- 4 12. On DATE, YEAR, during a regularly scheduled and properly noticed meeting, DCD  
5 updated the Board on activities taken and status of the project.
- 6 13. On DATE, YEAR, during a regularly scheduled and properly noticed meeting, the  
7 Planning Commission held a work study session and reviewed the Department's  
8 Resource Guide for Changes to the Use Table that included the proposed amendments  
9 detailing what could be allowed to be built in each zone and the level of permit review  
10 that could be required.
- 11 14. On DATE, YEAR, during a regularly scheduled and properly noticed meeting, the  
12 Planning Commission held a work study session and reviewed the Department's  
13 Resource Guide to the Definitions detailing new and modified definitions to supplement  
14 changes to the Use Table. Due to COVID-19 considerations, this meeting was recorded  
15 and is available on the project website.
- 16 15. On DATE, YEAR, Kitsap County issued a Notice of Public Hearing for the Planning  
17 Commission in the legal publication of record regarding the content of the proposed  
18 amendments. This notice starts the official public comment period.
- 19 16. On DATE, YEAR, during a regularly scheduled and properly noticed meeting, the  
20 Planning Commission held a work study session and reviewed the Department's  
21 Resource Guide for development requirements/standards detailing clarifications to old  
22 uses and new provisions for new uses. A recording of this meeting is available on the  
23 project website.
- 24 17. On DATE, YEAR, following timely and effective public notification, the Planning  
25 Commission held a public hearing to accept comments from interested parties.
- 26 18. On DATE, YEAR, during a regularly scheduled and properly noticed meeting, the  
27 Planning Commission considered the proposed amendments, the testimony presented,  
28 and the record, and made recommendations via approved motions during deliberations.
- 29 19. On DATE, YEAR, the Planning Commission approved findings of fact, conclusions, and  
30 recommendations regarding the proposed amendments during a regularly scheduled and  
31 properly noticed meeting and forwarded them to the Department of Community  
32 Development and the Kitsap County Board of Commissioners for consideration.
- 33 20. On DATE, YEAR, Kitsap County issued a Notice of Public Hearing in the legal  
34 publication of record regarding the content of the proposed ordinance before the Board of  
35 County Commissioners.
- 36 21. On DATE, YEAR, a 60-day Notice of Intent to Adopt was sent to the Washington State  
37 Department of Commerce as required by RCW 36.70A.106.
- 38 22. On DATE, YEAR, a 60-day notice was provided to local military installations as  
39 required by RCW 36.70A.530.
- 40 23. From DATE, YEAR, to DATE, YEAR, following timely and effective public notice, the  
41 Department of Community Development held a public comment period on the proposed  
42 ordinance, as well as the staff reports and State Environmental Policy Act (SEPA)  
43 determinations identified below.
- 44 24. On DATE, YEAR, during regularly scheduled and properly noticed meetings, the Kitsap  
45 County Board of Commissioners conducted public briefings with the Department of  
46 Community Development to review and discuss the proposed ordinance.

- 1       25. On DATE, YEAR, following timely and effective legal notice, the Kitsap County Board  
2       of Commissioners held a public hearing to consider written and oral testimony on the  
3       proposed ordinance.  
4       26. On DATE, YEAR, during regularly scheduled and properly noticed meetings, the Kitsap  
5       County Board of Commissioners considered the proposed ordinance, the findings and  
6       recommendations of the Planning Commission, the Department recommendations and  
7       analysis in the staff reports, the testimony provided, and the record.

8       **Section 3: General Substantive Findings. The Kitsap County Board of Commissioners**  
9       **makes the following substantive findings:**

- 10       1. The proposed code amendments were developed with multiple opportunities for public  
11       participation and comment as required by the GMA and the State Environmental Policy  
12       Act (SEPA), chapter 43.21C RCW.  
13       2. The proposed code amendments were developed according to, and are compliant with, the  
14       requirements of GMA, chapter 36.70A RCW, the County-wide Planning Policies, the  
15       Kitsap County Comprehensive Plan, Kitsap County Code, and other applicable laws and  
16       policies.  
17       3. The proposed code amendments are consistent with the Kitsap County Comprehensive  
18       Plan by:  
19       a. Better aligning allowed uses with the adopted purpose for each zone;  
20       b. Removing barriers to development in Urban Growth Areas and Limited Areas of More  
21       Intense Rural development; and  
22       c. Regulating new categorical uses in rural areas consistent with the Kitsap County  
23       Comprehensive Plan goals and policies.  
24       4. The proposed code amendments promote the public interest and welfare of the citizens of  
25       Kitsap County.

26       **NEW SECTION. Section 4: A new section is added to Chapter 17.110 Kitsap County Code,**  
27       **“Definitions,” as follows:**

28  
29       **17.110.017    Accessory dwelling unit, attached.**

30       “Accessory dwelling unit, attached” means separate living quarters contained within, or  
31       directly connected by a minimum of four feet to the habitable space of, the primary  
32       residence. Alternate configurations shall not be allowed as an accessory dwelling unit,  
33       attached.

34       **Section 5: Kitsap County Code Section 17.110.020, “Accessory dwelling unit,” last**  
35       **amended by Ordinance 534-2016 is amended as follows:**

36  
37       **17.110.020    Accessory dwelling unit, detached.**

38       “Accessory dwelling unit, detached” means separate living quarters detached from the  
39       primary residence. No mobile home or recreational vehicle shall be considered an accessory  
40       dwelling unit. This definition excludes guest houses.

41       **Section 6: Kitsap County Code Section 17.110.025, “Accessory living quarters,” last**  
42       **amended by Ordinance 534-2016 is repealed.**

1 **NEW SECTION. Section 7:** A new section is added to Chapter 17.110 Kitsap County Code,  
2 “Definitions,” as follows:

3  
4 **17.110.043 Adult entertainment.**

5 “Adult entertainment” means any enterprise whose primary emphasis is any activity defined  
6 in chapter 10.52 KCC.

7 **Section 8:** Kitsap County Code Section 17.110.045, “Adult family home,” last amended by  
8 Ordinance 534-2016 is amended as follows:

9  
10 **17.110.045 Adult family home.**

11 “Adult family home” means a dwelling licensed pursuant to Chapter 70.128 RCW in which a  
12 person or persons provide personal care, special care, and room and board to a number of  
13 persons consistent with the state definition.

14 **Section 9:** Kitsap County Code Section 17.110.050, “Reserved,” last amended by Ordinance  
15 534-2016 is amended as follows:

16  
17 **17.110.050 Reserved Aggregate extraction sites.**

18 “Aggregate extraction sites” means a use involving on-site extraction of surface or  
19 subsurface mineral resources. Typical uses are quarries, borrow pits, sand and gravel  
20 operation, mining, and soil mining. Extraction may require drilling or blasting prior to the  
21 processing or rock crushing.

22 **NEW SECTION. Section 10:** A new section is added to Chapter 17.110 Kitsap County  
23 Code, “Definitions,” as follows:

24  
25 **17.110.053 Airport.**

26 “Airport” means any area of land designated, set aside, used, or intended for the takeoff and  
27 landing of aircrafts. Airports may include support services and accessory uses such as  
28 runways, taxiways, aircraft fuel storage and pumping facilities, aircraft hangars and tie-down  
29 areas, air traffic control facilities, informational facilities and devices, terminal buildings, and  
30 aviation instruction facilities.

31 **NEW SECTION. Section 11:** A new section is added to Chapter 17.110 Kitsap County  
32 Code, “Definitions,” as follows:

33  
34 **17.110.086 Aquarium, arboretum, botanical garden, zoo.**

35 “Aquarium, arboreta, botanical garden, zoo” means an establishment that preserves and  
36 exhibits live plant and animal displays for viewing by the public.

37 **NEW SECTION. Section 12:** A new section is added to Chapter 17.110 Kitsap County  
38 Code, “Definitions,” as follows:

39  
40 **17.110.089 Assisted or independent living facility.**

41 “Assisted or independent living facility” means a facility, other than a clinic, that provides  
42 room, board, and/or care to dependent children, the elderly, and the physically or mentally

1       handicapped. Services in these establishments include, but are not limited to, assistance with  
2       dressing, grooming, and bathing. Assisted and independent facilities may have a central or  
3       private kitchen, dining, recreational, and other facilities, with separate bedrooms or living  
4       quarters.

5       **Section 13: Kitsap County Code Section 17.110.090, “Automobile repair,” last amended by**  
6       **Ordinance 534-2016 is repealed.**

7       **NEW SECTION. Section 14: A new section is added to Chapter 17.110 Kitsap County**  
8       **Code, “Definitions,” as follows:**

9  
10       **17.110.091     Auction house.**

11       “Auction house” means a structure or enclosure where goods or livestock are sold by auction.

12       **NEW SECTION. Section 15: A new section is added to Chapter 17.110 Kitsap County**  
13       **Code, “Definitions,” as follows:**

14  
15       **17.110.092     Automobile, recreational vehicle or boat rentals.**

16       “Automobile, recreational vehicle or boat rentals” means a facility that rents or leases  
17       automobiles, light trucks, vans, recreational vehicles, or boats, including incidental parking  
18       and servicing of vehicles for rent or lease. This definition includes ride-share facilities such  
19       as Zipcar.

20       **NEW SECTION. Section 16: A new section is added to Chapter 17.110 Kitsap County**  
21       **Code, “Definitions,” as follows:**

22  
23       **17.110.094     Automobile or recreational vehicle repair.**

24       “Automobile or recreational vehicle repair” means a facility used for the replacement of  
25       parts, motor service, rebuilding or reconditioning of engines, painting, upholstering,  
26       detailing, or cleaning motor vehicles, recreational vehicles or trailers.

27       **NEW SECTION. Section 17: A new section is added to Chapter 17.110 Kitsap County**  
28       **Code, “Definitions,” as follows:**

29  
30       **17.110.096     Automobile, recreational vehicle, or boat sales.**

31       “Automobile, recreational vehicle or boat sales” means a facility that sells or leases  
32       automobiles, light trucks, vans, recreational vehicles, or boats, including incidental parking  
33       and servicing of vehicles for sale or lease.

34       **Section 18: Kitsap County Code Section 17.110.095, “Automobile service station,” last**  
35       **amended by Ordinance 534-2016 is repealed.**

36       **Section 19: Kitsap County Code Section 17.110.112, “Boarding house” last amended by**  
37       **Ordinance 541-2017 is amended as follows:**

38  
39       **17.110.112     Boarding house.**

1 “Boarding house” means a building arranged or used for lodging for compensation, ~~with or~~  
2 ~~without meals~~, with any number of guest rooms and not occupied as a single-family unit. The  
3 owner of the property is typically not on site in a boarding house.

4 **NEW SECTION. Section 20: A new section is added to Chapter 17.110 Kitsap County**  
5 **Code, “Definitions,” as follows:**

6  
7 **17.110.147 Campground.**

8 “Campground” means a tract of land under single ownership or unified control developed  
9 with individual sites for rent and containing roads and utilities to accommodate recreational  
10 vehicles or tents for vacation or other similar transient, short-stay purposes.

11 **NEW SECTION. Section 21: A new section is added to Chapter 17.110 Kitsap County**  
12 **Code, “Definitions,” as follows:**

13  
14 **17.110.149 Car washes.**

15 “Car washes” means the use of a site for washing and cleaning of passenger vehicles,  
16 recreational vehicles, or other light duty equipment.

17 **Section 22: Kitsap County Code Section 17.110.150, “Caretaker’s dwelling,” last amended**  
18 **by Ordinance 534-2016 is amended as follows.**

19  
20 **17.110.150 Caretaker’s dwelling**

21 “Caretaker’s dwelling” means a single-family residence accessory to a commercial, ~~or~~  
22 industrial, or park use intended for the purposes of providing supervision, maintenance, ~~or~~  
23 security of the property.

24 **Section 23: Kitsap County Code Section 17.110.160, “Clinic,” last amended by Ordinance**  
25 **534-2016 is repealed.**

26 **NEW SECTION. Section 24: A new section is added to Chapter 17.110 Kitsap County**  
27 **Code, “Definitions,” as follows:**

28  
29 **17.110.161 Case management.**

30 See Section 17.505.020 A, Case management.

31 **NEW SECTION. Section 25: A new section is added to Chapter 17.110 Kitsap County**  
32 **Code, “Definitions,” as follows:**

33  
34 **17.110.163 Cemeteries.**

35 “Cemeteries” means land and associated buildings and structures used for burial or funerary  
36 uses. This includes columbaria and mausoleums.

37 **NEW SECTION. Section 26: A new section is added to Chapter 17.110 Kitsap County**  
38 **Code, “Definitions,” as follows:**

39  
40 **17.110.164 Clinic.**



1 “Clinic” means a building or portion of a building containing offices for providing  
2 nonemergency chiropractic, medical, dental, vision, or psychiatric services not involving  
3 overnight housing of patients.

4 **Section 27: Kitsap County Code Section 17.110.165, “Club” last amended by Ordinance**  
5 **534-2016 is amended as follows:**

6 **17.110.165 Club.**

7 “Club” means a place where an association of persons or 501 C3 non-profits organized for  
8 some common purpose to meet. This definition may include a clubhouse.

9 **NEW SECTION. Section 28: A new section is added to Chapter 17.110 Kitsap County**  
10 **Code, “Definitions,” as follows:**

11 **17.110.166 Clubhouse.**

12 "Clubhouse" means the structure or premises occupied by a club and its staff. This definition  
13 excludes places of worship and groups organized primarily for commercial business  
14 purposes.

15 **NEW SECTION. Section 29: A new section is added to Chapter 17.110 Kitsap County**  
16 **Code, “Definitions,” as follows:**

17  
18 **17.110.167 College.**

19 “College” means a higher education college or university primarily engaged in teaching and  
20 research, and usually comprised of multiple educational buildings within a campus setting.

21 **Section 30: Kitsap County Code Section 17.110.171 “Comprehensive plan,” last amended**  
22 **by Ordinance 534-2016 is repealed.**

23 **NEW SECTION. Section 31: A new section is added to Chapter 17.110 Kitsap County**  
24 **Code, “Definitions,” as follows:**

25  
26 **17.110.172 Composting.**

27 “Composting” means any commercial operation involving the processing of waste in a  
28 controlled environment to produce a stable product by microbiologically degrading organic  
29 matter under aerobic conditions and is for use on property other than that on which the  
30 composting is performed.

31 **NEW SECTION. Section 32: A new section is added to Chapter 17.110 Kitsap County**  
32 **Code, “Definitions,” as follows:**

33  
34 **17.110. 173 Comprehensive plan.**

35 “Comprehensive plan” means the principles, objectives, and policies to guide growth and  
36 development, as required under Chapter 36.70A RCW. The Kitsap County Comprehensive  
37 Plan coordinates and provides policy direction for county programs and services, and  
38 establishes urban/rural boundaries.

39 **Section 33: Kitsap County Code Section 17.110.177, “Conference Center,” last amended**  
40 **by Ordinance 534-2016 is amended as follows:**



1  
2       **17.110.177   Conference center.**

3       “Conference center” means a building or group of buildings ~~with overnight accommodations~~  
4 ~~and meeting space~~, primarily intended for conferences, meetings, and retreats that may  
5 provide overnight accommodations. Conference centers may include facilities such as dining  
6 and banquet rooms, recreation rooms and other amenities.

7       **Section 34: Kitsap County Code Section 17.110.195, “Contractor’s storage yard,” last**  
8 **amended by Ordinance 534-2016 is amended as follows:**

9  
10       **17.110.195   Contractor’s storage yard.**

11       “Contractor’s storage yard” means a place where heavy equipment, vehicles, construction  
12 equipment or any material ~~commonly used in for the erection of any structure~~development,  
13 grading, grubbing, construction, landscaping or related activities is stored ~~or accumulated~~.  
14 Sites that involve current construction of projects with active permits involving the materials  
15 on site shall not be considered a contractor’s storage yard.

16       **Section 35: Kitsap County Code Section 17.110.200, “Day-care center,” last amended by**  
17 **Ordinance 550-2018 is amended as follows:**

18       **17.110.200   Day-care center.**

19       “Day-care center” means a ~~primary dwelling in which seven or more individuals, or a~~  
20 ~~building other than a primary dwelling in which any number of individuals, are cared for~~  
21 ~~during some portion of a twenty-four-hour period~~ facility other than a private residence in  
22 which any number of children are cared for during some portion of a twenty-four-hour  
23 period.

24       **Section 36: Kitsap County Code Section 17.110.205, “Day-care center family,” last**  
25 **amended by Ordinance 534-2016 is amended as follows:**

26  
27       **17.110.205   Day-care center, familyhome based.**

28       “Day-care center familyhome-based” means an ~~owner or manager occupied primary~~  
29 ~~dwelling and premises in and on which not more than six individuals are cared for during~~  
30 ~~some portion of a twenty-four-hour period~~ a private residence in which not more than six  
31 children are cared for during some portion of a twenty-four-hour period.

32       **NEW SECTION. Section 37: A new section is added to Chapter 17.110 Kitsap County**  
33 **Code, “Definitions,” as follows:**

34  
35       **17.110.226   Dispatch facility.**

36       “Dispatch facility” means a privately-owned facility for the storage, dispatch, and  
37 maintenance of vehicles such as ambulances, taxis, or shuttles. A dispatch facility does not  
38 include storage for ride-share or rental vehicles.

39       **Section 38: Kitsap County Code Section 17.110.228, “Drinking establishments,” last**  
40 **amended by Ordinance 570-2019 is amended as follows:**

41  
42       **17.110.228   ~~Drinking establishments~~ Dormitory.**

1       ~~“Drinking establishments” means a business primarily engaged in the retail sale of alcoholic~~  
2       ~~beverages for consumption on the premises, including night clubs, bars, and taverns. It shall~~  
3       ~~not mean premises primarily engaged in the retail sale of food for consumption on the~~  
4       ~~premises, where the sale of alcoholic beverages is clearly accessory and incidental (e.g.,~~  
5       ~~comprises less than twenty percent of the gross receipts). This definition excludes brew~~  
6       ~~pubs.~~

7       “Dormitory” means a college or university building that provides boarding school, college, or  
8       university students with sleeping quarters, common bathrooms, common rooms, and may  
9       include a dining area and cafeteria.

10    **NEW SECTION. Section 39:** A new section is added to Chapter 17.110 Kitsap County  
11    Code, “Definitions,” as follows:

12  
13       **17.110.229    Drinking establishments.**

14       “Drinking establishments” means a business primarily engaged in the retail sale of alcoholic  
15       beverages for consumption on the premises, including night clubs, bars, and taverns. It shall  
16       not mean premises primarily engaged in the retail sale of food for consumption on the  
17       premises, where the sale of alcoholic beverages is clearly accessory and incidental (e.g.,  
18       comprises less than twenty percent of the gross receipts).

19    **Section 40:** Kitsap County Code Section 17.110.240, “Dwelling, single-family attached,”  
20    last amended by Ordinance 534-2016 is repealed.

21    **Section 41:** Kitsap County Code Section 17.110.242, “Dwelling, single-family detached,”  
22    last amended by Ordinance 534-2016 is repealed.

23    **Section 42:** Kitsap County Code Section 17.110.245, “Dwelling, duplex,” last amended by  
24    Ordinance 534-2016 is amended as follows:

25  
26       ~~17.110.245    Dwelling, dDuplex.~~

27       ~~“Dwelling, dDuplex,” means a building on a single lot containing two dwelling units and~~  
28       ~~designed for occupancy by not more than two families. A duplex may not be considered a~~  
29       ~~primary residence for the purposes of constructing an accessory dwelling unit or accessory~~  
30       ~~living quarters.~~

31    **Section 43:** Kitsap County Code Section 17.110.250, “Dwelling, multiple-family,” last  
32    amended by Ordinance 534-2016 is repealed.

33    **Section 44:** Kitsap County Code Section 17.110.255, “Dwelling unit,” last amended by  
34    Ordinance 534-2016 is amended as follows:

35  
36       **17.110.255    Dwelling unit.**

37       “Dwelling unit” means a single unit providing complete, independent living facilities for one  
38       or more persons, including permanent provisions for living, sleeping, eating, cooking and  
39       sanitation. A recreational vehicle is not considered a dwelling unit outside of an approved  
40       RV park.

1 **NEW SECTION. Section 45: A new section is added to Chapter 17.110 Kitsap County**  
2 **Code, “Definitions,” as follows:**

3  
4 **17.110.256 Electric vehicle charging station.**

5 “Electric vehicle charging station” means a battery charging station with equipment that  
6 transfers electric energy (by conductive or inductive means) to a battery or other energy  
7 storage device in an electric vehicle.

8 **NEW SECTION. Section 46: A new section is added to Chapter 17.110 Kitsap County**  
9 **Code, “Definitions,” as follows:**

10  
11 **17.110.261 Entertainment facility, indoor.**

12 “Entertainment facility, indoor” means an indoor facility designed and equipped for the  
13 conduct of leisure-time activities and which is entirely enclosed within a building or  
14 structure. Examples include, but are not limited to, movie/performance theaters, museums,  
15 art galleries, and cultural exhibits. This definition excludes adult entertainment uses.

16 **NEW SECTION. Section 47: A new section is added to Chapter 17.110 Kitsap County**  
17 **Code, “Definitions,” as follows:**

18  
19 **17.110.262 Entertainment facility, outdoor.**

20 “Equipment facility, outdoor” means an open or partially enclosed facility designed and  
21 equipped for the conduct of leisure-time activities, such as an outdoor movie/performance  
22 theater. This definition excludes adult entertainment uses.

23 **NEW SECTION. Section 48: A new section is added to Chapter 17.110 Kitsap County**  
24 **Code, “Definitions,” as follows:**

25  
26 **17.110.263 Equipment sales, rentals and repair, heavy.**

27 “Equipment sales, rentals and repair, heavy” means an establishment providing the sales,  
28 rentals, and repair of construction and heavy equipment and similar goods and equipment.  
29 The use includes storage and incidental maintenance but does not include an automobile  
30 rental facility.

31 **NEW SECTION. Section 49: A new section is added to Chapter 17.110 Kitsap County**  
32 **Code, “Definitions,” as follows:**

33  
34 **17.110.264 Equipment sales, rentals and repair, light.**

35 “Equipment sales, rentals and repair, light” means an establishment providing the sales,  
36 rentals, and repair of tools, lawn and garden equipment, household equipment, party supplies,  
37 and similar goods and equipment. The use includes storage and incidental maintenance but  
38 does not include an automobile rental facility.

39 **NEW SECTION. Section 50: A new section is added to Chapter 17.110 Kitsap County**  
40 **Code, “Definitions,” as follows:**

41  
42 **17.110.266 Equipment sales, rentals and repair, recreational.**

1 “Equipment sales, rentals and repair, recreational” means an establishment providing the  
2 sales, rental, or repair of recreational equipment. The use includes associated storage and  
3 incidental maintenance. Examples include, but are not limited to, kayaks, rafts, paddleboards,  
4 bikes, electric bikes and scooters, and ATV’s.

5 **NEW SECTION. Section 51: A new section is added to Chapter 17.110 Kitsap County**  
6 **Code, “Definitions,” as follows:**

7  
8 **17.110.267 Espresso stands.**

9 “Espresso stands” means a retail food business in a freestanding building that sells coffee or  
10 other beverages and premade baked goods from a drive-through or walk-up window for  
11 consumption off the premises and that provides no indoor or outdoor seating.

12 **Section 52: Kitsap County Code Section 17.110.265, “Exotic animal,” last amended by**  
13 **Ordinance 534-2016 is repealed.**

14 **NEW SECTION. Section 53: A new section is added to Chapter 17.110 Kitsap County**  
15 **Code, “Definitions,” as follows:**

16  
17 **17.110.268 Exotic animal.**

18 “Exotic animal” means:

- 19  
20 A. Any species of animal whose venom is commonly known to be capable of inflicting  
21 serious physical harm or death to human beings, livestock, dogs or cats.  
22 B. Nonhuman primates including prosimians.  
23 C. All members of the Ursidae family (e.g., bears).  
24 D. Nondomesticated members of the Felidae family (e.g., cats).  
25 E. Nondomesticated members of the Canidae family (e.g., dogs) and their hybrids,  
26 including wolves, coyotes and foxes.  
27 F. All members of the crocodylian order (e.g., alligators, crocodiles, caiman and gavials).  
28 G. All members of the Melinae, Mellivorinae and Taxideinae subfamilies (e.g., badgers).

29 **NEW SECTION. Section 54: A new section is added to Chapter 17.110 Kitsap County**  
30 **Code, “Definitions,” as follows:**

31  
32 **17.110.269 Event facility**

33 “Event facility” means a facility or site where private or public events, such as weddings,  
34 musical performances, parties, reunions, fairs, markets, bazaars, retreats, or conferences, are  
35 conducted in exchange for compensation and that are not part of a larger venue, such as a  
36 hotel, resort, or conference center.

37 **Section 55: Kitsap County Code Section 17.110.270, “Family,” last amended by Ordinance**  
38 **534-2016 is amended as follows:**

39  
40 **17.110.270 Family.**

1 “Family” means two or more persons customarily living together as a single housekeeping  
2 unit and using common cooking facilities, as distinguished from a group occupying a hotel,  
3 club, boarding or lodging house, or other group ~~living of unrelated individuals.~~

4 **NEW SECTION. Section 56: A new section is added to Chapter 17.110 Kitsap County**  
5 **Code, “Definitions,” as follows:**

6  
7 **17.110.271 Family living.**

8 “Family living” means the residential occupancy of a structure by a family. Each dwelling  
9 unit includes kitchen and bathroom facilities. Family living includes the following dwelling  
10 types:

- 11 A. Manufactured home, mobile home, tiny home;
- 12 B. Single family detached (includes manufactured homes);
- 13 C. Single family attached, condominium or townhome;
- 14 D. Multiple family; or
- 15 E. Group home.

16 **Section 57: Kitsap County Code Section 17.110.272, “Fitness center,” last amended by**  
17 **Ordinance 541-2017 is repealed.**

18 **NEW SECTION. Section 58: A new section is added to Chapter 17.110 Kitsap County**  
19 **Code, “Definitions,” as follows:**

20  
21 **17.110.278 Fitness center.**

22 “Fitness center” means a place of business with equipment and facilities for exercising and  
23 improving physical fitness. Examples include health clubs, boxing gyms and micro-gyms.

24 **NEW SECTION. Section 59: A new section is added to Chapter 17.110 Kitsap County**  
25 **Code, “Definitions,” as follows:**

26  
27 **17.110.279 Food and beverage production.**

28 “Food and beverage production” means an establishment that transforms animal and plant  
29 products for intermediate or final consumption; or they manufacture beverages. These  
30 products are typically sold to wholesalers or retailers. Beverage manufacturing includes the  
31 manufacture of nonalcoholic beverages and alcoholic beverages.

32 **NEW SECTION. Section 60: A new section is added to Chapter 17.110 Kitsap County**  
33 **Code, “Definitions,” as follows:**

34  
35 **17.110.291 Fuel distributors.**

36 “Fuel distributors” means a facility for the storage of fuels or other volatile products and for  
37 their distribution to retail sales facilities or other bulk purchasers, regardless of ownership.

38 **NEW SECTION. Section 61: A new section is added to Chapter 17.110 Kitsap County**  
39 **Code, “Definitions,” as follows:**

40  
41 **17.110.292 Fuel or charging station, with convenience store.**

1 “Fuel or charging station, with convenience store” means a facility that provides gasoline  
2 and/or diesel fuel, electric vehicle charging stations to retail consumers with a facility that  
3 sells convenience goods as a secondary activity.

4 **NEW SECTION. Section 62: A new section is added to Chapter 17.110 Kitsap County**  
5 **Code, “Definitions,” as follows:**

6  
7 **17.110.293 Fuel or charging station, without convenience store.**  
8 “Fuel or charging station, without convenience store” means a facility that provides gasoline  
9 and/or electric charging stations to retail consumers.

10 **NEW SECTION. Section 63: A new section is added to Chapter 17.110 Kitsap County**  
11 **Code, “Definitions,” as follows:**

12  
13 **17.110.294 Funeral home.**  
14 “Funeral home” means a building or part thereof used for human funeral services. Such  
15 building may contain space and facilities for (a) embalming and the performance of other  
16 services used in the preparation of the dead for burial; (b) the performance of autopsies and  
17 related surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral  
18 supplies; (d) storage of funeral vehicles; and (e) facilities for cremation.

19 **Section 64: Kitsap County Code Section 17.110.301, “General merchandise stores,” last**  
20 **amended by Ordinance 534-2016 is amended as follows:**

21  
22 **Section 17.110.301 General retail merchandise stores**  
23 “General retail merchandise stores” means stores that sell a wide variety of grocery and  
24 nongrocery items, including, but not limited to: fresh foods; packaged foods for preparation  
25 and consumption in the home; household supplies; consumer electronics; hardware; auto  
26 parts and accessories; pet supplies; apparel; arts and crafts; and sporting goods.

27 **Section 65: Kitsap County Code Section 17.110.302, “General office and management**  
28 **services,” last amended by Ordinance 534-2016 is amended as follows:**

29  
30 **17.110.302 General office and management services.**  
31 “General office and management services” means the offices of real estate agencies;,  
32 advertising agencies; mailing services and postal substations; employment agencies;,  
33 insurance agencies; management and consulting firms; accountants; attorneys; security  
34 brokers; architects; surveyors; tax preparation services; computer software development;,  
35 engineering and construction firms with no outdoor storage; financial, banking, mortgage and  
36 title institutions; and other similar business services. This term also includes the  
37 administrative offices for businesses whose primary activity may be a nonoffice use  
38 conducted elsewhere. ~~This definition excludes engineering and construction firms and~~  
39 ~~financial, banking, mortgage and title institutions.~~

40 **NEW SECTION. Section 66: A new section is added to Chapter 17.110 Kitsap County**  
41 **Code, “Definitions,” as follows:**  
42



1       **17.110.304    Government/public structures.**  
2       “Government/public structures” means a building or structure owned, operated, or occupied  
3       by governmental agency to provide one or more governmental services to the public.

4       **NEW SECTION. Section 67: A new section is added to Chapter 17.110 Kitsap County**  
5       **Code, “Definitions,” as follows:**

6  
7       **17.110.316    Group home.**  
8       “Group home” means a dwelling unit containing up to eight unrelated persons who are  
9       mentally or physically impaired who are protected under the Fair Housing Act, along with  
10      support or supervisory personnel or family members who may reside at the facility.  
11      A. The term mental or physical impairment includes conditions such as blindness, hearing  
12      impairment, mobility impairment, HIV infection, alcoholism, drug addiction, chronic fatigue,  
13      learning disability, head injury, and mental illness.  
14      B. Current users of illegal controlled substances, persons convicted for illegal manufacture  
15      or distribution of a controlled substance, sex offenders, and juvenile offenders are not  
16      considered mentally or physically impaired under the Fair Housing Act.

17      **NEW SECTION. Section 68: A new section is added to Chapter 17.110 Kitsap County**  
18      **Code, “Definitions,” as follows:**

19  
20      **17.110.318    Group living.**  
21      “Group living” means the residential occupancy of a structure that does not meet the  
22      definition of family living. Generally, group living facilities have a common eating area for  
23      residents, and residents may receive care or training. Group living includes the following:  
24      A. Assisted living facility.  
25      B. Boarding house, rooming house, or lodging house.  
26      C. Congregate care facility.  
27      D. Convalescent, nursing or rest home.  
28      E. Dormitory.  
29      F. Hospice.  
30      G. Monastery or convent.  
31      H. Independent living facility.  
32      I. Shelter, non-transitory accommodation.  
33      J. Skilled nursing care facility.

34      **NEW SECTION. Section 69: A new section is added to Chapter 17.110 Kitsap County**  
35      **Code, “Definitions,” as follows:**

36  
37      **17.110.333    Helicopter pads.**  
38      “Helicopter pads” means an area on a roof or on the ground used for the takeoff and landing  
39      of helicopters for the purpose of loading or unloading passengers or cargo but not including  
40      fueling service, hangers, maintenance or overhaul facilities.

41      **Section 70: Kitsap County Code Section 17.110.345, “Home business,” last amended by**  
42      **Ordinance 534-2016 is amended as follows:**

43



1       **17.110.345 Home business.**  
2       “Home business” means a commercial or industrial use (~~excluding retail~~) conducted entirely  
3       within a dwelling or an accessory structure, ~~which use that~~ is clearly secondary to the ~~use of~~  
4       the dwelling for residential use.

5       **NEW SECTION. Section 71: A new section is added to Chapter 17.110 Kitsap County**  
6       **Code, “Definitions,” as follows:**

7  
8       **17.110.361 Hotel/motel.**  
9       “Hotel/motel” means a building in which lodging is provided and offered to the public for  
10       compensation and which is open to transient guests. This definition excludes bed and  
11       breakfast houses and vacation rentals.

12       **Section 72: Kitsap County Code Section 17.110.365, “Hotel/motel,” last amended by**  
13       **Ordinance 534-2016 is repealed.**

14       **NEW SECTION. Section 73: A new section is added to Chapter 17.110 Kitsap County**  
15       **Code, “Definitions,” as follows:**

16  
17       **17.110.362 Immediate vicinity.**  
18       “Immediate vicinity” means an area to include all lots, parcels, tracts, roadways or other  
19       property(s) within a four-hundred-foot radius of a subject property.

20       **Section 74: Kitsap County Code Section 17.110.366, “Immediate vicinity,” last amended by**  
21       **Ordinance 534-2016 is repealed.**

22       **NEW SECTION. Section 75: A new section is added to Chapter 17.110 Kitsap County**  
23       **Code, “Definitions,” as follows:**

24  
25       **17.110.363 Impervious surface.**  
26       “Impervious surface” means a nonvegetated surface area that either prevents or retards the  
27       entry of water into the soil mantle as under natural conditions prior to development or causes  
28       water to run off the surface in greater quantities or at an increased rate of flow from the flow  
29       present under natural conditions prior to development. Common impervious surfaces include,  
30       but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas,  
31       concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or  
32       other surfaces that similarly impede the natural infiltration of storm water. Open, uncovered  
33       retention/detention facilities shall not be considered as impervious surfaces for the purposes  
34       of determining whether the thresholds for application of minimum requirements are  
35       exceeded. Open, uncovered retention/detention facilities shall be considered impervious  
36       surfaces for purposes of runoff modeling.

37       **Section 76: Kitsap County Code Section 17.110.367, “Impervious surface,” last amended**  
38       **by Ordinance 540-2016 is repealed.**

39       **NEW SECTION. Section 77: A new section is added to Chapter 17.110 Kitsap County**  
40       **Code, “Definitions,” as follows:**

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**17.110.364 Indoor transitory accommodations.**  
See Section 17.505.040(E), Indoor transitory accommodations.

**NEW SECTION. Section 78: A new section is added to Chapter 17.110 Kitsap County Code, “Definitions,” as follows:**

**17.110.385 Landscaping.**  
Landscaping” means the placement, preservation, or replacement of trees, grass, shrubs, plants, flowers, and other vegetative materials in accordance with an approved landscaping plan meeting adopted landscaping plan, design, and installation standards. Artificial plants, shrubs, bushes, flowers, and materials in movable containers shall not be considered “landscaping” for purposes of this title. Vegetation planted as part of LID BMPs shall be considered “landscaping” for purposes of this title where all landscape requirements in Title 17 are met.

**Section 79: Kitsap County Code Section 17.110.390, “Landscaping,” last amended by Ordinance 540-2016 is repealed.**

**NEW SECTION. Section 80: A new section is added to Chapter 17.110 Kitsap County Code, “Definitions,” as follows:**

**17.110.388 Large on-site sewage system (LOSS).**  
“Large on-site sewage system (LOSS)” means an on-site sewage system (OSS) that consists of an integrated system of components, located on or nearby the property it serves, that conveys, stores, treats, and provides subsurface soil treatment and disposal of domestic sewage with design flows of at least three thousand five hundred gallons of sewage volume per day up to and including one hundred thousand gallons of sewage volume per day.

**Section 81: Kitsap County Code Section 17.110.392, “Large on-site sewage system (LOSS),” last amended by Ordinance 534-2016 is repealed.**

**NEW SECTION. Section 82: A new section is added to Chapter 17.110 Kitsap County Code, “Definitions,” as follows:**

**17.110.391 Large transitory accommodations.**  
See Section 17.505.040(C), Large transitory accommodations.

**NEW SECTION. Section 83: A new section is added to Chapter 17.110 Kitsap County Code, “Definitions,” as follows:**

**17.110.464 Lumber and bulky building material sales.**  
“Lumber and bulky building material sales” means an establishment providing the sale of building supplies, construction equipment, or home decorating fixtures and accessories. This includes lumber yards.

1 **NEW SECTION. Section 84: A new section is added to Chapter 17.110 Kitsap County**  
2 **Code, “Definitions,” as follows:**

3  
4 **17.110.467 Manufactured/mobile/RV/park-model/tiny home parks.**

5 “Manufactured/mobile/RV/park-model/tiny home parks” means a parcel of land which has  
6 been planned and improved for the placement of manufactured homes, recreational vehicles,  
7 tiny homes, and/or park models, including hook-up facilities, for permanent residential use.  
8 Accessory uses often include bathing and laundry uses.

9 **NEW SECTION. Section 85: A new section is added to Chapter 17.110 Kitsap County**  
10 **Code, “Definitions,” as follows:**

11  
12 **17.110.472 Manufactured home, mobile home, park-model and tiny home sales.**

13 “Manufactured home, mobile home, park-model and tiny home sales” means an  
14 establishment where manufactured homes, park models, and tiny homes are sold and/or  
15 stored for the purpose of sale directly to the public.

16 **Section 86: Kitsap County Code Section 17.110.473, “Manufacturing and fabrication,” last**  
17 **amended by Ordinance 534-2016 is amended as follows:**

18  
19 **17.110.473 Manufacturing and fabrication.**

20 “Manufacturing and fabrication” means the transformation of materials or substances into  
21 new products, including construction and assembling of component parts, and the blending of  
22 materials such as lubricating oils, plastics, resins or liquors. This includes assembly and  
23 packing operations as defined in Section 17.110.087.

24 A. Light: Light manufacturing and fabrication is characterized by the use being contained  
25 within buildings, and materials or equipment used in production not being stored outside.  
26 Light manufacturing and fabrication activities do not generate external emissions such as  
27 smoke, odor, noise, vibrations or other nuisances outside the building. This definition may  
28 include, but is not limited to, manufacture and fabrication of electronic components,  
29 software, office products, furniture, glass products, and other manufacturing and fabrication  
30 uses as determined by the reviewing official.

31 B. Medium: Medium manufacturing and fabrication is characterized by need for only very  
32 limited areas of outdoor storage and may create minor external environmental impacts during  
33 the conduct of operations, but most impacts are contained on site. This definition may  
34 include, but is not limited to, manufacture and fabrication of paints, printing ink, leather  
35 goods, and other manufacturing and fabrication uses as determined by the reviewing official.

36 C. Heavy: Heavy manufacturing and fabrication uses are often characterized by the need for  
37 large outdoor areas in which to conduct operations, and typically results in environmental  
38 impacts beyond their own sites. This definition may include, but is not limited to,  
39 manufacture and fabrication of automotive vehicles and their parts, cement, brick, lime,  
40 gypsum, asphalt, and other manufacturing and fabrication uses as determined by the  
41 reviewing official. This definition excludes manufacture and fabrication of hazardous  
42 materials.

43 D. Hazardous: Hazardous manufacturing and fabrication uses are those engaged in the  
44 manufacture or fabrication of materials that are flammable, explosive, or present hazards to

1 the public health, safety, and welfare, including all substances and materials defined as  
2 hazardous materials, hazardous substances, or hazardous waste.

3 **NEW SECTION. Section 87: A new section is added to Chapter 17.110 Kitsap County**  
4 **Code, “Definitions,” as follows:**

5  
6 **17.110.474 Marijuana.**

7 “Marijuana” means all parts of the plant *Cannabis*, whether growing or not, with a THC  
8 concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin  
9 extracted from any part of the plant; and every compound, manufacture, salt, derivative,  
10 mixture, or preparation of the plant, its seeds or resin. The term does not include (1) the  
11 mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of  
12 the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the  
13 mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed  
14 of the plant which is incapable of germination; or (2) hemp or industrial hemp as defined in  
15 RCW 15.140.020, seeds used for licensed hemp production under chapter 15.140 RCW.  
16 Where this definition conflicts with RCW 69.50.101, as now or hereafter amended, that in  
17 state law shall govern.

18 **Section 88: Kitsap County Code Section 17.110.477, “Master plan,” last amended by**  
19 **Ordinance 534-2016 is amended as follows:**

20  
21 **17.110.475 ~~Marina~~ Marijuana processor.**

22 ~~“Marina” means a public or private facility which for compensation provides moorage or wet~~  
23 ~~or dry storage for watercraft and may offer marine related sales and services.~~  
24 “Marijuana processor” means a person licensed by the state liquor and cannabis board to  
25 process marijuana into marijuana concentrates, useable marijuana, and marijuana-infused  
26 products, package and label marijuana concentrates, useable marijuana, and marijuana-  
27 infused products for sale in retail outlets, and sell marijuana concentrates, useable marijuana,  
28 and marijuana-infused products at wholesale to marijuana retailers. Where this definition  
29 conflicts with RCW 69.50.101, as now or hereafter amended, that in state law shall govern.

30 **NEW SECTION. Section 89: A new section is added to Chapter 17.110 Kitsap County**  
31 **Code, “Definitions,” as follows:**

32  
33 **17.110.476 Marijuana producer**

34 “Marijuana producer” means a person licensed by the state liquor and cannabis board to  
35 produce and sell marijuana at wholesale to marijuana processors and other marijuana  
36 producers. Where this definition conflicts with RCW 69.50.101, as now or hereafter  
37 amended, that in state law shall govern.

38 **Section 90: Kitsap County Code Section 17.110.477, “Master plan,” last amended by**  
39 **Ordinance 534-2016 is amended as follows:**

40  
41 **17.110.477 ~~Master plan~~ Marijuana-infused products**

1     ~~“Master plan” means a large-scale development plan to guide the long-term physical~~  
2     ~~development of a particular area. Such a plan shall be prepared and approved pursuant to~~  
3     ~~Chapter 17.440.~~

4     “Marijuana-infused products” means products that contain marijuana or marijuana extracts  
5     and are intended for human use, are derived from marijuana and have a THC concentration  
6     no greater than ten percent. The term “marijuana-infused products” does not include useable  
7     marijuana or marijuana concentrates. Where this definition conflicts with RCW 69.50.101, as  
8     now or hereafter amended, that in state law shall govern.

9     **NEW SECTION. Section 91: A new section is added to Chapter 17.110 Kitsap County**  
10    **Code, “Definitions,” as follows:**

11  
12     **17.110.478    Marijuana retailer.**

13     “Marijuana retailer” means a person licensed by the state liquor and cannabis board to sell  
14     marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet.  
15     Where this definition conflicts with RCW 69.50.101, as now or hereafter amended, that in  
16     state law shall govern.

17    **Section 92: Kitsap County Code Section 17.110.480, “Repealed,” last amended by**  
18    **Ordinance 534-2016 is amended as follows:**

19  
20     ~~**17.110.480    Repealed-Marina.**~~

21     ~~“Marina” means a public or private facility which for compensation provides water-~~  
22     ~~dependent wet moorage for ten or more motorized vessels, whether personal or commercial,~~  
23     ~~and generally including goods or services related to boating. Marinas also include wet~~  
24     ~~moorage facilities where boat moorage slips may be leased or rented to individuals who are~~  
25     ~~not a member owner of an associated residential development. Launching facilities and/or~~  
26     ~~dry dock storage may also be provided. Marinas may be open to the general public or~~  
27     ~~restricted on the basis of property ownership or membership.~~

28    **NEW SECTION. Section 93: A new section is added to Chapter 17.110 Kitsap County**  
29    **Code, “Definitions,” as follows:**

30  
31     **17.110.482    Marina support services.**

32     “Marina support services” means a use of land involved in the operation of a marina  
33     including structures and activities normally integral to the operation of a marina, such as  
34     servicing, fueling, pumping-out, chartering, launching, and dry-storage of boats and boating  
35     equipment, and restaurants or other services serving the patrons of the marina.

36    **Section 94: Kitsap County Code Section 17.110.483, “Repealed,” last amended by**  
37    **Ordinance 570-2019 is amended as follows:**

38  
39     ~~**17.110.483    (Repealed)\* Master plan.**~~

40     ~~“Master plan” means a large-scale development plan to guide the long-term physical~~  
41     ~~development of a particular area. Such a plan shall be prepared and approved pursuant to~~  
42     ~~Chapter 17.440.~~

1 **Section 95:** Kitsap County Code Section 17.110.493, “Mobile home park,” last amended by  
2 Ordinance 534-2016 is repealed.

3 **Section 96:** Kitsap County Code Section 17.110.504, “Movie/performance theater,” last  
4 amended by Ordinance 534-2016 is amended as follows:  
5

6 **17.110.504 Movie/performance theater Multiple family .**

7 “Movie/performance theater” means a facility for showing films and performance art,  
8 including accessory retail sales of food and beverages. This definition excludes adult  
9 entertainment uses.

10 “Multiple-family” means a building or portion thereof containing three or more dwelling  
11 units and designed for occupancy by three or more families.

12 **Section 97:** Kitsap County Code Section 17.110.530, “Nursing or rest home,” last amended  
13 by Ordinance 534-2016 is repealed.

14 **NEW SECTION. Section 98:** A new section is added to Chapter 17.110 Kitsap County  
15 Code, “Definitions,” as follows:  
16

17 **17.110.531 Off-street parking facilities.**

18 “Off-street parking facilities” means a site or portion of a site, devoted to the off-street  
19 parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas.

20 **NEW SECTION. Section 99:** A new section is added to Chapter 17.110 Kitsap County  
21 Code, “Definitions,” as follows:  
22

23 **17.110.532 Off-street parking facilities, structured.**

24 “Structured parking facilities” means a structure or portion thereof composed of one or more  
25 levels or floors used exclusively for the parking or storage of motor vehicles. A parking  
26 structure may be below grade, at grade, or above grade with those levels being either open or  
27 enclosed.

28 **NEW SECTION. Section 100:** A new section is added to Chapter 17.110 Kitsap County  
29 Code, “Definitions,” as follows:  
30

31 **17.110.583 Personal services.**

32 “Personal services” means an establishment providing frequent or recurrent needed services  
33 of a personal nature. Typical uses include, but are not limited to, barber shops, beauty salons  
34 and spas, personal laundry and dry cleaning, massage services and pet grooming.

35 **Section 101:** Kitsap County Code Section 17.110.590, “Pet, nontraditional,” last amended  
36 by Ordinance 534-2016 is amended as follows:  
37

38 **17.110.590 Pet, nontraditional.**

39 “Pet, nontraditional” or “nontraditional pet” means any pet other than a dog, cat, fish,  
40 agricultural livestock, or nonraptor bird.



1 **Section 102: Kitsap County Code Section 17.110.640, “Public facilities,” last amended by**  
2 **Ordinance 534-2016 is amended as follows:**

3  
4 **17.110.640 Public facilities.**

5 “Public facilities” means streets, roads, highways, sidewalks, street and road lighting  
6 systems, traffic signals, domestic water systems, stormwater infrastructure, ~~and~~ sanitary  
7 sewer systems, pump houses, waste handling facilities designated as public facilities in the  
8 comprehensive solid waste management plan, ~~parks and recreational facilities, schools,~~  
9 public works storage facilities and road sheds, and utilities such as power, fiberoptic, gas,  
10 phone and cable television. This does not include wireless communication facilities as  
11 defined in Title 17.

12 **Section 103: Kitsap County Code Section 17.110.643, “Race track, major,” last amended**  
13 **by Ordinance 540-2016 is repealed.**

14 **Section 104: Kitsap County Code Section 17.110.644, “Race track, minor,” last amended**  
15 **by Ordinance 540-2016 is amended as follows:**

16  
17 **17.110.644 Race track, ~~minor~~.**

18 “Race track, ~~minor~~” means a public or privately owned course designed for the operating  
19 and/or racing of automobiles, motorcycles, all-terrain vehicles or similar vehicles along a  
20 defined route that may include straightaways, curves, jumps and/or other features.

21 **Section 105: Kitsap County Code Section 17.110.647, “Recreational facility,” last amended**  
22 **by Ordinance 534-2016 is amended as follows:**

23  
24 **17.110.647 Recreational facility, indoor.**

25 “Recreational facility, indoor” means a place designed and equipped for the conduct of sports  
26 and leisure time activities. ~~Examples include athletic fields, batting cages, amusement parks,~~  
27 ~~picnic areas, campgrounds, swimming pools, driving ranges, skating rinks and similar uses.~~  
28 ~~Public recreational facilities are those owned by a government entity.~~ means a commercial  
29 recreational land use conducted entirely within a building. Examples include, but are not  
30 limited to amusement centers, arcades, arenas, bowling alleys, gymnasiums, pool or billiard  
31 halls, skating rinks, and tennis courts.

32 **NEW SECTION. Section 106: A new section is added to Chapter 17.110 Kitsap County**  
33 **Code, “Definitions,” as follows:**

34  
35 **17.110.648 Recreational facility, outdoor.**

36 “Recreational facility, outdoor” means a commercial recreational land use conducted in open  
37 or partially enclosed facilities. Examples include, but are not limited to amusement centers,  
38 miniature golf, swimming pools, tennis courts, basketball courts, outdoor racquetball courts,  
39 skateboard parks, and batting cages.

40 **NEW SECTION. Section 107: A new section is added to Chapter 17.110 Kitsap County**  
41 **Code, “Definitions,” as follows:**  
42



1       **17.110.651 Recreational vehicle camping park.**  
2       “Recreational vehicle camping park” means a tract of land under single ownership or unified  
3       control developed with individual sites for rent and containing roads and utilities to  
4       accommodate recreational vehicles or tent campers for vacation or other similar transient,  
5       short-stay purposes.

6       **NEW SECTION. Section 108: A new section is added to Chapter 17.110 Kitsap County**  
7       **Code, “Definitions,” as follows:**

8  
9       **17.110.653     Recycling Center**  
10      “Recycling center” means a facility that processes and converts waste into reusable material.

11      **NEW SECTION. Section 109: A new section is added to Chapter 17.110 Kitsap County**  
12      **Code, “Definitions,” as follows:**

13  
14      **17.110.657     Religious organization.**  
15      See Section 17.505.020(F), Religious organization.

16      **NEW SECTION. Section 111: A new section is added to Chapter 17.110 Kitsap County**  
17      **Code, “Definitions,” as follows:**

18  
19      **17.110.658     Research laboratory.**  
20      “Research laboratory” means a building or group of buildings used for scientific research,  
21      investigation, testing, or experimentation, but not facilities for the manufacture or sale of  
22      products, except as incidental to the main purpose of the laboratory.

23      **NEW SECTION. Section 112: A new section is added to Chapter 17.110 Kitsap County**  
24      **Code, “Definitions,” as follows:**

25  
26      **17.110.661     Resort.**  
27      “Resort” means a group of buildings under unified ownership or control that provide  
28      overnight accommodations, activities, and amenities. Examples include, but are not limited  
29      to, golf, horseback riding, swimming, shuffleboard, tennis, hiking trails, restaurants, spas,  
30      and meeting halls.

31      **Section 113: Kitsap County Code Section 17.110.662, “Restaurant,” last amended by**  
32      **Ordinance 534-2016 is amended as follows:**

33  
34      **17.110.662     Restaurant, with drive-thru service.**  
35      ~~“Restaurant” means an establishment where food and/or beverages are served to customers~~  
36      ~~for compensation.~~  
37      “Restaurant, with drive-thru service” means retail establishments providing food and/or  
38      beverages for sale, and which are distinguished by one or more of the following:  
39      A. Use of disposable food containers and utensils;  
40      B. Self-service is available;  
41      C. The principal business is take-out foods and beverages;  
42      D. Drive-in or drive-thru service is available.

1 **Section 114:** Kitsap County Code Section 17.110.663, “Restaurant, high-turnover” last  
2 amended by Ordinance 534-2016 is amended as follows:

3  
4 **17.110.663 Restaurant, ~~high-turnover~~without drive-thru service.**

5 “Restaurant, High turnover” means retail establishments providing food and/or beverages for  
6 sale, and which are distinguished by one or more of the following:

7 A. ~~Use of disposable food containers and utensils;~~

8 B. ~~Self service is available;~~

9 C. ~~The principal business is take out foods and beverages;~~

10 D. ~~Drive in or drive thru service is available.~~

11 “Restaurant, without drive-thru service” means an establishment where food and/or  
12 beverages are served to customers for compensation.

13 **NEW SECTION. Section 115:** A new section is added to Chapter 17.110 Kitsap County  
14 Code, “Definitions,” as follows:

15  
16 **17.110.664 Rezone.**

17 “Rezone” means a change in the zoning classification on the Kitsap County zoning map that  
18 affects one parcel or a small group of contiguous parcels, a section, or sections of Kitsap  
19 County consistent with Chapter 17.450.

20 **Section 116:** Kitsap County Code Section 17.110.665, “Rezone” last amended by  
21 Ordinance 534-2016 is amended as follows:

22  
23 **17.110.665 Rezone-Rock crushing.**

24 ~~“Rezone” means a change in the zoning classification on the Kitsap County zoning map that~~  
25 ~~affects one parcel or a small group of contiguous parcels, a section, or sections of Kitsap~~  
26 ~~County consistent with Chapter 17.450.~~

27 ~~“Rock crushing” means the use of explosives or machinery to fracture the rock into smaller~~  
28 ~~pieces suitable to be used for pavement, construction, and other uses. This processing occurs~~  
29 ~~after aggregate extraction.~~

30 **Section 117:** Kitsap County Code Section 17.110.669, “Sending areas and parcels,” last  
31 amended by Ordinance 534-2016 is amended as follows:

32  
33 **17.110.669 Sending areas and parcels Safe park transitory accommodations.**

34 ~~“Sending areas and parcels” means undeveloped or partially developed lot(s) or parcel(s)~~  
35 ~~located within a sending area, designated on the Kitsap County zoning map or by further~~  
36 ~~action of the board of county commissioners, that are appropriate to transfer development~~  
37 ~~rights. See Section 17.505.040(D), Safe park transitory accommodations.~~

38 **NEW SECTION. Section 118:** A new section is added to Chapter 17.110 Kitsap County  
39 Code, “Definitions,” as follows:

40  
41 **17.110.670 School.**

42 “School” means an institution primarily engaged in teaching and learning, operated by a  
43 public school district, nonprofit organization, or a private organization. Business and trade

1 schools and Montessori schools are included, as are satellite buildings of higher education  
2 colleges.

3 **Section 119:** Kitsap County Code Section 17.110.671, “Setback,” last amended by  
4 **Ordinance 534-2016 is amended as follows:**

5  
6 **17.110.671 ~~Setback~~ Secure community transition facility.**

7 ~~“Setback” means the horizontal distance from a property line to the nearest vertical wall or~~  
8 ~~other element of a building or structure.~~

9 “Secure community transition facility” means a secure facility that provides supervision,  
10 security, ensures the provision of sex offender treatment services, and are established  
11 pursuant to Chapter 71.09 RCW.

12 **NEW SECTION. Section 120:** A new section is added to Chapter 17.110 Kitsap County  
13 Code, “Definitions,” as follows:

14  
15 **17.110.672 Sending areas and parcels.**

16 “Sending areas and parcels” means undeveloped or partially developed lot(s) or parcel(s)  
17 located within a sending area, designated on the Kitsap County zoning map or by further  
18 action of the board of county commissioners, that are appropriate to transfer development  
19 rights.

20 **NEW SECTION. Section 121:** A new section is added to Chapter 17.110 Kitsap County  
21 Code, “Definitions,” as follows:

22  
23 **17.110.674 Shared work/maker space.**

24 “Shared work/maker space” means a facility offering work related amenities to be used by  
25 individuals or groups in exchange for compensation. Amenities include, but are not limited  
26 to, meeting rooms, private offices, high speed internet, artist studios, craft spaces,  
27 woodworking shops and commercial kitchens. Such facilities may also hold classes or  
28 workshops available to the public. This definition also includes facilities that provide  
29 organizational, mentoring or capital support intended to accelerate the successful  
30 development of start-up companies, or imparts job and business skills to employees or  
31 trainees. Incubated businesses make progress toward independence and relocation into  
32 permanent facilities.

33 **NEW SECTION. Section 122:** A new section is added to Chapter 17.110 Kitsap County  
34 Code, “Definitions,” as follows:

35  
36 **17.110.676 Shelter.**

37 “Shelter” means a residential facility serving as a center to receive, provide and house  
38 persons who need shelter. The shelter may allow partners, dependents, pets, and/or  
39 possessions. The facility may provide on-site services.

40 **Section 123:** Kitsap County Code Section 17.110.673, “Shipping container,” last amended  
41 by Ordinance 534-2016 is amended as follows:

42

1       **17.110.677    Shipping-container Setback.**

2       “Shipping container” means any repository greater than twenty-five feet in length  
3       traditionally commonly used for the interstate or international transport of goods.

4       “Setback” means the horizontal distance from a property line to the nearest vertical wall or  
5       other element of a building or structure.

6       **NEW SECTION. Section 124: A new section is added to Chapter 17.110 Kitsap County**  
7       **Code, “Definitions,” as follows:**

8  
9       **17.110.677    Shipping container.**

10       “Shipping container” means any repository greater than twenty-five feet in length  
11       traditionally commonly used for the interstate or international transport of goods.

12       **NEW SECTION. Section 125: A new section is added to Chapter 17.110 Kitsap County**  
13       **Code, “Definitions,” as follows:**

14  
15       **17.110.678    Shooting/gun facility, indoor.**

16       “Shooting/gun facility, indoor” means an indoor facility designated for the discharge of  
17       firearms for individuals wishing to practice, improve upon or compete as to their shooting  
18       skills. The facility may have a site with one or more shooting ranges but does not include  
19       residential property.

20       **NEW SECTION. Section 126: A new section is added to Chapter 17.110 Kitsap County**  
21       **Code, “Definitions,” as follows:**

22  
23       **17.110.679    Shooting/gun facility, outdoor.**

24       “Shooting/gun facility, outdoor” means an outdoor facility designated for the discharge of  
25       firearms for individuals wishing to practice, improve upon or compete as to their shooting  
26       skills. The facility may have a site with one or more shooting ranges but does not include  
27       residential property.

28       **Section 127: Kitsap County Code Section 17.110.675, “Sign,” last amended by Ordinance**  
29       **534-2016 is amended as follows:**

30  
31       **17.110.675    Sign Shellfish/fish hatcheries and processing facilities.**

32       “Sign” means a collection of letters, numbers or symbols which calls attention to a business,  
33       product, activity, person or service. ~~Balloons or balloon type devices in excess of five cubic~~  
34       ~~feet, or flown more than twenty feet in elevation measured from grade, or taller than twenty~~  
35       ~~feet in height measured from mean grade are considered signs for the purposes of this title.~~

36       “Shellfish/fish hatcheries and processing facilities” means uses which involve the production,  
37       processing or sales of finfish, shellfish, or other aquatic or marine products within a confined  
38       space and under controlled feeding, sanitation, harvesting, or processing procedures.

39       **Section 128: Kitsap County Code Section 17.110.680, “Sign permit,” last amended by**  
40       **Ordinance 534-2016 is amended as follows:**

41  
42       **17.110.680    Sign-permit Sign.**

1       ~~“Sign permit” means a permit which authorizes the placement or alteration of a sign on a~~  
2       ~~particular parcel of property or building.~~

3       ~~“Sign” means a collection of letters, numbers or symbols which calls attention to a business,~~  
4       ~~product, activity, person or service. Balloons or balloon type devices in excess of five cubic~~  
5       ~~feet, or flown more than twenty feet in elevation measured from grade, or taller than twenty~~  
6       ~~feet in height measured from mean grade are considered signs for the purposes of this title.~~

7       **NEW SECTION. Section 129: A new section is added to Chapter 17.110 Kitsap County**  
8       **Code, “Definitions,” as follows:**

9  
10       **17.110.681    Sign permit.**

11       ~~“Sign permit” means a permit which authorizes the placement or alteration of a sign on a~~  
12       ~~particular parcel of property or building.~~

13       **NEW SECTION. Section 130: A new section is added to Chapter 17.110 Kitsap County**  
14       **Code, “Definitions,” as follows:**

15  
16       **17.110.682    Single-family attached dwelling.**

17       ~~“Single-family attached dwelling” means a building containing two or more dwelling units,~~  
18       ~~each designed for occupancy by not more than one family. No unit is located over another.~~  
19       ~~Each unit is separated from adjacent units by one or more common vertical walls. Each unit~~  
20       ~~includes an adjacent dwelling-specific yard area within its ownership.~~

21       **Section 131: Kitsap County Code Section 17.110.683, “Site,” last amended by Ordinance**  
22       **534-2016 is amended as follows:**

23  
24       ~~**17.110.683    Site Single-family detached dwelling.**~~

25       ~~“Site” means the spatial location of an actual or planned development. A site may contain~~  
26       ~~multiple lots or parcels, excluding public right-of-way.~~

27       ~~“Single-family detached dwelling” or “detached single-family dwelling” means a single~~  
28       ~~dwelling unit designed for occupancy by not more than one family that is physically~~  
29       ~~separated from any other dwelling unit. This excludes recreational vehicles and mobile~~  
30       ~~homes.~~

31       **NEW SECTION. Section 132: A new section is added to Chapter 17.110 Kitsap County**  
32       **Code, “Definitions,” as follows:**

33  
34       **17.110.684    Single-family transitory accommodations.**

35       ~~See Section 17.505.040(A), Single-family transitory accommodations.~~

36       **Section 133: Kitsap County Code Section 17.110.685, “Site plan,” last amended by**  
37       **Ordinance 534-2016 is amended as follows:**

38  
39       ~~**17.110.685    Site plan Site.**~~

40       ~~“Site plan” means a plan prepared to scale, showing accurately and with complete~~  
41       ~~dimensions, all proposed and existing buildings, landscaping, open space, structures and~~

1 features on abutting properties, and parking proposed for a specific parcel of land; including  
2 the specific requirements listed in the preapplication meeting summary and/or application.  
3 “Site” means the spatial location of an actual or planned development. A site may contain  
4 multiple lots or parcels, excluding public right-of-way.

5 **Section 134: Kitsap County Code Section 17.110.686, “Site-specific amendment,” last**  
6 **amended by Ordinance 534-2016 is amended as follows:**

7  
8 **17.110.686 Site-specific amendment Site plan.**

9 ~~“Site specific amendment” means an amendment to the Comprehensive Plan and/or zoning~~  
10 ~~map that affects one or a small group of contiguous parcels. A site-specific amendment most~~  
11 ~~frequently affects only the land use designation and/or zoning classification and not the text~~  
12 ~~of the Comprehensive Plan or a development regulation.~~

13 “Site plan” means a plan prepared to scale, showing accurately and with complete  
14 dimensions, all proposed and existing buildings, landscaping, open space, structures and  
15 features on abutting properties, and parking proposed for a specific parcel of land; including  
16 the specific requirements listed in the preapplication meeting summary and/or application.

17 **Section 135: Kitsap County Code Section 17.110.687, “Stealth technology,” last amended**  
18 **by Ordinance 570-2019 is amended as follows:**

19  
20 **17.110.687 Stealth technology Site-specific amendment.**

21 ~~“Stealth technology” means the camouflaging methods applied to wireless communication~~  
22 ~~facilities (facilities) to render them more visually appealing and to blend the proposed facility~~  
23 ~~into the existing structure or visual backdrop in such a manner to render it minimally visible~~  
24 ~~to the casual observer. Such methods include, but are not limited to, architecturally screened~~  
25 ~~roof mounted antennas, building mounted antennas painted to match the existing structure~~  
26 ~~and facilities constructed to resemble trees, shrubs, light poles, flag poles, chimneys, church~~  
27 ~~crosses, clock towers, gas station signs, statues, or rocks as appropriate to the surrounding~~  
28 ~~environment.~~

29 “Site-specific amendment” means an amendment to the Comprehensive Plan and/or zoning  
30 map that affects one or a small group of contiguous parcels. A site-specific amendment most  
31 frequently affects only the land use designation and/or zoning classification and not the text  
32 of the Comprehensive Plan or a development regulation.

33 **Section 136: Kitsap County Code Section 17.110.688, “Storage, hazardous materials,” last**  
34 **amended by Ordinance 534-2016 is amended as follows:**

35  
36 **17.110.688 Storage, hazardous materials Small transitory accommodations.**

37 ~~“Storage, hazardous materials” means the storage of materials produced on-site or brought~~  
38 ~~from another site that are flammable, explosive, or present hazards to the public health,~~  
39 ~~safety, and welfare, including all substances and materials defined as hazardous materials,~~  
40 ~~hazardous substances, or hazardous waste.~~

41 See Section 17.505.040(B), Small transitory accommodations.

42 **Section 137: Kitsap County Code Section 17.110.689, “Storage, self-service,” last amended**  
43 **by Ordinance 534-2016 is amended as follows:**



1  
2 **17.110.689 Storage, self-service Slaughterhouse or animal processing.**

3 “Storage, self-service” means a building or group of buildings consisting of individual, self-  
4 contained units leased to individuals, organizations, or businesses for self-service storage of  
5 personal property. This definition excludes indoor storage, outdoor storage, vehicle and  
6 equipment storage, and hazardous materials storage.

7 “Slaughterhouse or animal processing” means a building or facility used for the slaughtering  
8 of animals and the processing and storage of animal products and waste that results from a  
9 slaughtering process.

10 **Section 138: Kitsap County Code Section 17.110.690, “Storage, vehicle and equipment,”**  
11 **last amended by Ordinance 534-2016 is amended as follows:**

12  
13 **17.110.690 Storage, vehicles and equipment. Special care residence.**

14 “Storage, vehicles and equipment” means an indoor or outdoor area for parking or holding of  
15 motor vehicles and boats or wheeled equipment for more than seventy two hours. This  
16 definition excludes automotive sales and rentals, automobile or recreational vehicle repair,  
17 equipment sales, rentals and repair, and wrecking yards.

18 “Special care residence” means a manufactured or mobile home used by a family member in  
19 need of special, frequent and routine care and assistance by reason of advanced age or ill  
20 health.

21 **Section 139: Kitsap County Code Section 17.110.691, “Storage, indoor,” last amended by**  
22 **Ordinance 534-2016 is amended as follows:**

23  
24 **17.110.691 Storage, indoor Stealth technology.**

25 “Storage, indoor” means storage of goods and/or materials located within a building. The  
26 definition excludes hazardous materials storage, self-service storage, outdoor storage, and  
27 vehicle storage.

28 “Stealth technology” means the camouflaging methods applied to wireless communication  
29 facilities (facilities) to render them more visually appealing and to blend the proposed facility  
30 into the existing structure or visual backdrop in such a manner to render it minimally visible  
31 to the casual observer. Such methods include, but are not limited to, architecturally screened  
32 roof-mounted antennas, building-mounted antennas painted to match the existing structure  
33 and facilities constructed to resemble trees, shrubs, light poles, flag poles, chimneys, church  
34 crosses, clock towers, gas station signs, statues, or rocks as appropriate to the surrounding  
35 environment.

36 **Section 140: Kitsap County Code Section 17.110.692, “Storage, outdoor,” last amended by**  
37 **Ordinance 534-2016 is amended as follows:**

38  
39 **17.110.692 Storage, outdoor Storage, hazardous materials.**

40 “Storage, outdoor” means outdoor storage of products, supplies, and equipment. This  
41 definition excludes hazardous materials storage, self-service storage, indoor storage, and  
42 vehicle storage.

43 “Storage, hazardous materials” means the storage of materials produced on site or brought  
44 from another site that are flammable, explosive, or present hazards to the public health,



1        safety, and welfare, including all substances and materials defined as hazardous materials,  
2        hazardous substances, or hazardous waste.

3        **Section 141: Kitsap County Code Section 17.110.693, “Storage container,” last amended**  
4        **by Ordinance 534-2016 is repealed:**

5        **NEW SECTION. Section 142: A new section is added to Chapter 17.110 Kitsap County**  
6        **Code, “Definitions,” as follows:**

7  
8        **17.110.694    Storage, vehicles and equipment.**

9        “Storage, vehicles and equipment” means an indoor or outdoor area for parking or holding of  
10       motor vehicles and boats or wheeled equipment for more than seventy-two hours. This  
11       definition excludes automotive sales and rentals, automobile or recreational vehicle repair,  
12       equipment sales, rentals and repair, and wrecking yards.

13       **Section 143: Kitsap County Code Section 17.110.695, “Street,” last amended by Ordinance**  
14       **540-2016 is amended as follows:**

15  
16       **17.110.695    Street Storage, indoor.**

17       ~~“Street” means all roads, streets, highways, roadways, freeways, easements, and public~~  
18       ~~rights of way used for or designed for vehicular access or use including private roads serving~~  
19       ~~or intended to serve five or more lots. Streets may also include provisions for public utilities,~~  
20       ~~pedestrian walkways, cut and fill slopes, vegetation, and storm drainage facilities.~~

21       “Storage, indoor” means a building or group of buildings consisting of self-contained units  
22       leased to individuals, organizations, or businesses for self storage of personal property of  
23       goods and/or materials. The definition excludes hazardous materials storage, outdoor storage,  
24       and vehicle storage.

25       **NEW SECTION. Section 144: A new section is added to Chapter 17.110 Kitsap County**  
26       **Code, “Definitions,” as follows:**

27  
28       **17.110.696    Storage, outdoor.**

29       “Storage, outdoor” means outdoor storage of products, supplies, and equipment. This  
30       definition excludes hazardous materials storage, self-service storage, wrecking yards, and  
31       vehicle storage.

32       **Section 145: Kitsap County Code Section 17.110.697, “Streetscape,” last amended by**  
33       **Ordinance 587-2020 is amended as follows:**

34  
35       **17.110.697    Streetscape Storage container.**

36       ~~“Streetscape” means the visual and functional supporting elements of a roadway design that~~  
37       ~~provide aesthetic interest and comfort to the pedestrian. Street amenities serve to define the~~  
38       ~~public space of a sidewalk as well as the adjacent roadway corridor. Pedestrian amenities~~  
39       ~~include pedestrian oriented plazas, furniture, lighting, and art.~~

40       “Storage container” means any repository twenty-five feet or less in length commonly used  
41       for the transit and short-term storage of residential belongings.

1 **NEW SECTION. Section 146: A new section is added to Chapter 17.110 Kitsap County**  
2 **Code, “Definitions,” as follows:**

3  
4 **17.110.698 Street.**

5 “Street” means all roads, streets, highways, roadways, freeways, easements, and public  
6 rights-of-way used for or designed for vehicular access or use including private roads serving  
7 or intended to serve five or more lots. Streets may also include provisions for public utilities,  
8 pedestrian walkways, cut and fill slopes, vegetation, and storm drainage facilities.

9 **NEW SECTION. Section 147: A new section is added to Chapter 17.110 Kitsap County**  
10 **Code, “Definitions,” as follows:**

11  
12 **17.110.699 Streetscape.**

13 “Streetscape” means the visual and functional supporting elements of a roadway design that  
14 provide aesthetic interest and comfort to the pedestrian. Street amenities serve to define the  
15 public space of a sidewalk as well as the adjacent roadway corridor. Pedestrian amenities  
16 include pedestrian-oriented plazas, furniture, lighting, and art.

17 **Section 148: Kitsap County Code Section 17.110.706, “Subarea plan,” last amended by**  
18 **Ordinance 534-2016 is amended as follows:**

19  
20 **17.110.706 Subarea plan Stump grinding and firewood cutting.**

21 “Subarea plan” means a detailed, local land use plan which is a subcomponent of the Kitsap  
22 County Comprehensive Plan. A subarea plan contains specific policies, guidelines, and  
23 criteria for a specific geographic area of Kitsap County. “Stump grinding and firewood  
24 cutting” means any commercial operation that cuts, saws, chops, or grinds wood.  
25

26 **Section 149: Kitsap County Code Section 17.110.707, “(Repealed)\*,” last amended by**  
27 **Ordinance 570-2019 is amended as follows:**

28  
29 **17.110.707 (Repealed)\* Subarea plan**

30 “Subarea plan” means a detailed, local land use plan which is a subcomponent of the Kitsap  
31 County Comprehensive Plan. A subarea plan contains specific policies, guidelines, and  
32 criteria for a specific geographic area of Kitsap County.

33 **NEW SECTION. Section 150: A new section is added to Chapter 17.110 Kitsap County**  
34 **Code, “Definitions,” as follows:**

35  
36 **17.110.709 Temporary offices and model homes.**

37 “Temporary offices and model homes” means a structure designed to serve as a temporary  
38 office for supervision on a construction site, a temporary on-site real estate office, temporary  
39 business office in advance of a permanent facility construction, or a dwelling unit  
40 temporarily used for display purposes as an example for dwelling units available for sale or  
41 rental in a particular subdivision or residential development.

1 **Section 151:** Kitsap County Code Section 17.110.720, “Temporary use,” last amended by  
2 Ordinance 534-2016 is repealed.

3 **NEW SECTION. Section 152:** A new section is added to Chapter 17.110 Kitsap County  
4 Code, “Definitions,” as follows:

5  
6 **17.110.717 Temporary use.**  
7 “Temporary use” means a use which may occur on a lot on a seasonal basis or for a  
8 prescribed period of time which usually would not exceed one year’s duration.

9 **NEW SECTION. Section 153:** A new section is added to Chapter 17.110 Kitsap County  
10 Code, “Definitions,” as follows:

11  
12 **17.110.718 Top soil production.**  
13 “Top soil production” means any commercial operation involving the production and sale of  
14 top soil in any form for use on property other than that on which the operation is located.

15 **NEW SECTION. Section 154:** A new section is added to Chapter 17.110 Kitsap County  
16 Code, “Definitions,” as follows:

17  
18 **17.110.726 Transitory accommodations.**  
19 “Transitory accommodations” means shelters, as defined in Chapter 17.505, that are not  
20 permanently attached to the ground, may easily be erected and dismantled or moved, and are  
21 intended for temporary occupancy. Transitory accommodations also include all other  
22 facilities specifically identified in chapter 17.505 ‘Transitory Accommodations’.

23 **NEW SECTION. Section 155:** A new section is added to Chapter 17.110 Kitsap County  
24 Code, “Definitions,” as follows:

25  
26 **17.110.727 Transportation terminals, marine.**  
27 “Transportation terminals, marine” means a building, structure, or area that primarily  
28 supports ancillary facilities for water-borne transportation (e.g. commuter ferries, water  
29 taxies, hovercraft) or short-term excursions (e.g. charter boats, mini-cruises, sight-seeing,  
30 gambling, dining, and entertainment on the water) including but not limited to: passenger  
31 terminals and berthing areas, storage, employee or passenger parking, administrative  
32 functions, ship servicing area, layover berths, fueling stations, and other boat or passenger  
33 services.

34 **Section 156:** Kitsap County Code Section 17.110.728, “Urban level of sanitary sewer  
35 service” last amended by Ordinance 534-2016 is amended as follows:

36  
37 **17.110.728 ~~Urban level of sanitary sewer service~~ Transportation terminals, non-**  
38 **marine.**  
39 “~~Urban level of sanitary sewer service~~” means those forms of wastewater service provision  
40 ~~within urban growth areas that serve urban levels of development, including, but not limited~~  
41 ~~to, connections to public sewer systems, membrane biofiltration reactor systems, large on-site~~

1 ~~septic systems (LOSS), community sewage disposal systems, and existing properly~~  
2 ~~functioning on-site septic systems.~~

3 “Transportation terminals, non-marine” means a building, structure, or area designed for  
4 persons changing transportation modes. This definition excludes marine transportation  
5 terminals.

6 **NEW SECTION. Section 157: A new section is added to Chapter 17.110 Kitsap County**  
7 **Code, “Definitions,” as follows:**

8  
9 **17.110.729 Transshipment facilities.**

10 “Transshipment facilities” means a facility designed to transfer cargo from one ship or other  
11 form of transport to another. Examples include, but are not limited to: docks, wharves,  
12 marine rails, cranes, and barge facilities.

13 **NEW SECTION. Section 158: A new section is added to Chapter 17.110 Kitsap County**  
14 **Code, “Definitions,” as follows:**

15  
16 **17.110.734 Urban level of sanitary sewer service.**

17 “Urban level of sanitary sewer service” means those forms of wastewater service provision  
18 within urban growth areas that serve urban levels of development, including, but not limited  
19 to, connections to public sewer systems, membrane biofiltration reactor systems, large on-site  
20 septic systems (LOSS), community sewage disposal systems, and existing properly  
21 functioning on-site septic systems.

22 **Section 159: Kitsap County Code Section 17.110.730, “Use,” last amended by Ordinance**  
23 **534-2016 is repealed.**

24 **NEW SECTION. Section 160: A new section is added to Chapter 17.110 Kitsap County**  
25 **Code, “Definitions,” as follows:**

26  
27 **17.110.736 Use.**

28 “Use” means the nature of occupancy, type of activity or character and form of  
29 improvements to which land is devoted.

30 **NEW SECTION. Section 161: A new section is added to Chapter 17.110 Kitsap County**  
31 **Code, “Definitions,” as follows:**

32  
33 **17.110.737 Useable marijuana**

34 “Useable marijuana” means dried marijuana flowers; it does not include marijuana-infused  
35 products or marijuana concentrates. Where this definition conflicts with RCW 69.50.101, as  
36 now or hereafter amended, that in state law shall govern.

37 **NEW SECTION. Section 162: A new section is added to Chapter 17.110 Kitsap County**  
38 **Code, “Definitions,” as follows:**

39  
40 **17.110.742 Vocational school.**

1 “Vocational school” means an institution providing instruction and training in a specific  
2 service, such as art, dance, driving, and music, or a specific trade, such as business, real  
3 estate, travel, auto machinery repair, welding, and skill center.

4 **NEW SECTION. Section 163: A new section is added to Chapter 17.110 Kitsap County**  
5 **Code, “Definitions,” as follows:**

6  
7 **17.110.743 Warehousing and distribution.**

8 “Warehousing and distribution” means a facility where goods are received and/or stored for  
9 delivery to other firms or the final customer.

10 **NEW SECTION. Section 164: A new section is added to Chapter 17.110 Kitsap County**  
11 **Code, “Definitions,” as follows:**

12  
13 **17.110.762 Wetland mitigation bank.**

14 “Wetland mitigation bank” means a site where wetlands are restored, created, enhanced or  
15 preserved exclusively for the purpose of compensatory mitigation in advance of authorized  
16 impacts to similar resources.

17 **Section 165: Kitsap County Code Section 17.130.020, “Uses permitted and design**  
18 **standards” for the Rural Residential zone, last amended by Ordinance 534-2016 is**  
19 **amended as follows:**

20 **17.130.020 Uses permitted and design standards.**

21 A. Uses Permitted. Section 17.410.042, Rural, resource, and urban residential zones use table.,  
22 shall determine the allowed uses and permits required for parcels in the Rural Residential zone  
23 except for parcels located within the boundary of the Port Gamble Redevelopment Plan approved  
24 pursuant to Section 17.360C.030. These parcels shall refer to Appendix F to determine allowed  
25 uses, permits required, and definitions; all other chapters of Kitsap County Code or an approved  
26 development agreement not included in Appendix F shall still apply.

27 B. Design Standards: Section 17.420.052, Rural, resource, and urban residential zones density  
28 and dimensions table.

- 29 1. Density;  
30 2. Lot dimensions;  
31 3. Lot coverage standards;  
32 4. Height regulations;  
33 5. Setbacks.

34 C. Chapter 17.105, Interpretations and Exceptions.

35 D. Chapter 17.440, Master Planning.

36 E. Chapter 17.450, Performance Based Development.

37 F. Chapter 17.490, Off-Street Parking and Loading.

38 G. Chapter 17.500, Landscaping.

39 H. Chapter 17.510, Sign Code.

40 I. Chapter 17.580, Transfer of Development Rights.

41 **Section 166: Kitsap County Code Section 17.150.020, “Uses permitted and design**  
42 **standards” for the Rural Wooded zone, last amended by Ordinance 534-2016 is amended**  
43 **as follows:**

1 **17.150.020 Uses permitted and design standards.**

2 A. Uses Permitted. Section 17.410.042, Rural, resource, and urban residential zones use table,  
 3 shall determine the allowed uses and permits required for parcels in the Rural Wooded zone  
 4 except for parcels located within the boundary of the Port Gamble Redevelopment Plan approved  
 5 pursuant to Section 17.360C.030. These parcels shall refer to Appendix F to determine allowed  
 6 uses, permits required, and definitions; all other chapters of Kitsap County Code or an approved  
 7 development agreement not included in Appendix F shall still apply.

8 B. Design Standards: Section 17.420.052, Rural, resource, and urban residential zones density  
 9 and dimensions table.

- 10 1. Density;
- 11 2. Lot dimensions;
- 12 3. Lot coverage standards;
- 13 4. Height regulations;
- 14 5. Setbacks.

- 15 C. Chapter 17.105, Interpretations and Exceptions.
- 16 D. Chapter 17.440, Master Planning.
- 17 E. Chapter 17.450, Performance Based Development.
- 18 F. Chapter 17.490, Off-Street Parking and Loading.
- 19 G. Chapter 17.500, Landscaping.
- 20 H. Chapter 17.510, Sign Code.
- 21 I. Chapter 17.580, Transfer of Development Rights.

22 **Section 167: Kitsap County Code Section 17.180.030, “Special provisions” for the Urban**  
 23 **Restricted zone, last amended by Ordinance 534-2016 is amended as follows:**

24 **17.180.030 Special provisions.**

25 ~~See Chapter 17.470, Multifamily Development—Design Criteria.~~  
 26 Reserved.

27 **Section 168: Kitsap County Code Section 17.200.030, “Special provisions” for the Urban**  
 28 **Low Residential zone, last amended by Ordinance 534-2016 is amended as follows:**

29 **17.200.030 Special provisions.**

30 ~~For multifamily development, see Chapter 17.470, Multifamily Development—Design Criteria.~~  
 31 All commercial or industrial development shall be located at an intersection that contains right-  
 32 of-way with a road classification of arterial to arterial or arterial to collector.

33 **Section 169: Kitsap County Code Section 17.210.030, “Special provisions” for the Urban**  
 34 **Cluster Residential zone, last amended by Ordinance 534-2016 is amended as follows:**

35 **17.210.030 Special provisions.**

- 36 A. All development shall comply with the standards in the Kitsap County storm water  
 37 management ordinance, Title 12, and the Kitsap County critical areas ordinance, Title 19, as they  
 38 now exist or are later amended, as well as all SEPA mitigation requirements.
- 39 B. ~~For multifamily development, see Chapter 17.470, Multifamily Development—Design~~  
 40 ~~Criteria.~~ All commercial or industrial development shall be located at an intersection that contains  
 41 right-of-way with a roadway classification of arterial to arterial or arterial to collector.



1 **Section 170: Kitsap County Code Section 17.220.030, “Special provisions” for the Urban**  
2 **Medium Residential zone, last amended by Ordinance 534-2016 is amended as follows:**

3 **17.220.030 Special provisions.**

4 ~~For multifamily development, see Chapter 17.470, Multifamily Development—Design Criteria.~~  
5 ~~Reserved.~~

6 **Section 171: Kitsap County Code Section 17.230.030, “Special provisions” for the Urban**  
7 **High Residential zone, last amended by Ordinance 534-2016 is amended as follows:**

8 **17.230.030 Special provisions.**

9 ~~A. For multifamily development, see Chapter 17.470, Multifamily Development—Design~~  
10 ~~Criteria.~~

11 For recreational open space provisions, see Section 17.450.040(C).

12 **Section 172: Kitsap County Code Section 17.300.030, “Special provisions” for the Business**  
13 **Center zone, last amended by Ordinance 534-2016, is amended as follows:**

14 **17.300.030 Special provisions.**

15 A. Site Landscaping and Design Plan. As a component of permit and/or land use review,  
16 development within this zone shall be subject to review and approval by the director of a site  
17 landscape and design plan based on conformance with Chapter 17.420, any design standards  
18 associated with this zone and/or design standards associated with a particular subarea, whichever  
19 is most restrictive. In addition to these requirements, the following shall apply:

- 20 1. All required landscaping shall be installed prior to occupancy.
- 21 2. Required rear and side yard setback areas abutting a residential zone shall provide and  
22 maintain a dense evergreen screening buffer which attains a mature height of at least  
23 eleven feet, or other screening measure as approved by the director.
- 24 3. Required setback areas adjacent to streets and those abutting a residential zone shall be  
25 continuously maintained in plantings, with such live ground cover and trees or shrubs  
26 established and maintained in a manner providing a park-like character to the property.
- 27 4. Areas which are to be maintained in their natural setting shall be so designated on a  
28 landscape plan, and subject to the review and approval of the director.
- 29 5. All mechanical, heating, and ventilating equipment shall be visually screened whether on  
30 grade or building mounted.
- 31 6. Fences, walls and hedges will be allowed inside of a boundary planting screen where it is  
32 necessary to protect property of the industry or business concerned; or to protect the  
33 public from a dangerous condition. Fences may not be located in or adjacent to a required  
34 yard adjacent to a public right-of-way.

35 B. Performance Standards. No land or structure shall be used or occupied within this zone unless  
36 there is compliance with the following minimum performance standards:

- 37 1. Maximum permissible noise levels shall be in compliance with the Kitsap County noise  
38 ordinance.
- 39 2. Vibration, other than that caused by highway vehicles, trains, and aircraft, which is  
40 discernible without instruments at the property line of the use concerned is prohibited.
- 41 3. Smoke and Particulate Matter. Air emissions must meet standards approved by the Puget  
42 Sound Air Pollution Control Authority.

- 1 4. Odors. The emission of noxious gases or matter in such quantities as to be readily
- 2 detectable at any point beyond the property line of the use causing such odors is
- 3 prohibited.
- 4 5. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be
- 5 conducted within an enclosed building. Exterior lighting shall be designed to shield
- 6 surrounding streets and land uses from nuisance and glare.

7 C. Administration. As a condition for the granting of a building permit and/or site plan approval,  
 8 at the request of the director, information sufficient to determine the degree of compliance with  
 9 the standards in this title shall be furnished by the applicant. Such request may include  
 10 continuous records of operation, for periodic checks to assure maintenance of standards or for  
 11 special surveys. Maximum permissible noise levels shall be in compliance with the Kitsap  
 12 County noise ordinance.

13 D. Uses marked as permitted in Section 17.410.044 are permitted only if consistent with an  
 14 approved master plan pursuant to Chapter 17.440. Where a master plan is optional and the  
 15 applicant chooses not to develop one, all uses shown as permitted require an administrative  
 16 conditional use permit (ACUP).

17 E. All business, service repair, processing, storage, or merchandise display on property abutting  
 18 or across the street from a lot in any residential zone shall be conducted wholly within an  
 19 enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.

20 **Section 173: Kitsap County Code Section 17.320.030, “Special provisions” for the**  
 21 **Industrial zone, last amended by Ordinance 534-2016 is amended as follows:**

22 **17.320.030 Special provisions.**

23 A. For properties with an approved master plan, all uses requiring a conditional use permit  
 24 (CUP) or administrative conditional use permit (ACUP) will be considered permitted uses.

25 B. All business, service repair, processing, storage, or merchandise display on property abutting  
 26 or across the street from a lot in any residential zone shall be conducted wholly within an  
 27 enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.

28 C. In any industrial zone, an industrial park, as further described, may be permitted. An  
 29 industrial park is intended to provide centers or clusters of not less than twenty acres for most  
 30 manufacturing and industrial uses under controls which will minimize the effect of such  
 31 industries on nearby uses. Industrial parks are intended to encourage industrial activities to occur  
 32 within a park-like environment. Any use permitted outright in industrial zones or by conditional  
 33 use review when located in an industrial park is subject to the following provisions:

34 A1. Lot Requirements.

35 1a. Lot area: none.

36 2b. Lot width: none.

37 3c. Lot Depth. Minimum lot depth shall be two hundred feet.

38 B2. Lot Setback. Minimum lot setback shall be one hundred feet for any yard abutting a  
 39 residential zone, unless berming and landscaping approved by the director is provided  
 40 which will effectively screen and buffer the industrial activities from the residential zone  
 41 which it abuts; in which case, the minimum setback shall be fifty feet.

42 1a. Front Yard. Minimum front yard setback shall be forty feet.

43 2b. Side Yard. Minimum side yard setback shall be twenty-five feet.

44 3c. Rear Yard. Minimum rear yard setback shall be twenty feet.

- 1 ~~E~~3. Lot Coverage. Maximum lot coverage by buildings shall be consistent with provisions  
2 set forth in Section 17.420.054, Commercial, industrial, and parks zones density and  
3 dimensions table.
- 4 ~~1~~a. No service roads, spur tracks, hard stands, or outside storage areas shall be permitted  
5 within required yard areas adjacent to residential zones.
- 6 ~~2~~b. No yards are required at points where side or rear yards abut a railroad right-of-way or  
7 spur track.
- 8 ~~D~~4. Fences, walls and hedges will be allowed inside of a boundary planting screen where it  
9 is necessary to protect property of the industry concerned, or to protect the public from a  
10 dangerous condition with no fence being constructed in a required yard adjacent to public  
11 right-of-way.
- 12 ~~E~~5. Off-street parking and loading shall be provided as required by Chapter 17.490. No off-  
13 street parking or loading shall be allowed within fifty feet of an adjacent residential zone,  
14 unless the director finds that a buffer will exist that effectively screens the parking and  
15 loading from the adjacent residential zone, in which case, no off-street parking or loading  
16 shall be allowed within thirty feet of an adjacent residential zone. Off-street parking or  
17 loading may be permitted within the side yard but not within a required front yard area.
- 18 ~~F~~6. Site Landscaping and Design Plan. As a component of land use review, development  
19 within this zone shall be subject to review and approval by the director of a site landscape  
20 and design plan. In addition to the requirements of Chapter 17.500 and any required  
21 design standards for the area, the following requirements shall apply:
- 22 ~~1~~a. All required landscaping shall be installed prior to occupancy.
- 23 ~~2~~b. Required rear and side yard setback areas abutting a residential zone shall provide and  
24 maintain a dense evergreen buffer which attains a mature height of at least eleven feet,  
25 or other screening measure as may be prescribed by the director.
- 26 ~~3~~c. Areas which are to be maintained shall be so designated on a landscape plan and  
27 subject to the review and approval of the director.
- 28 ~~4~~d. All mechanical, heating and ventilating equipment shall be visually screened.
- 29 ~~G~~7. Performance Standards. No land or structure shall be used or occupied within this zone  
30 unless there is compliance with the following minimum performance standards:
- 31 ~~1~~a. Maximum permissible noise levels shall be in compliance with the Kitsap County  
32 noise ordinance.
- 33 ~~2~~b. Vibration other than that caused by highway vehicles, trains, and aircraft which is  
34 discernible without instruments at the property line of the use concerned is prohibited.
- 35 ~~3~~c. Air emissions (smoke and particulate matter) must be approved by the Puget Sound  
36 Air Pollution Control Authority.
- 37 ~~4~~d. The emission of noxious gases (odors) or matter in such quantities as to be readily  
38 detectable at any point beyond the property line of the use causing such odors is  
39 prohibited.
- 40 ~~5~~e. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall  
41 be conducted within an enclosed building. Exterior lighting shall be designed to shield  
42 surrounding streets and land uses from nuisance and glare.
- 43 ~~H~~8. Administration. As a condition for the granting of a building permit and/or site plan  
44 approval, at the request of the director, information sufficient to determine the degree of  
45 compliance with the standards in this title shall be furnished by the applicant. Such

1 request may include continuous records of operation, for periodic checks to assure  
 2 maintenance of standards or for special surveys.

3 **Section 174: Kitsap County Code Section 17.330.030, “Special provisions” for the Rural**  
 4 **Industrial zone, last amended by Ordinance 534-2016, is amended as follows:**

5 **17.330.030 Special provisions.**

6 A. All business, service repair, processing, storage, or merchandise display on property abutting  
 7 or across the street from a lot in any residential zone shall be conducted wholly within an  
 8 enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.

9 B. In any industrial zone, an industrial park, as further described, may be permitted. An  
 10 industrial park is intended to provide centers or clusters of not less than twenty acres for most  
 11 manufacturing and industrial uses under controls which will minimize the effect of such  
 12 industries on nearby uses. Industrial parks are intended to encourage industrial activities to occur  
 13 within a park-like environment. Any use permitted outright in industrial zones or by conditional  
 14 use review when located in an industrial park is subject to the following requirements provisions:

15 ~~A. Lot Requirements.~~

- 16 1. Lot Setback. Minimum lot setback shall be one hundred feet for any yard abutting a  
 17 residential zone, unless berming and landscaping approved by the director is provided  
 18 which will effectively screen and buffer the industrial activities from the residential zone  
 19 which it abuts; in which case, the minimum setback shall be fifty feet.
- 20 a. Front Yard. Minimum front yard setback shall be forty feet.
- 21 b. Side Yard. Minimum side yard setback shall be twenty-five feet.
- 22 c. Rear Yard. Minimum rear yard setback shall be twenty feet.
- 23 2. Lot Coverage. Maximum lot coverage by buildings shall be consistent with provisions set  
 24 forth in Section 17.420.054, Commercial, industrial, and parks zones density and  
 25 dimensions table.
- 26 a. No service roads, spur tracks, hard stands, or outside storage areas shall be permitted  
 27 within required yard areas adjacent to residential zones.
- 28 b. No yards are required at points where side or rear yards abut a railroad right-of-way or  
 29 spur track.
- 30 3. Fences, walls and hedges will be allowed inside of a boundary planting screen where it is  
 31 necessary to protect property of the industry concerned, or to protect the public from a  
 32 dangerous condition with no fence being constructed in a required yard adjacent to public  
 33 right-of-way.
- 34 4. Signs shall be permitted according to the provisions of Chapter 17.510.
- 35 5. Off-street parking and loading shall be provided as required by Chapter 17.490. In  
 36 addition, no off-street parking or loading shall be allowed within fifty feet of an adjacent  
 37 residential zone, unless the director finds that a buffer will exist that effectively screens  
 38 the parking and loading from the adjacent residential zone, in which case, no off-street  
 39 parking or loading shall be allowed within thirty feet of an adjacent residential zone. Off-  
 40 street parking or loading may be permitted within the side yard but not within a required  
 41 front yard area. Off-street loading shall not be permitted in a required side or rear yard  
 42 setback abutting a residential zone. No off-street loading may be permitted within fifty  
 43 feet of a public right-of-way or access easement.
- 44 6. Site Landscaping and Design Plan. As a component of land use review, development  
 45 within this zone shall be subject to review and approval by the director of a site landscape

- 1 and design plan. In addition to the requirements of Chapter 17.500 and any required  
2 design standards for the area, the following requirements shall apply:
- 3 a. All required landscaping shall be installed prior to occupancy.
  - 4 b. Required rear and side yard setback areas abutting a residential zone shall provide and  
5 maintain a dense evergreen buffer which attains a mature height of at least eleven feet,  
6 or other screening measure as may be prescribed by the director.
  - 7 c. Areas which are to be maintained shall be so designated on a landscape plan, and  
8 subject to the review and approval of the director.
  - 9 d. All mechanical, heating and ventilating equipment shall be visually screened.
- 10 7. Performance Standards. No land or structure shall be used or occupied within this zone  
11 unless there is compliance with the following minimum performance standards:
- 12 a. Maximum permissible noise levels shall be in compliance with the Kitsap County  
13 noise ordinance.
  - 14 b. Vibration other than that caused by highway vehicles, trains, and aircraft which is  
15 discernible without instruments at the property line of the use concerned is prohibited.
  - 16 c. Air emissions (smoke and particulate matter) must be approved by the Puget Sound  
17 Air Pollution Control Authority.
  - 18 d. The emission of noxious gases (odors) or matter in such quantities as to be readily  
19 detectable at any point beyond the property line of the use causing such odors is  
20 prohibited.
  - 21 e. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall  
22 be conducted within an enclosed building. Exterior lighting shall be designed to shield  
23 surrounding streets and land uses from nuisance and glare.
- 24 8. Administration. As a condition for the granting of a building permit and/or site plan  
25 approval, at the request of the director, information sufficient to determine the degree of  
26 compliance with the standards in this title shall be furnished by the applicant. Such  
27 request may include continuous records of operation, for periodic checks to assure  
28 maintenance of standards or for special surveys.

29 **Section 175: Kitsap County Code Section 17.360C.025, “Uses permitted and design**  
30 **standards” for the Port Gamble Rural Historic Town, last amended by Ordinance 586-**  
31 **2020, is amended as follows:**

32 **17.360C.025 Uses permitted and design standards.**

33 A. Uses Permitted. Section 17.410.046, Limited areas of more intensive rural development  
34 (LAMIRD) zones use table-, except for parcels located within the boundary of the Port Gamble  
35 Redevelopment Plan approved pursuant to Section 17.360C.030 shall refer to Appendix F to  
36 determine allowed uses, permits required, and definitions. All development of these uses must  
37 be consistent with town development standards pursuant to Section 17.360C.020. All other  
38 chapters of Kitsap County Code or an approved development agreement not included in  
39 Appendix F shall still apply.

40 B. Design Standards: Section 17.420.052, Rural, resource, and urban residential zones density  
41 and dimensions table.

- 42 1. Density;
- 43 2. Lot dimensions;
- 44 3. Lot coverage standards;
- 45 4. Height regulations;



- 1 5. Setbacks.
- 2 C. Chapter 17.105, Interpretations and Exceptions.
- 3 D. Chapter 17.440, Master Planning.
- 4 E. Chapter 17.450, Performance Based Development.
- 5 F. Chapter 17.490, Off-Street Parking and Loading.
- 6 G. Chapter 17.500, Landscaping.
- 7 H. Chapter 17.510, Sign Code.
- 8 I. Chapter 17.580, Transfer of Development Rights.

9 **Section 176: Kitsap County Code Section 17.410.030 “Interpretation of tables”, last**  
10 **amended by Ordinance 534-2016 is amended as follows:**

11  
12 **17.410.030 Interpretation of tables.**

13 A. Legend. The following letters and symbols have the following meanings when they appear in  
14 the box at the intersection of the column and the row:  
15

P	Permitted Use
ACUP	Administrative Conditional Use Permit
C	Hearing Examiner Conditional Use Permit
PBD	Performance Based Development
--	Prohibited Use
R	Reserved

16  
17 B. Permit review requirements. Multiple letters or symbols in a cell, or a small number  
18 (subscript) in a cell, indicate a different level of permit review may be required for uses in  
19 specific zones. Those additional requirements can be found in Chapter 17.415 or in the special  
20 provisions of a zone chapter. All applicable requirements shall govern a use whether specifically  
21 identified in this chapter or not.

22 ~~B-C.~~ Additional Use-Related Conditions. The small numbers (subscript) in a cell indicate  
23 additional requirements or detailed information for uses in specific zones. Those additional  
24 requirements can be found in the table footnotes in Section 17.410.050. Additional requirements  
25 for each use can also be found in Chapter 17.415 or in the special provisions section of the zone  
26 chapter for which the use is proposed. All applicable requirements shall govern a use whether  
27 specifically identified in this chapter or not.

28 ~~C-D.~~ Unclassified Uses. Except as provided in Section 17.100.040, Allowed uses, if a use is  
29 not listed in the use column, the use is prohibited in that designation.



1 **Section 177: Kitsap County Code Section 17.410.042, “Rural, resource, urban residential zones use table,” last amended by Ordinance 586-2020 is repealed and replaced as follows:**

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		
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) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
<b>RESIDENTIAL USES</b>														
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.
<b>Dwelling, family living</b>														
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	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.
120	Single-family detached (includes manufactured homes)	P	P	P	C	--	P	P	P	P	P	P	17.110.683 Dwelling, single-family detached. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).

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		
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) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
<b>Dwelling, group living</b>														
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
<b>Other Residential Uses</b>														
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.
<b>COMMERCIAL USES</b>														
<b>Hotels or Hospitality</b>														
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.

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)				
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) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>		
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.
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.

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		
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) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
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	Marijuana retailer	--	--	--	--	--	--	--	--	--	--	--	17.110.478 Marijuana retailer.	17.415.345 Marijuana 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
<b>Offices and Services</b>														
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	Day-care center	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	P	P	17.110.200 Day-care center.	17.415.140 Day-care center.
262	Day-care center, home-based	P	P	--	--	--	P	P	P	P	P	P	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.
264	Dispatch facility	--	--	--	--	--	--	--	--	--	--	--	17.110.226 Dispatch facility.	17.415.150 Dispatch facility.
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.

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 ↓	
		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) ↓	<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>			<a href="#">17.230</a>
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	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.	
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.	

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		
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) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
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	--	--	--	--	--	--	--	--	--	--	C	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
310	Golf courses	C	C	--	--	--	C	C	C	C	--	--	17.110.303 Golf course.	17.415.240 Golf courses.
312	Marinas	--	--	--	--	--	C	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.
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														



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		
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) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
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
424	Wireless communications facilities	P	P	P	P	P	P	P	P	P	P	P	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
<b>INDUSTRIAL USES</b>														
500	Airports	--	--	--	--	--	--	--	--	--	--	--	17.110.053 Airport.	17.415.045 Airport.
502	Boat yard	--	--	--	--	--	--	--	--	--	--	--	17.110.120 Boat yard.	17.455.085 Boat Yard

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		
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) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
504	Cemeteries	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	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.
528	Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.
530	Marijuana processor	--	--	--	--	--	--	--	--	--	--	--	17.110.475 Marijuana processor.	17.415.335 Marijuana processor.
532	Marijuana producer, Tier 1	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.
534	Marijuana producer, Tier 2	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.

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 ↓	
		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) ↓	<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>			<a href="#">17.230</a>
536	Marijuana producer, Tier 3	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Marijuana producer.	17.415.340 Marijuana 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.	
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	--	--	--	--	P	--	--	--	--	--	--	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															
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	P	17.110.280 Forestry.	17.415.210 Forestry.	

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		
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) ↓		<a href="#">17.130</a>	<a href="#">17.140</a>	<a href="#">17.150</a>	<a href="#">17.160</a>	<a href="#">17.170</a>	<a href="#">17.180</a>	<a href="#">17.190</a>	<a href="#">17.200</a>	<a href="#">17.210</a>	<a href="#">17.220</a>	<a href="#">17.230</a>	Definition ↓	Categorical Use Standards ↓
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	ACUP	ACUP	--	--	--	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

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2 **Section 178:** Kitsap County Code Section 17.410.044., “Commercial, industrial, parks, and public facility zones use table,” last amended by Ordinance 587-2020 repealed and replaced as follows:

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
	C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →	<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>		
Categorical Use (1)(3)(4)(5) ↓													
<b>RESIDENTIAL USES</b>													
<b>100</b> Accessory dwelling unit, attached	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.
<b>102</b> Accessory dwelling unit, detached	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.
<b>104</b> Caretaker dwelling	P	P	P	ACUP	P	P	P	P	P	P	P	17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
<b>106</b> Guest house	P	P	P	P	P	--	--	--	--	--	--	17.110.317 Guest house.	17.415.260 Guest house.
<b>Dwelling, family living</b>													
<b>108</b> Cottage housing development	ACUP	ACUP	-- ACUP	ACUP	ACUP	--	--	--	--	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
<b>110</b> Duplex	P	P	-- P	P	P	--	--	--	--	--	--	17.110.245 Duplex.	17.415.160 Duplex.
<b>112</b> Manufactured/mobile/RV/park-model/tiny home park	C	--	--	--	C	--	--	--	--	--	ACUP	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
<b>114</b> Mobile home	--	--	--	--	--	--	--	--	--	--	--	17.110.490 Mobile home.	17.415.360 Mobile home.
<b>116</b> Multiple family	P	P	-- P	ACUP	P	--	--	--	--	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
<b>118</b> Single-family attached	P	P	-- P	P	P	--	--	--	--	--	--	17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →		<u>17.240</u>	<u>17.250</u>	<u>17.280</u>	<u>17.260</u>	<u>17.270</u>	<u>17.290</u>	<u>17.300</u>	<u>17.310</u>	<u>17.330</u>	<u>17.330</u>	<u>17.340</u>		
Categorical Use (1)(3)(4)(5) ↓														
120	Single-family detached (includes manufactured homes)	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).
<b>Dwelling, group living</b>														
122	Adult family home	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	--	--	--	--	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 P	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	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
<b>Other Residential Uses</b>														
130	Bed and breakfast house, 1-4 rooms	--	--	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	--	--	--	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
134	Home business, incidental	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	--	--	--	--	--	17.110.345 Home business.	17.415.275 Home business.
138	Home business, moderate	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	--	--	--	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
142	Vacation rentals, 5 or more rooms	--	--	ACUP	C	C	C	--	--	--	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
<b>COMMERCIAL USES</b>														



Comprehensive Plan Land Use Designation	Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓	
	C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P			
	<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>			
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	ACUP	P	ACUP	--	--	--	--	--	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.
206	Espresso stands	P	P	P	P	P	ACUP	P	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	--	--	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	--	--	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	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	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	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	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	C	P	C	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.

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Zoning Classification (1)(3)(4) →		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>		
Categorical Use (1)(3)(4)(5) ↓														
232	Fuel or charging station, without convenience store	P	P	P	--	P	ACUP	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	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	P	ACUP	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.
246	Marijuana retailer	P	P	P	--	P	--	--	--	--	--	--	17.110.478 Marijuana retailer.	17.415.345 Marijuana 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	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	ACUP	C	--	--	17.110.164 Clinic.	17.415.110 Clinic.
260	Day-care center	P	P	P	P	P	ACUP	ACUP	ACUP	P	--	ACUP	17.110.200 Day-care center.	17.415.140 Day-care center.
262	Day-care center, home-based	P	P	P	ACUP	P	--	ACUP	ACUP	--	--	--	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.
264	Dispatch facility	P	P	P	C	C	--	P	ACUP	ACUP	--	--	17.110.226 Dispatch facility.	17.415.150 Dispatch facility.
266	Fitness center	P	P	P	C	P	P	P	--	P	P	--	17.110.278 Fitness center.	17.415.200 Fitness center.

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		<u>17.240</u>	<u>17.250</u>	<u>17.280</u>	<u>17.260</u>	<u>17.270</u>	<u>17.290</u>	<u>17.300</u>	<u>17.310</u>	<u>17.330</u>	<u>17.330</u>	<u>17.340</u>		
<b>268</b>	General office and management services – less than 4,000 s.f.	P	P	P	P	P	P	P	P	P	P	P	17.110.302 General office and management services.	17.415.230 General office and management services.
<b>270</b>	General office and management services – 4,000 to 9,999 s.f.	P	P	P	ACUP	ACUP	C	P	P	--	--	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
<b>272</b>	General office and management services – 10,000 s.f. or greater	P	P	P	ACUP	--	--	P	P	--	--	--	17.110.302 General office and management services.	17.415.230 General office and management services.
<b>274</b>	Kennels or pet day-cares	C	C	C	C	C	C	P	ACUP	ACUP	C	--	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
<b>276</b>	Kennels, hobby	--	--	--	P	P	--	--	--	--	--	--	17.110.380 Kennel, hobby.	17.415.295 Kennels, hobby.
<b>278</b>	Off-street parking facilities	P	P	--	ACUP	ACUP	--	--	--	--	--	P	17.110.531 Off-street parking facilities.	17.415.380 Off-street parking facilities.
<b>280</b>	Off-street parking facilities, structured	P	P	--	ACUP	P	--	--	--	C	--	ACUP	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
<b>282</b>	Personal services	P	P	P	P	P	ACUP	--	--	--	--	--	17.110.583 Personal services.	17.415.390 Personal services.
<b>284</b>	Research laboratory, less than 4,000 s.f.	P	P	P	ACUP	P	P	P	P	P	P	--	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
<b>286</b>	Research laboratory, 4,000 to 9,999 s.f.	P	P	ACUP	ACUP	ACUP	ACUP	P	P	P	P	--	17.110. 658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
<b>288</b>	Research laboratory, 10,000 s.f. or greater	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	P	P	ACUP	--	17.110. 658 Research laboratory.	17.415.435 Research laboratory, 10,000 s.f. or greater.
<b>290</b>	Tourism facilities, including outfitter and guide facilities	P	P	P	P	P	ACUP	P	P	ACUP	--	--		17.415.540 Tourism facilities, including outfitter and guide facilities.
<b>292</b>	Tourism facilities, including seaplane and tour boat terminals	ACUP	ACUP	--	C	--	C	--	--	--	--	--		17.415.545 Tourism facilities, including seaplane and tour boat terminals.

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		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>		
<b>294</b>	Veterinary clinics/animal hospitals/wildlife shelters	P	P	P	ACUP	ACUP	P	P	P	P	--	--	17.110.740 Veterinary clinic. 17.110.763 Wildlife shelter.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.
Other Commercial Uses														
<b>296</b>	Shared work/maker space	P	P	P	P	P	P	P	P	P	P	--	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.
RECREATIONAL/ CULTURAL USES														
<b>300</b>	Arboreta, botanical garden	P	P	ACUP	P	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens
<b>302</b>	Campground	C	--	--	--	C	--	--	--	--	--	ACUP	17.110.147 Campground.	17.415.090 Campground
<b>304</b>	Club	P	P	P	ACUP	P	P	ACUP	--	ACUP	--	ACUP	17.110.165 Club.	17.415.115 Club.
<b>306</b>	Entertainment facility, indoor	P	P	P	P	P	ACUP	P	P	--	--	P	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.
<b>308</b>	Entertainment facility, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
<b>310</b>	Golf courses	--	--	--	--	--	--	--	--	--	--	ACUP	17.110.303 Golf course.	17.415.240 Golf courses.
<b>312</b>	Marinas	ACUP	ACUP	C	C	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.480 Marina.	17.415.350 Marinas.
<b>314</b>	Marina support services	P	P	P	P	P	P	P	P	P	P	P	17.110.482 Marina support services.	17.415.355 Marina support services.
<b>316</b>	Parks and open space	P	P	P	P	P	P	P	P	P	P	P	17.110.535 Open space.	
<b>318</b>	Race track	--	--	--	--	--	--	--	--	C	--	C	17.110.644 Race track.	17.415.405 Race track
<b>320</b>	Recreational facilities, indoor	P	P	P	ACUP	P	ACUP	P	P	--	--	P	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.
<b>322</b>	Recreational facilities, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.
<b>324</b>	Shooting/gun facility, indoor	ACUP	ACUP	--	--	--	C	ACUP	ACUP	ACUP	C	--	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.

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Zoning Classification (1)(3)(4) →		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>		
Categorical Use (1)(3)(4)(5) ↓														
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	C	C	C	P	--	--	--	--	--	--	C	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium
<b>INSTITUTIONAL USES</b>														
400	Government/public structures	P	P	P	ACUP	P	P	P	P	P	C	P	17.110.304 Government/public structures.	17.415.245 Government/public structures.
402	High-risk secured facility	C	C	--	--	--	--	C	C	C	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.
404	Hospital	P	ACUP	--	C	--	--	C	C	C	--	--	17.110.360 Hospital.	17.415.280 Hospital.
406	Places of worship	P	ACUP	P	C	C	ACUP	C	C	C	--	--	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	P	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	P	P	P	C	P	P	P	P	P	P	--	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	ACUP	ACUP	C	ACUP	ACUP	P	P	P	P	--	17.110.670 School, high school.	17.415.465 School, high school.
414	School, college/vocational – less than 8,000 s.f.	ACUP	ACUP	ACUP	C	ACUP	ACUP	P	P	P	P	--	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	C	C	C	C	C	ACUP	ACUP	ACUP	ACUP	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
418	Secure community transition facility	--	--	--	--	--	--	--	--	C	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.
420	Transportation terminals, marine	C	C	C	C	C	C	ACUP	--	ACUP	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	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine

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<b>424</b>	Wireless communications facilities	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
<b>INDUSTRIAL USES</b>														
<b>500</b>	Airports	--	--	--	--	--	--	--	--	<b>C</b>	<b>C</b>	--	17.110.053 Airport.	17.415.045 Airport.
<b>502</b>	Boat yard	<b>ACUP</b>	<b>ACUP</b>	--	--	--	--	<b>P</b>	<b>ACUP</b>	<b>ACUP</b>	<b>C</b>	--	17.110.120 Boat yard.	17.455.085 Boat Yard
<b>504</b>	Cemeteries	<b>ACUP</b>	<b>ACUP</b>	--	--	<b>C</b>	<b>C</b>	<b>ACUP</b>	--	<b>ACUP</b>	<b>C</b>	--	17.110.163 Cemeteries.	17.415.105 Cemeteries.
<b>506</b>	Contractor's storage yard	--	--	--	--	--	--	<b>P</b>	--	<b>P</b>	<b>ACUP</b>	--	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.
<b>508</b>	Food and beverage production, less than 4,000 s.f.	<b>ACUP</b>	<b>ACUP</b>	--	<b>C</b>	--	<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	--	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
<b>510</b>	Food and beverage production, 4,000 to 9,999 s.f.	<b>ACUP</b>	<b>ACUP</b>	--	<b>C</b>	--	<b>C</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	--	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.
<b>512</b>	Food and beverage production, 10,000 s.f. or greater	<b>C</b>	<b>C</b>	--	<b>C</b>	--	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	--	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.
<b>514</b>	Fuel distributors	--	--	--	--	--	--	<b>C</b>	--	<b>C</b>	<b>C</b>	--	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.
<b>516</b>	Funeral homes	<b>ACUP</b>	<b>ACUP</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>ACUP</b>	--	<b>ACUP</b>	<b>C</b>	--	17.110.294 Funeral home.	17.415.225 Funeral homes.
<b>518</b>	Helicopter pads	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	--	--	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	--	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.
<b>520</b>	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--	--	--	<b>ACUP</b>	<b>C</b>	--	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales
<b>522</b>	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	<b>C</b>	--	--	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous
<b>524</b>	Manufacturing and fabrication, heavy	--	--	--	--	<b>C</b>	--	<b>C</b>	<b>C</b>	<b>ACUP</b>	<b>C</b>	--	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.
<b>526</b>	Manufacturing and fabrication, light	--	--	--	<b>C</b>	--	--	<b>P</b>	<b>P</b>	<b>P</b>	<b>ACUP</b>	--	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.
<b>528</b>	Manufacturing and fabrication, medium	--	--	--	--	<b>C</b>	--	<b>ACUP</b>	<b>ACUP</b>	<b>P</b>	<b>C</b>	--	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.



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		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>		
530	Marijuana processor	--	--	--	--	--	--	P	P	P	--	--	17.110.475 Marijuana processor.	17.415.335 Marijuana processor.
532	Marijuana producer, Tier 1	--	--	--	--	--	--	--	P	P	P	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.
534	Marijuana producer, Tier 2	--	--	--	--	--	--	P	P	P	P	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.
536	Marijuana producer, Tier 3	--	--	--	--	--	--	P	--	P	--	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.
538	Recycling centers	--	--	--	--	--	C	--	--	ACUP	C	--	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	--	--	--	--	--	C	ACUP	ACUP	C	C	--	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.
544	Storage, hazardous materials	--	--	--	--	--	--	C	C	C	C	--	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.
546	Storage, indoor	ACUP	ACUP	ACUP	ACUP	ACUP	C	P	P	P	ACUP	--	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.
548	Storage, outdoor	--	--	--	-- C	--	C	ACUP	ACUP	P	P	--	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.
550	Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	C	--	--	ACUP	ACUP	C	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	--	--	--	--	--	--	P	C	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	P	ACUP	--	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														

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>		
Categorical Use (1)(3)(4)(5) ↓														
600	Aggregate extractions sites	--	--	--	--	--	C	P	--	C	C	--	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.
602	Agricultural use, primary	--	--	--	--	--	--	P	P	P	P	P	17.455.030 Definitions	17.415.040 Agricultural use, primary.
604	Aquaculture practices	C	C	C	C	C	C	P	--	C	C	P	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
606	Forestry	P	P	P	--	P	P	P	P	P	P	P	17.110.280 Forestry.	17.415.210 Forestry.
608	Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	C	C	P	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	--	--	--	--	--	--	17.110.690 Special care residence.	17.415.510 Special care residence.
802	Temporary offices and model homes	--	--	--	--	--	--	--	--	--	--	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

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1 **Section 179: Kitsap County Code Section 17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.,” last amended by Ordinance 587-2020 repealed and replaced as follows:**

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS											TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓			
		Keyport Rural Village <a href="#">17.360A</a>			Manchester LAMIRD <a href="#">17.360B</a>			Rural Historic LAMIRD <a href="#">17.360C</a>			Suquamish LAMIRD <a href="#">17.360D</a>		<a href="#">17.360E</a> REC	<a href="#">17.360E</a> TTEC					
Zoning Classification (1)(3)(4) →	Categorical Use (1)(3)(4) ↓	KVC	KVL R	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR						
<b>RESIDENTIAL USES</b>																			
<b>100</b>	Accessory dwelling unit, attached	ACUP	P	P	ACUP	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 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.		
<b>102</b>	Accessory dwelling unit, detached	ACUP	P	P	ACUP	ACUP	ACUP				C	ACUP	ACUP	--	--	--	--	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.
<b>104</b>	Caretaker dwelling	ACUP	--	--	--	--	--				--	--	--	P	P	P	P	17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
<b>106</b>	Guest house	--	--	--	--	P	P				C	P	P	--	--	--	--	17.110.317 Guest house.	17.415.260 Guest house.
<b>Dwelling, family living</b>																			
<b>108</b>	Cottage housing development	ACUP	P	P	C	ACUP	ACUP	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	ACUP	ACUP	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.		
<b>110</b>	Duplex	ACUP	P	P	--	P	P				--	P	P	--	--	--	--	17.110.245 Duplex.	17.415.160 Duplex.
<b>112</b>	Manufactured/mobile/RV/park-model/tiny home park	--	C	C	--	C	C				--	C	C	--	--	--	--	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
<b>114</b>	Mobile home	C	C	C	--	--	--				--	--	--	--	--	--	--	17.110.490 Mobile home.	17.415.360 Mobile home.
<b>116</b>	Multiple family	ACUP	ACUP	ACUP	--	ACUP	ACUP				C	ACUP	ACUP	--	--	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
<b>118</b>	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. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).	
<b>Dwelling, group living</b>																		
122	Adult family home	P	P	P	P	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 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	ACUP	ACUP	ACUP	C	C				ACUP	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	ACUP	ACUP				C	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	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
<b>Other Residential Uses</b>																		
130	Bed and breakfast house, 1-4 rooms	ACUP	P	P	--	ACUP	ACUP	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	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	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.	
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.				
<b>COMMERCIAL USES</b>																		
<b>Hotels or Hospitality</b>																		
200	Adult entertainment	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.	

202	Conference center	ACUP	--	--	ACUP	--	--								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	ACUP	--	--	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	ACUP	--	--	ACUP	--	--								17.110.361 Hotel/motel.	17.415.285 Hotel/motel.	
212	Resort	C	--	--	--	--	--								17.110.661 Resort.	17.415.440 Resort.	
214	Restaurants, with drive-thru service	C	--	--	ACUP	--	--								17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.	
216	Restaurants, without drive-thru service	P	--	--	P	--	--								17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.	
<b>Retail</b>																	
218	Auction house	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	P	P	17.110.091 Auction house.	17.415.055 Auction house.
220	Automobile, recreational vehicle, or boat sales	C	--	--	--	--	--				--	--	--	--	--	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	C	--	--	C	--	--				C	--	--	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	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	C	--	--	C	--	--				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	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	--	--				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	--	--	C	--	--				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.	
244	Lumber and bulky building material sales	--	--	--	--	--	--				ACUP	--	--	P	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.	
246	Marijuana retailer	--	--	--	--	--	--				--	--	--	P	--	17.110.478 Marijuana retailer.	17.415.345 Marijuana retailer.	
248	Nursery, retail	P	--	--	P	--	--				P	--	--	P	--	17.110.520 Nursery, retail.	17.415.370 Nursery, retail.	
250	Nursery, wholesale	ACUP	C	C	--	C	C				ACUP	C	C	P	P	17.110.525 Nursery, wholesale.	17.415.375 Nursery, wholesale.	
<b>Offices and Services</b>																		
254	Automobile or recreational vehicle repair	ACUP	--	--	ACUP	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	ACUP	--	--	ACUP	ACUP	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.	
256	Car washes	P	--	--	P	--	--				P	--	--	ACUP	P	17.110.149 Car washes.	17.415.095 Car washes.	
258	Clinic	P	--	--	P	--	--				ACUP	--	--	C	P	17.110.164 Clinic.	17.415.110 Clinic.	
260	Day-care center	P	C	C	P	C	C				P	C	C	P	P	17.110.200 Day-care center.	17.415.140 Day-care center.	
262	Day-care center, home-based	P	P	P	ACUP	P	P				P	P	P	--	--	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.	
264	Dispatch facility	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.226 Dispatch facility.	17.415.150 Dispatch facility.	
266	Fitness center	P	--	--	P	--	--				P	--	--	P	P	17.110.278 Fitness center.	17.415.200 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.	17.415.230 General office and management services.	
270	General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--				ACUP	--	--	ACUP	P	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	C	--	--	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	--	--	ACUP	C	C				ACUP	--	--	P	P	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.	
276	Kennels, hobby	ACUP	ACUP	ACUP	--	P	P				ACUP	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	--	--				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	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	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.	
292	Tourism facilities, including seaplane and tour boat terminals	C	--	--	--	--	--				C	--	--	--	--		17.415.545 Tourism facilities, including seaplane and tour boat terminals.	
294	Veterinary clinics/animal hospitals/wildlife shelters	ACUP	--	--	ACUP	--	--				ACUP	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	P	--	--	P	--	--				P	--	--	P	P	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.	
RECREATIONAL/ CULTURAL USES																		
300	Arboreta, botanical garden	ACUP	--	--	ACUP	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	ACUP	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens	
302	Campground	--	--	--	--	--	--				--	--	--	--	--	17.110.147 Campground.	17.415.090 Campground	
304	Club	P	ACUP	ACUP	P	ACUP	ACUP				P	ACUP	ACUP	--	--	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	--	--	ACUP	--	--				--	--	--	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	ACUP	ACUP	17.110.480 Marina.	17.415.350 Marinas.	

314	Marina support services	ACUP	--	--	ACUP	--	--				ACUP	ACUP	ACUP	P	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	ACUP	C	C				ACUP	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.			
328	Zoo, aquarium	ACUP	--	--	--	--	--				--	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium			
<b>INSTITUTIONAL USES</b>																				
400	Government/public structures	P	C	C	P	C	C	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 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	ACUP	C	C				ACUP	C	C	--	--	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	ACUP	C	C	ACUP	C	C				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	ACUP	--	--	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.	ACUP	--	--	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	--	--	--	--	--	--	--	--	--	--	--	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	--	--	C	C	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine	
422	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	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities	
<b>INDUSTRIAL USES</b>																		
500	Airports	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 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				--	--	--	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	--	--	--	--	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	
522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--				--	--	--	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	--	--	--	--	--	--				--	--	--	<b>P</b>	<b>P</b>	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.	
528	Manufacturing and fabrication, medium	--	--	--	--	--	--				--	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.	
530	Marijuana processor	--	--	--	--	--	--				--	--	--	<b>P</b>	<b>P</b>	17.110.475 Marijuana processor.	17.415.335 Marijuana processor.	
532	Marijuana producer, Tier 1	--	--	--	--	--	--				--	--	--	<b>P</b>	<b>P</b>	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.	
534	Marijuana producer, Tier 2	--	--	--	--	--	--				--	--	--	<b>P</b>	<b>P</b>	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.	
536	Marijuana producer, Tier 3	--	--	--	--	--	--				--	--	--	<b>P</b>	<b>P</b>	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.	
538	Recycling centers	--	--	--	--	--	--				--	--	--	<b>ACUP</b>	--	17.110.653 Recycling Center	17.415.420 Recycling center.	
540	Rock crushing	--	--	--	--	--	--				--	--	--	<b>C</b>	<b>C</b>	17.110.665 Rock crushing.	17.415.455 Rock crushing.	
542	Slaughterhouse or animal processing	--	--	--	--	--	--				--	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.	
544	Storage, hazardous materials	--	--	--	--	--	--				--	--	--	<b>C</b>	<b>P</b>	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.	
546	Storage, indoor	<b>C</b>	--	--	--	<b>C</b>	--				<b>C</b>	--	--	<b>P</b>	<b>P</b>	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.	
548	Storage, outdoor	--	--	--	--	--	--				--	--	--	<b>P</b>	--	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.	
550	Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	--				--	--	--	<b>P</b>	--	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	--	--	--	--	--	--				--	--	--	<b>C</b>	<b>C</b>	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.	
554	Warehousing and distribution	--	--	--	--	--	--				--	--	--	<b>P</b>	<b>P</b>	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.	
556	Wrecking yards and junk yards	--	--	--	--	--	--				--	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.	
<b>RESOURCE</b>																		
600	Aggregate extractions sites	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	<b>C</b>	<b>C</b>	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.	

<b>602</b>	Agricultural use, primary	--	<b>P</b>	<b>P</b>	--	<b>P</b>	<b>P</b>				--	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.455.030 Definitions	17.415.040 Agricultural use, primary.	
<b>604</b>	Aquaculture practices	--	<b>ACUP</b>	<b>ACUP</b>	--	<b>ACUP</b>	<b>ACUP</b>				--	<b>ACUP</b>	<b>ACUP</b>	<b>ACUP</b>	--	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.	
<b>606</b>	Forestry	--	--	--	--	--	--				--	--	--	--	--	17.110.280 Forestry.	17.415.210 Forestry.	
<b>608</b>	Shellfish/fish hatcheries and processing facilities	<b>C</b>	--	--	--	--	--				--	--	--	<b>C</b>	--	17.110.675 Shellfish/fish hatcheries and processing facilities.	17.415.480 Shellfish/fish hatcheries and processing facilities.	
<b>ACCESSORY USES</b>																		
<b>700</b>	Accessory use or structure	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.	
<b>TEMPORARY USES</b>																		
<b>800</b>	Special care units residence	<b>P</b>	<b>P</b>	<b>P</b>	--	<b>P</b>	<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	--	--	17.110.690 Special care residence.	17.415.510 Special care residence.	
<b>802</b>	Temporary offices and model homes	<b>C</b>	--	--	--	<b>ACUP</b>	<b>ACUP</b>				--	--	--	<b>ACUP</b>	<b>ACUP</b>	17.110.709 Temporary offices and model homes.	17.415.530 Temporary offices and model homes.	
<b>804</b>	Transitory accommodations, single family residence	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations	
<b>806</b>	Transitory accommodations, small, large, safe parks, and indoor	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations	

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**Section 180: Kitsap County Code Section 17.410.050 “Footnotes for zoning use tables”, last amended by Ordinance 587-2020 is amended as follows:**

Where noted on the preceding use tables, the following additional restrictions apply:

1. The use is subject to special provisions in Chapter 17.415 ‘Special provisions’ that may change to the level of permit review indicated above. All applicable requirements shall govern a use whether specifically identified in this chapter or not. ~~Where applicable subject to Section 17.410.060, Provisions applying to special uses.~~
2. Parcels located within the boundary of the Port Gamble Redevelopment Plan approved pursuant to Section 17.360C.030 shall refer to Appendix F to determine allowed uses, permits required, and definitions. All development of these uses must be consistent with town development standards pursuant to Section 17.360C.020. All other chapters of Kitsap County Code or an approved development agreement not included in Appendix F shall still apply. ~~Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.~~
3. When located within urban growth areas (except UR), duplexes shall require five thousand square feet of minimum lot area. Duplexes located in the UR zone or outside of urban growth areas shall require double the minimum lot area required for the zone. Pets and Exotic Animals. The keeping of pets, nontraditional pets and exotic animals is subject to the following conditions:
  - a. Pets which are kept inside of a primary structure as household pets in aquariums, terrariums, cages or similar containers shall not be limited in number by this section. Other pets, excluding cats, which are kept indoors shall be limited to five;
  - b. Pets which are kept outside of the primary structure shall be limited to three per household on lots less than twenty thousand square feet in area, only one of which may be a nontraditional pet; five per household on lots of twenty thousand to thirty-five thousand square feet, only two of which may be nontraditional pets; with an additional two pets per acre of site area over thirty-five thousand square feet up to a limit of twenty; and
  - c. No feeding area or structure used to house, confine or feed pets shall be located closer than the minimum yard setbacks for the zone in which they are located. No feeding area or structure used to house, confine or feed nontraditional pets or exotic animals shall be located closer than fifty feet from any residence on adjacent property.
4. No greater than two acres for the purpose of construction and maintenance of a timber management road system, provided the total parcel is at least twenty acres. Storage of junk motor vehicles on any property outside of a legally constructed building (minimum of three sides and a roof) is prohibited, except where the storage of up to six junk motor vehicles meets one of the following two conditions:
  - a. Any junk motor vehicle(s) stored outdoors must be completely screened by a sight-obscuring fence or natural vegetation to the satisfaction of the director (a covering such as a tarp over the vehicle(s) will not constitute an acceptable visual barrier). For the purposes of this section, “screened” means not visible from any portion or elevation of any neighboring or adjacent public or private property, easement or right-of-way; or
  - b. Any junk motor vehicle(s) stored outdoors must be stored more than two hundred fifty feet away from all property lines.



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1           c. Environmental Mitigation Agreement. The owner of any such junk motor vehicle(s)  
2 must successfully enter into an environmental mitigation agreement with the  
3 department of community development (the “department”) regarding the property  
4 where such vehicle(s) will be located or stored.

5           i. An environmental mitigation agreement between a property owner and the  
6 department is required before the outdoor storage of up to six screened junk motor  
7 vehicles will be approved. A property owner may enter into such agreement with the  
8 department for a one-time fee of \$10.00 per vehicle, the proceeds of which shall be  
9 used to assist with clean-up costs associated with the administration of Chapter 9.56.

10          ii. In order to mitigate any potential environmental impact from the storage of these  
11 junk motor vehicles, the property owner must agree to institute one of the following  
12 two preventative measures:

13           (a) Each junk motor vehicle must be drained of all oil and other fluids  
14 including, but not limited to, engine crankcase oil, transmission fluid, brake  
15 fluid and radiator coolant or antifreeze prior to placing the vehicle on site; or  
16           (b) Drip pans or pads must be placed and maintained underneath the radiator,  
17 engine block, transmission and differentials of each junk motor vehicle to  
18 collect residual fluids.

19           (c) Either preventative measure shall require that the owner of such vehicle(s)  
20 clean up and properly dispose of any visible contamination resulting from the  
21 storage of junk motor vehicles. The agreement will require the property owner  
22 to select one of the two preventative measures and to allow for an initial  
23 inspection of the property by the department to assure that the preventative  
24 measure has been implemented to the satisfaction of the department. By  
25 entering into the agreement, the property owner further agrees to allow the  
26 department entry onto the property on an annual basis for reinspection to  
27 assure compliance with the approved agreement. If a property is found to be in  
28 compliance with the terms of the agreement for two consecutive inspections,  
29 the department may waive the annual inspection requirement. A property  
30 owner found to be in violation of the agreement may be issued a civil  
31 infraction pursuant to this section and could later be deemed a nuisance in  
32 accordance with Chapter 9.56.

33          5. ~~Provided public facilities do not inhibit forest practices.~~

34           ~~In urban zones, all new residential subdivisions, single-family or multifamily~~  
35 ~~developments are required to provide an urban level of sanitary sewer service for all~~  
36 ~~proposed dwelling units unless exemptions identified in Section 17.460.020 allow for~~  
37 ~~the implementation of a dry sewer.~~

38          6. ~~Where permitted, automobile service stations shall comply with the following~~  
39 ~~provisions:~~

40           a. ~~Sale of merchandise shall be conducted within a building, except for items used for the~~  
41 ~~maintenance and servicing of automotive vehicles;~~

42           b. ~~No automotive repairs other than incidental minor repairs or battery or tire changing~~  
43 ~~shall be allowed;~~

44           c. ~~The station shall not directly abut a residential zone; and~~

45           d. ~~All lighting shall be of such illumination, direction, and color as not to create a nuisance~~  
46 ~~on adjoining property or a traffic hazard.~~

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1       7.—Reserved.
- 2       8.— A veterinary clinic, animal hospital or wildlife shelter shall not be located within fifty  
3       feet of a lot line in the rural protection (RP) or rural residential (RR) zones except within  
4       the boundary of a town master plan approved pursuant to Section 17.360C.030. In  
5       addition, the applicant may be required to provide additional measures to prevent or  
6       mitigate offensive noise, odor, light and other impacts.
- 7       9.— Veterinary clinics and animal hospitals are allowed, provided a major part of the site  
8       fronts on a street and the director finds that the proposed use will not interfere with  
9       reasonable use of residences by reason of too close proximity to such residential uses, or  
10      by reason of a proposed exterior too different from other structures and character of the  
11      neighborhood. All activities shall be conducted inside an enclosed building.
- 12     10.— A cemetery, crematorium, mausoleum, or columbarium shall have its principal access  
13      on a county roadway with ingress and egress so designed as to minimize traffic  
14      congestion, and shall provide required off street parking spaces. No mortuary or  
15      crematorium in conjunction with a cemetery is permitted within two hundred feet of a lot  
16      in a residential zone.
- 17     11.— A circus, carnival, animal display, or amusement ride may be allowed through a Type I  
18      administrative review in all industrial zones and any commercial zones, except  
19      neighborhood commercial (NC), Keyport village commercial (KVC), or Manchester  
20      village commercial (MVC) for a term not to exceed ninety days, with a written approval  
21      of the director. The director may condition such approval as appropriate to the site. The  
22      director’s decision may be appealed to the hearing examiner.
- 23     12.— All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO,  
24      RW, RP, RR, RCO, RI or parks zones and thirty five feet in all other zones from a side or  
25      rear lot line. All such uses shall access directly to a county right of way determined to be  
26      adequate by the county engineer except when included within the boundary of a town  
27      master plan approved pursuant to Section 17.360C.030 and be able to provide access  
28      without causing traffic congestion on local residential streets. Any such use shall not be  
29      materially detrimental to any adjacent (existing or future) residential development due to  
30      excessive traffic generation, noise, light or other circumstances. The director may  
31      increase setback, buffer and landscaping standards or impose other conditions to address  
32      potential impacts.
- 33     13.— Heliports for the purpose of medical emergency facilities may be permitted in certain  
34      zones subject to a conditional use permit. All private landing strips, runways, and  
35      heliports shall be so designed and oriented that the incidences of aircraft passing directly  
36      over dwellings during their landing or taking off patterns are minimized. They shall be  
37      located so that traffic shall not constitute a nuisance to neighboring uses. The proponents  
38      shall show that adequate controls or measures will be taken to prevent offensive noise,  
39      vibrations, dust, or bright lights.
- 40     14.— In those zones that prohibit residential uses, family day care centers are only allowed in  
41      existing residential structures. Day care centers shall have a minimum site size of ten  
42      thousand square feet and shall provide and thereafter maintain outdoor play areas with a  
43      minimum area of seventy five square feet per child of total capacity. A sight-obscuring  
44      fence of at least four feet in height shall be provided, separating the play area from  
45      abutting lots. Adequate off street parking and loading space shall be provided.
- 46     15.—Reserved.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1       ~~16. The erection, construction, alteration, or maintenance of overhead or underground~~  
2       ~~utilities by a public utility, municipality, governmental agency, or other approved party~~  
3       ~~shall be permitted in any zone; provided, that any permanent above ground structures not~~  
4       ~~located within a right of way or easement shall be subject to the review of the director.~~  
5       ~~Utility transmission and distribution lines and poles may exceed the height limits~~  
6       ~~otherwise provided for in this title. Water towers which exceed thirty five feet in height,~~  
7       ~~solid waste collection, transfer and/or handling sites in any zone shall be subject to a~~  
8       ~~conditional use permit. These provisions do not apply to wireless communication~~  
9       ~~facilities, which are specifically addressed in Chapter 17.530.~~
- 10       ~~17. Reserved.~~
- 11       ~~18. One piece of heavy equipment may be stored in any single family zone; provided, that~~  
12       ~~it is either enclosed within a permitted structure, or screened to the satisfaction of the~~  
13       ~~director.~~
- 14       ~~19. All development within the Silverdale Design District boundaries must be consistent~~  
15       ~~with the Silverdale Design Standards.~~
- 16       ~~20. Site plans for public schools shall include an area identified and set aside for the future~~  
17       ~~placement of a minimum of four portable classroom units. The area set aside may not be~~  
18       ~~counted towards meeting required landscaping or parking requirements.~~
- 19       ~~21. Outdoor contractors' storage yards accessory to a primary residence shall be limited to~~  
20       ~~not more than ten heavy equipment vehicles or heavy construction equipment. The use~~  
21       ~~shall be contained outside of required setbacks within a contained yard or storage~~  
22       ~~building. The storage yard and/or building shall be screened from adjacent properties~~  
23       ~~with a screening buffer a minimum of twenty five feet in width and capable of providing~~  
24       ~~functional screening of the use. Minimum lot size shall be one hundred thousand square~~  
25       ~~feet.~~
- 26       ~~22. Stump grinding, soil combining and composting in rural protection and rural residential~~  
27       ~~zones must meet the following requirements:~~
- 28       ~~a. The subject property(ies) must be one hundred thousand square feet or greater in size;~~  
29       ~~b. The use must take direct access from a county maintained right of way;~~  
30       ~~c. A fifty foot natural vegetation buffer must be maintained around the perimeter of the~~  
31       ~~property(ies) to provide adequate screening of the use from neighboring properties;~~  
32       ~~d. The subject property(ies) must be adjacent to an industrial zone or a complementary~~  
33       ~~public facility such as a sewage treatment plant or solid waste facility;~~  
34       ~~e. The proposed use must mitigate noise, odor, dust and light impacts from the project; and~~  
35       ~~f. The use must meet all other requirements of this title.~~
- 36       ~~23. Home businesses located in the forest resource lands (FRL) must be associated with~~  
37       ~~timber production and/or harvest.~~
- 38       ~~24. Mobile homes are prohibited, except in approved mobile home parks.~~
- 39       ~~25. All uses must comply with the town development objectives of Section 17.360C.020.~~
- 40       ~~26. Single family detached dwellings shall only be allowed when the existing parcel size as~~  
41       ~~of August 31, 2016, would only allow the development of one dwelling unit.~~
- 42       ~~27. Subject to the temporary permit provisions of Chapter 17.105.~~
- 43       ~~28. Allowed only within a commercial center limited in size and scale (e.g., an intersection~~  
44       ~~or corner development).~~
- 45       ~~29. Reserved.~~

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1       ~~30. The Design Standards for the Community of Kingston set forth policies and regulations~~  
2       ~~for properties within the downtown area of Kingston. All development within this area~~  
3       ~~must be consistent with these standards in Chapter 17.700, Appendix C1.~~
- 4       ~~31. Uses permitted only if consistent with an approved master plan pursuant to Chapter~~  
5       ~~17.440. Where a master plan is optional and the applicant chooses not to develop one, all~~  
6       ~~uses shown as permitted require an administrative conditional use permit.~~
- 7       ~~32. For properties with an approved master plan, all uses requiring a conditional use permit~~  
8       ~~will be considered permitted uses.~~
- 9       ~~33. Must be located and designed to serve adjacent area.~~
- 10       ~~34. Bed and breakfast houses or vacation rentals with one to four rooms require an~~  
11       ~~administrative conditional use permit; bed and breakfast houses with five or more rooms~~  
12       ~~require a hearing examiner conditional use permit. Bed and breakfast houses serving~~  
13       ~~meals to patrons other than overnight guests require a hearing examiner conditional use~~  
14       ~~permit.~~
- 15       ~~35. The use shall be accessory and shall not occupy more than twenty five percent of the~~  
16       ~~project area.~~
- 17       ~~36. Requires a conditional use permit when abutting SVR or SVLR zone.~~
- 18       ~~37. The overall project shall include a residential component. A mixed use project shall be~~  
19       ~~required to meet the minimum density for the zone in which it is located.~~
- 20       ~~38. Customer service oriented uses over five thousand square feet are prohibited.~~
- 21       ~~39. Reserved.~~
- 22       ~~40. Self storage facilities must be accessory to the predominant residential use of the~~  
23       ~~property, sized consistently for the number of lots/units being served and may serve only~~  
24       ~~the residents of the single family plat or multifamily project.~~
- 25       ~~41. Adult family homes serving one to six residents (excluding proprietors) are permitted~~  
26       ~~uses. Adult family homes serving more than six applicable residents (excluding~~  
27       ~~proprietors) require an administrative conditional use permit (ACUP).~~
- 28       ~~42. All business, service repair, processing, storage, or merchandise display on property~~  
29       ~~abutting or across the street from a lot in any residential zone shall be conducted wholly~~  
30       ~~within an enclosed building unless screened from the residential zone by a sight-~~  
31       ~~obscuring fence or wall.~~
- 32       ~~43. Where a family member is in need of special, frequent and routine care and assistance~~  
33       ~~by reason of advanced age or ill health, a manufactured home or mobile home may be~~  
34       ~~placed upon the same lot as a single family dwelling for occupancy by the individual~~  
35       ~~requiring or providing such special care subject to the following limitations:~~
- 36       ~~a. Not more than two individuals shall be the recipients of special care;~~
- 37       ~~b. No rent, fee, payment or charge in lieu thereof may be made for use of the single family~~  
38       ~~dwelling or manufactured/mobile home as between the recipients or providers of special~~  
39       ~~care;~~
- 40       ~~c. The manufactured/mobile home must meet the setback requirements of the zone in~~  
41       ~~which it is situated;~~
- 42       ~~d. A permit must be obtained from the director authorizing such special care~~  
43       ~~manufactured/mobile home. Such permit shall remain in effect for one year and may,~~  
44       ~~upon application, be extended for one year periods, provided there has been compliance~~  
45       ~~with the requirements of this section;~~

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 e. ~~The manufactured/mobile home must be removed when the need for special care ceases;~~
- 2 ~~and~~
- 3 f. ~~Placement of the manufactured/mobile home is subject to applicable health district~~
- 4 ~~standards for water service and sewage disposal.~~
- 5 44. ~~Certain development standards may be modified for mixed use developments, as set~~
- 6 ~~forth in Section 17.420.035 and Chapter 17.430.~~
- 7 45. ~~Reserved.~~
- 8 46. ~~Allowed only as an accessory use to a park or recreational facility greater than twenty~~
- 9 ~~acres in size except when included within the boundaries of a town master plan approved~~
- 10 ~~pursuant to Section 17.360C.030. If included within a town master plan boundary, the use~~
- 11 ~~shall not include more than sixty spaces per five acres. All use of recreational vehicles~~
- 12 ~~must be transient in nature.~~
- 13 47. ~~As a conditional use, UM and UH zones adjacent to a commercial zone may allow~~
- 14 ~~coordinated projects that include commercial uses within their boundaries. Such projects~~
- 15 ~~must meet the following conditions:~~
- 16 a. ~~The project must include a combination of UM and/or UH and commercially zoned land;~~
- 17 b. ~~The overall project must meet the density required for the net acreage of the UM or UH~~
- 18 ~~zoned land included in the project;~~
- 19 c. ~~All setbacks from other residentially zoned land must be the maximum required by the~~
- 20 ~~zones included in the project;~~
- 21 d. ~~Loading areas, dumpsters and other facilities must be located away from adjacent~~
- 22 ~~residential zones; and~~
- 23 e. ~~The residential and commercial components of the project must be coordinated to~~
- 24 ~~maximize pedestrian connectivity and access to public transit.~~
- 25 48. ~~Within urban growth areas, all new residential subdivisions, single family or~~
- 26 ~~multifamily developments are required to provide an urban level of sanitary sewer service~~
- 27 ~~for all proposed dwelling units unless exemptions identified in Section 17.460.020 allow~~
- 28 ~~for the implementation of a dry sewer.~~
- 29 49. ~~Mixed use development is prohibited outside of urban growth areas.~~
- 30 50. ~~The Manchester Design Standards sets forth policies and regulations for properties~~
- 31 ~~within the Manchester village commercial (MVC) zone. All developments within the~~
- 32 ~~MVC zone must be consistent with the standards found in Chapter 17.700, Appendix C4.~~
- 33 51. ~~Storage of shipping containers is prohibited unless allowed as part of a land use permit~~
- 34 ~~and/or approval. Placement of storage containers allowed only with an approved~~
- 35 ~~temporary permit subject to the provisions of Section 17.105.090(I).~~
- 36 52. ~~Aggregate production and processing only. Allowed only if directly connected to an~~
- 37 ~~approved surface mining permit approved by the Washington State Department of~~
- 38 ~~Natural Resources (DNR).~~
- 39 53. ~~Commercial or industrial uses otherwise prohibited in the zone may be allowed as a~~
- 40 ~~component of a home business subject to the requirements of Section 17.410.060(B).~~
- 41 54. ~~The gross floor area shall not exceed four thousand square feet.~~
- 42 55. ~~Auction house and all items to be auctioned shall be fully enclosed within a structure.~~
- 43 56. ~~There shall be no more than six rental vehicles kept on site. Additional rental car~~
- 44 ~~inventory shall be kept at an off site location consistent with the Kitsap County Code.~~
- 45 57. ~~Unless the permit application is a Type III quasi judicial action, when a component of~~
- 46 ~~development located within a commercial or industrial zone involves the conversion of~~



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1        ~~previously undeveloped land, land developed with a residential use, or land developed~~  
2        ~~with a less intensive use which abuts a residential zone, it shall be treated as a Type II~~  
3        ~~administrative decision.~~
- 4        ~~58. In addition to the other standards set forth in the Kitsap County Code, espresso stands~~  
5        ~~are subject to the following conditions:~~
- 6        ~~a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three~~  
7        ~~vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in~~  
8        ~~length) with direct access to the service window. The drive aisles/stacking lanes shall be~~  
9        ~~designed to prevent any vehicles from interfering with public or private roadways,~~  
10       ~~pedestrian circulation, traffic circulation, parking areas or other required development~~  
11       ~~amenities.~~
- 12       ~~b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must~~  
13       ~~also be paved in urban growth areas and include, at minimum, hard compacted surfaces~~  
14       ~~in rural areas. Such surfaces must be addressed with required drainage facilities. A joint~~  
15       ~~parking agreement shall be required if parking cannot be accommodated on site.~~
- 16       ~~c. All structures must be permanently secured to the ground.~~
- 17       ~~d. Restroom facilities must be available for employees. Portable or temporary restroom~~  
18       ~~facilities shall not be used to meet this requirement.~~
- 19       ~~59. Reserved.~~
- 20       ~~60. All development in Illahee shall be consistent with the Illahee Community Plan.~~
- 21       ~~61. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design~~  
22       ~~Standards).~~
- 23       ~~62. General retail merchandise stores greater than one hundred twenty five thousand square~~  
24       ~~feet in size are prohibited in the Waaga Way Town Center area (see the Silverdale Design~~  
25       ~~Standards). Additional square footage may be allowed for projects greater than twenty-~~  
26       ~~five acres in size.~~
- 27       ~~63. Reserved.~~
- 28       ~~64. When a component of development is located within the rural commercial or rural~~  
29       ~~industrial zone and involves the conversion of previously undeveloped land, land~~  
30       ~~developed with a residential use, or land developed with a less intensive use which abuts~~  
31       ~~a residential zone, it shall be treated as a Type III hearing examiner decision.~~
- 32       ~~65. No car washes allowed in RCO or RI.~~
- 33       ~~66. Personal service businesses in the RCO are limited to four chairs and are intended for~~  
34       ~~local use only.~~
- 35       ~~67. No aquariums are allowed in the RCO zone. Galleries, museums, historic and cultural~~  
36       ~~exhibits should be geared toward the character of the rural area, rural history, or a rural~~  
37       ~~lifestyle.~~
- 38       ~~68. In the RI zone, warehousing and distribution should be focused on agricultural, food, or~~  
39       ~~forestry uses only.~~
- 40       ~~69. In the RI zone, cold storage facilities are only allowed for agricultural and food uses.~~
- 41       ~~70. In the RCO and RI zones, slaughterhouses and animal processing may have a retail~~  
42       ~~component not to exceed four thousand square feet.~~
- 43       ~~71. In the RCO zone, custom art and craft stores are limited to studio type and size only.~~
- 44       ~~72. Must be accessory to an immediate primary use.~~
- 45       ~~73. Heavy construction, farming and forestry equipment only.~~
- 46       ~~74. Allowed for existing airports only.~~



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1       75. ~~All storage must be screened from public view by a twenty-five foot buffer in order to~~  
2       ~~meet rural compatibility. Applicant must also demonstrate how the storage would serve~~  
3       ~~the immediate population.~~
- 4       76.  
5       ~~0—4,000 square feet — P~~  
6       ~~4,001—10,000 square feet — ACUP~~  
7       ~~10,001—15,000 square feet — C~~  
8       ~~15,001 square feet and above — X~~  
9
- 10       77. ~~Reserved.~~
- 11       78. ~~Reserved.~~
- 12       79. ~~No residential uses are allowed within the portion of the Gorst urban growth area~~  
13       ~~between the Sinclair Inlet shoreline and State Highways 3 and 16.~~
- 14       80. ~~Use prohibited within the Gorst urban growth area.~~
- 15       81. ~~Use permitted outright in the Gorst urban growth area.~~
- 16       82. ~~Use requires a conditional use permit in the Gorst urban growth area.~~
- 17       83. ~~In the Gorst urban growth area, must take access from state route. Auto uses with~~  
18       ~~underground storage tanks (such as gas stations) shall not be located in the Gorst Creek~~  
19       ~~floodplain.~~
- 20       84. ~~Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design~~  
21       ~~Standards.)~~
- 22       85. ~~Use requires an administrative conditional use permit (ACUP) or hearing examiner~~  
23       ~~conditional use permit (C) if located on the Central Kitsap Community Campus. (See~~  
24       ~~Silverdale Design Standards.)~~
- 25       86. ~~If located on the Central Kitsap Community Campus, any mixed use development must~~  
26       ~~be in a single building, and total floor area devoted to commercial uses shall not exceed~~  
27       ~~seventy percent. Other mixed use development standards and waivers set forth in Section~~  
28       ~~17.420.035 shall not apply to the Central Kitsap Community Campus. (See Silverdale~~  
29       ~~Design Standards.)~~
- 30       87. ~~If located on the Central Kitsap Community Campus, retail/office uses are allowed if~~  
31       ~~accessory and directly related to priority public or community uses. (See the Silverdale~~  
32       ~~Design Standards.)~~
- 33       88. ~~Uses allowed on the Poplar's property, as defined by the Silverdale Design Standards,~~  
34       ~~shall not be subject to footnotes 84 through 87 until such time it is substantially~~  
35       ~~redeveloped; but will be subject to all special provisions of this title.~~
- 36       89. ~~Reserved.~~
- 37       90. ~~Equipment storage located externally is not allowed.~~
- 38       91. ~~Permitted in the Manchester village commercial zone if less than five thousand square~~  
39       ~~feet.~~
- 40       92. ~~Drive through lanes are not allowed.~~
- 41       93. ~~Terminals or facilities for motorized equipment are not allowed.~~
- 42       94. ~~Any combination of structures shall not exceed five thousand square feet. Zoos and~~  
43       ~~aquariums are prohibited.~~
- 44       95. ~~Allowed on all port district owned property.~~
- 45       96. ~~Reserved.~~

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1       ~~97.—Cottage housing is an allowed use in conjunction with congregate care facilities and~~  
2       ~~shall be reviewed under the congregate care facility permit review process.~~  
3       ~~98.—Number of individual boarding rooms may not exceed the maximum density for the~~  
4       ~~zone or six boarding rooms, whichever is greater.~~  
5       ~~99.—The number of individual boarding rooms must meet the minimum density for the zone~~  
6       ~~or equal six boarding rooms, whichever is greater.~~  
7       ~~100.—Allowed only as micro-gyms less than five thousand square feet in size. All other~~  
8       ~~fitness centers are prohibited.~~  
9       ~~101.—Transitory accommodations allowed only pursuant to Chapter 17.505.~~  
10       ~~102.—Boarding houses must have health district approval prior to occupancy.~~  
11       ~~103.—Allowed only within the boundary of a town master plan approved pursuant to Section~~  
12       ~~17.360C.030.~~  
13       ~~104.—Allowed only within the boundary of a town master plan approved pursuant to Section~~  
14       ~~17.360C.030 on parcels of five acres or larger with all uses set back one hundred feet~~  
15       ~~from all parcels not included within the boundary.~~  
16       ~~105.—Allowed only within the boundary of a town master plan approved pursuant to Section~~  
17       ~~17.360C.030, and where uses are limited to the manufacture of agricultural products.~~  
18       ~~106.—Allowed only within the boundary of a town master plan approved pursuant to Section~~  
19       ~~17.360C.030, and where such uses are secondary to a primary agricultural or recreational~~  
20       ~~use of the property and shall not exceed fifty total seats and/or five thousand square feet~~  
21       ~~of gross floor area.~~  
22       ~~107.—Drive in and drive through service is prohibited.~~  
23       ~~108.—Notification to the Port Gamble/S’Klallam and Suquamish Tribes is required by the~~  
24       ~~applicant prior to determination of complete application. Written proof of notification is~~  
25       ~~required.~~

26       **Section 181: Kitsap County Code Section 17.410.060 “Provisions applying to special uses”,**  
27       **last amended by Ordinance 574-2019 is repealed.**

28       **NEW SECTION. Section 182: A new chapter ‘17.415 Allowed Use Standards’ is added to**  
29       **Title 17 Kitsap County Code, “Zoning,” as follows:**

30  
31                                   **Chapter 17.415**  
32                                   **Allowed Use Standards**  
33

34       Sections:

- 35  
36       17.415.005     Purpose.  
37       17.415.010     Accessory Dwelling Unit (ADU) located in an Urban Growth Area.  
38       17.415.015     Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.  
39       17.415.020     Accessory use or structure.  
40       17.415.025     Adult entertainment.  
41       17.415.030     Adult family home.  
42       17.415.035     Aggregate extractions sites.  
43       17.415.040     Agricultural use, primary.  
44       17.415.045     Airport.  
45       17.415.050     Arboreta, botanical gardens.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1	17.415.055	Auction house.
2	17.415.060	Automobile, mobile home, recreational vehicle, or boat sales.
3	17.415.065	Automobile, recreational vehicle or boat rentals.
4	17.415.070	Automobile or recreational vehicle repair.
5	17.415.075	Aquaculture practices.
6	17.415.080	Bed and breakfast house.
7	17.455.085	Boat Yard.
8	17.415.090	Campground.
9	17.415.095	Car washes.
10	17.415.100	Caretaker dwelling.
11	17.415.105	Cemeteries.
12	17.415.110	Clinic.
13	17.415.115	Club.
14	17.415.120	College/vocational school.
15	17.415.125	Conference center.
16	17.415.130	Contractor's storage yard.
17	17.415.135	Cottage housing development.
18	17.415.140	Day-care center.
19	17.415.145	Day-care center, home based.
20	17.415.150	Dispatch facility.
21	17.415.155	Drinking establishments.
22	17.415.160	Duplex.
23	17.415.165	Entertainment facility, indoor.
24	17.415.170	Entertainment facility, outdoor.
25	17.415.175	Equipment sales, rentals and repair, heavy.
26	17.415.180	Equipment sales, rentals and repair, light.
27	17.415.185	Equipment sales, rentals and repair, recreational.
28	17.415.190	Espresso stands.
29	17.415.195	Event facility.
30	17.415.200	Fitness center.
31	17.415.205	Food and beverage production.
32	17.415.210	Forestry.
33	17.415.215	Fuel distributors.
34	17.415.220	Fuel or charging stations.
35	17.415.225	Funeral homes.
36	17.415.230	General office and management services.
37	17.415.235	General retail merchandise stores.
38	17.415.240	Golf courses.
39	17.415.245	Government/public structures.
40	17.415.250	Group Living (1 to 6 rooms).
41	17.415.255	Group Living (7 or more rooms).
42	17.415.260	Guest house.
43	17.415.265	Helicopter pads.
44	17.415.270	High-risk secured facilities.
45	17.415.275	Home business.
46	17.415.280	Hospital.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1	17.415.285	Hotel/motel.
2	17.415.290	Kennels, hobby.
3	17.415.295	Kennels or pet day-cares.
4	17.415.300	Lumber and bulky building material sales.
5	17.415.305	Manufactured/mobile/RV/park-model/tiny home park.
6	17.415.310	Manufactured home, mobile home, park models, tiny homes sales.
7	17.415.315	Manufacturing and fabrication, hazardous.
8	17.415.320	Manufacturing and fabrication, heavy.
9	17.415.325	Manufacturing and fabrication, light.
10	17.415.330	Manufacturing and fabrication, medium.
11	17.415.335	Marijuana processor.
12	17.415.340	Marijuana producer.
13	17.415.345	Marijuana retailer.
14	17.415.350	Marinas.
15	17.415.355	Marina support services.
16	17.415.360	Mobile home.
17	17.415.365	Multiple family.
18	17.415.370	Nursery, retail.
19	17.415.375	Nursery, wholesale.
20	17.415.380	Off-street parking facilities.
21	17.415.385	Off-street parking facilities, structured.
22	17.415.390	Personal services.
23	17.415.395	Places of worship.
24	17.415.400	Public facilities and electric power and natural gas utility facilities, and
25		substations.
26	17.415.405	Race track.
27	17.415.410	Recreational facilities, indoor.
28	17.415.415	Recreational facilities, outdoor.
29	17.415.420	Recycling center.
30	17.415.425	Research laboratory, less than 4,000 s.f.
31	17.415.430	Research laboratory, 4,000 to 9,999 s.f.
32	17.415.435	Research laboratory, 10,000 s.f. or greater.
33	17.415.440	Resort.
34	17.415.445	Restaurant, with drive-through service.
35	17.415.450	Restaurants, without drive-through service.
36	17.415.455	Rock crushing.
37	17.415.460	School, elementary, middle school, or junior high.
38	17.415.465	School, high school.
39	17.415.470	Secure community transition facility.
40	17.415.475	Shared work/maker space.
41	17.415.480	Shellfish/fish hatcheries and processing facilities.
42	17.415.485	Shooting/gun facility, indoor.
43	17.415.490	Shooting/gun facility, outdoor.
44	17.415.495	Single-family attached dwelling.
45	17.415.500	Single-family detached dwelling (includes manufactured homes).
46	17.415.505	Slaughterhouse or animal processing.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 17.415.510 Special care residence.
- 2 17.415.515 Storage, hazardous materials.
- 3 17.415.520 Storage, indoor.
- 4 17.415.525 Storage, outdoor.
- 5 17.415.530 Temporary offices and model homes.
- 6 17.415.535 Top soil production, stump grinding, firewood cutting, and composting.
- 7 17.415.540 Tourism facilities, including outfitter and guide facilities.
- 8 17.415.545 Tourism facilities, including seaplane and tour boat terminals.
- 9 17.415.550 Transitory accommodations.
- 10 17.415.555 Transportation terminals, marine.
- 11 17.415.560 Transportation terminals, non-marine.
- 12 17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and
- 13 barge facilities.
- 14 17.415.570 Vacation Rentals.
- 15 17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.
- 16 17.415.580 Warehousing and distribution.
- 17 17.415.585 Wireless communications facilities.
- 18 17.415.590 Wrecking yards and junk yards.
- 19 17.415.595 Zoo, aquarium.

20 **17.415.005 Purpose.**

21 This chapter establishes special provisions for allowed uses identified in Sections 17.410.042  
22 through 17.410.048. In addition to other standards and requirements imposed by this title and  
23 other requirements in the Kitsap County Code, all uses shall comply with the provisions stated  
24 herein. Should a conflict arise between the requirements of this Chapter and other requirements  
25 of the Kitsap County Code, the most restrictive shall apply.

26 **17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area.**

27 To encourage the provision of affordable housing, an Accessory Dwelling Unit (ADU) located in  
28 an Urban Growth Area (UGA) shall meet the following criteria:

- 29 A. Number. The number of ADU's, attached or detached, shall not exceed two per lot.
- 30 B. Location. An ADU shall be located to not preclude future subdivision of the lot to meet  
31 minimum density for the zone.
- 32 C. Access. Access to the lot shall use the same entrance as the primary residence unless Kitsap  
33 County Code allows for multiple access points to the lot for a single family dwelling.
- 34 D. Water. The ADU shall comply with regulations that govern water provisions.
- 35 E. Sewage. The ADU shall provide an urban level of sanitary sewer service.
- 36 F. Design standards. Unless otherwise noted in this section, an ADU shall meet the design  
37 standards of the underlying zone and design districts.
- 38 G. Size. Dimensions are determined by interior measurements. An ADU shall not exceed 900  
39 sf or 60 % of the habitable area of the primary dwelling, whichever is smaller.
- 40 H. Parking. The site shall comply with Chapter 17.490 'Off-street parking and loading'.
  - 41 1. A single ADU on a lot is not required to provide the additional off-street parking space  
42 specified in Chapter 17.490 'Off-street parking and loading' if one of the following criteria is  
43 met:
    - 44 a. the primary dwelling unit meets all parking requirements;
    - 45 b. on-street parking is available; or
    - 46 c. the ADU is within a quarter mile of a transit stop.

- 1           2. The second ADU shall provide one (1) off-street parking space in addition to that which is  
2           required for the primary dwelling unit.
- 3           I. Additional Standards. An ADU shall provide urban services and comply with the provisions  
4           of Kitsap County Code, including but not limited to, setbacks, height, and lot coverage.
- 5           J. Existing, unpermitted ADU's shall acquire a permit through the provisions of this chapter and  
6           chapter 17.410 'Allowed uses'.
- 7           **17.415.015    Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.**
- 8           A. In order to encourage the provision of affordable housing an Accessory Dwelling Unit  
9           (ADU), attached, located outside an Urban Growth Area (UGA) may be located in residential  
10          zones, subject to the following criteria:
- 11          1. ADU, attached shall be located within an owner-occupied primary residence;  
12          2. ADU, attached are limited in size to no greater than fifty percent of the habitable area of  
13          the primary residence;  
14          3. The ADU, attached are subject to applicable health district standards for water and  
15          sewage disposal;  
16          4. Only one ADU, attached shall be allowed per lot;  
17          5. ADU, attached are to provide additional off-street parking with no additional street-side  
18          entrance; and  
19          6. ADU, attached are not allowed where an accessory dwelling unit exists.  
20          7. Existing Unpermitted ADU, attached. Existing unpermitted ADU, attached may be  
21          approved under the provisions of subsection (B)(11) of this section.
- 22          B. In order to encourage the provision of affordable housing an Accessory Dwelling Unit  
23          (ADU), detached located outside an Urban Growth Area shall meet the following criteria:
- 24          1. Only one ADU shall be allowed per lot;  
25          2. Owner of the property must reside in either the primary residence or the ADU;  
26          3. The ADU shall not exceed fifty percent of the square footage of the habitable area of  
27          primary residence or nine hundred square feet, whichever is smaller. Dimensions are  
28          determined by interior measurements;  
29          4. The ADU shall be located within one hundred fifty feet of the primary residence or shall  
30          be the conversion of an existing detached structure (e.g., garage);  
31          5. The ADU shall be designed to maintain the appearance of the primary residence;  
32          6. All setback requirements for the zone in which the ADU is located shall apply;  
33          7. The ADU shall meet the applicable health district standards for water and sewage  
34          disposal;  
35          8. No mobile homes or recreational vehicles shall be allowed as an ADU;  
36          9. An ADU shall use the same side-street entrance as the primary residence and shall  
37          provide additional off-street parking; and  
38          10. An ADU is not permitted on the same lot where an Accessory Dwelling Unit, Attached  
39          (ADU-A) exists.  
40          11. Existing, Unpermitted Accessory Dwelling Units, Attached or Detached, located outside  
41          an Urban Growth Area.
- 42          a. Applicability. The provisions of this subsection shall only apply to property and  
43          property owners who can establish all of the following criteria:  
44          i. The parcel is within the unincorporated area of Kitsap County;



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1           ii. An accessory dwelling unit (ADU), attached or detached, or similar dwelling
- 2                 previously defined as an accessory living quarters (ALQ) or an accessory rental unit
- 3                 (ARU) is located on the parcel;
- 4           iii. The accessory dwelling has not received any prior review and/or approval by
- 5                 Kitsap County;
- 6           iv. The property owner did not construct or cause to have the accessory dwelling
- 7                 constructed;
- 8           v. The property owner did not own the property when the accessory dwelling was
- 9                 constructed;
- 10          vi. The property owner exercised due diligence when purchasing the property with the
- 11                 existing accessory dwelling to discover whether or not the accessory dwelling was
- 12                 approved when purchasing the property. Due diligence is presumed to have occurred
- 13                 if the property owner can document the following conditions:
- 14                     (a) That county tax records or parcel records contain no inquiry or other notice that
- 15                     the ADU was unpermitted; and
- 16                     (b) That the current owner requested and obtained a title report with no exceptions,
- 17                     restrictions, enforcement actions, permitting or similar issues pertinent to the
- 18                     ADU; and
- 19                     (c) That the prior owner’s property and improvement disclosures at the time of sale
- 20                     did not indicate any permitting, compliance or similar issues pertinent to the
- 21                     ADU; and
- 22                     (d) That any third party involved in the sale or inspection of the ADU did not
- 23                     disclose any permitting, compliance or other issues pertinent to the ADU;
- 24          vii. The parcel has a history of property tax assessment and a history of continuous tax
- 25                 payments on the principal and the accessory dwelling;
- 26          viii. Acceptable documentation for subsections (B)(11)(a)(i) of this section may
- 27                 include but is not limited to current or previous county assessment records, real
- 28                 estate disclosure forms, listing agreements, records of sale, title reports and aerial
- 29                 photography establishing compliance with the required conditions.
- 30          b. Application. Persons who meet the criteria of subsection (B)(11)(a) of this section
- 31                 desiring to gain approval of their accessory dwelling shall make application to the
- 32                 director of the department of community development on forms provided by the
- 33                 department, with fees to be paid at the time of application as provided in subsection
- 34                 (B)(11)(e) of this section. Such application shall be a Type II permit under Chapter
- 35                 21.04.
- 36          c. Approval. The director, or his designee, is authorized to approve submitted applications
- 37                 that satisfy all of the following criteria. When approved, the use shall be considered a
- 38                 legal nonconforming use.
- 39                 i. All the requirements of this section;
- 40                 ii. All the applicable zoning, health, fire safety and building construction
- 41                     requirements:
- 42                     (a) The applicable requirements shall be those in effect when the accessory
- 43                     dwelling was constructed. The burden of proof of when the accessory dwelling
- 44                     was constructed shall be upon the applicant and may consist of dated aerial
- 45                     photography, tax assessments, surveys or similar documents.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 (b) If the applicant cannot prove a date of construction, the applicable requirements  
2 shall be those currently in effect on the date of application.
- 3 (c) If the applicant can only show a date range for construction, the applicable  
4 requirements shall be the latest requirements of the range;
- 5 iii. Proof of adequate potable water;
- 6 iv. Proof of adequate sewage disposal systems for both the principal and the accessory  
7 dwelling. Proof shall be shown by Kitsap County health district approval; and
- 8 v. Verification by Kitsap County inspection staff that the accessory dwelling is  
9 habitable.
- 10 d. Variances.
- 11 i. When reviewing the application, the director is authorized to grant an administrative  
12 variance to the requirements of subsection (B)(11)(c)(ii) of this section only when  
13 unusual circumstances relating to the property cause undue hardship in the  
14 application of subsection (B)(11)(c)(ii) of this section. The granting of an  
15 administrative variance shall be in the public interest. An administrative variance  
16 shall be granted at the director's sole discretion only when the applicant has proven  
17 all of the following:
- 18 (a) There are practical difficulties in applying the regulations of subsection  
19 (B)(11)(c)(ii) of this section;
- 20 (b) The applicant did not create or participate in creating the practical difficulties;
- 21 (c) A variance meets the intent and purpose of this section;
- 22 (d) The variance will not be materially detrimental to the public welfare or injurious  
23 to property in the vicinity or zone in which the property is located; and
- 24 (e) The variance is the minimum necessary to grant relief to the applicant.
- 25 ii. The director is authorized to require mitigation in connection with the  
26 administrative variance to minimize the effect of the variance on surrounding  
27 properties.
- 28 iii. In reviewing a request for an administrative variance, the director shall notify and  
29 solicit comments from surrounding property owners of the application and the  
30 intended variance and mitigation. The director shall consider such comments when  
31 determining whether or not to approve the variance. The director is further  
32 authorized to require mediation to resolve issues arising from the notification  
33 process and the costs of such mediation shall be paid by the applicant.
- 34 iv. Variance requests submitted as part of this subsection shall be considered as part of  
35 the original application and not subject to additional procedural or fee requirements.
- 36 e. Fees. Applicants shall pay a fee established by resolution at the time of application.  
37 Additionally, applicants shall pay notification costs, reinspection fees, additional  
38 review and other applicable fees in accordance with Chapter 21.10. Applicants may  
39 initiate a staff consultation in considering or preparing an application under these  
40 provisions. The staff consultation fee established in Chapter 21.10 shall not, however,  
41 be credited towards any subsequent application submitted under these provisions.
- 42 f. Land Use Binder. Following approval of the accessory dwelling and any administrative  
43 variance, the applicant shall record a land use permit binder with the county auditor  
44 using forms provided by the Kitsap County department of community development.
- 45 g. Expiration. Qualifying property owners shall have one year from the time that the  
46 noncompliant ADU is discovered to submit an application for approval of the ADU.

1 **17.415.020 Accessory use or structure.**

2 A. One piece of heavy equipment may be stored in any single-family zone; provided, that it is  
3 either enclosed within a permitted structure, or screened to the satisfaction of the director.

4 B. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or  
5 approval. Placement of storage containers allowed only with an approved temporary permit  
6 subject to the provisions of Section 17.105.090(I).

7 **17.415.025 Adult entertainment.**

8 A. The following uses are designated as adult entertainment uses:

- 9 1. Adult bookstore;
- 10 2. Adult mini-motion picture theater;
- 11 3. Adult motion picture theater;
- 12 4. Adult novelty store; and
- 13 5. Cabaret.

14 B. Restrictions on Adult Entertainment Uses. In addition to complying with the other sections of  
15 this title, adult entertainment uses shall not be permitted:

- 16 1. Within one thousand feet of any other existing adult entertainment use; and/or
- 17 2. Within five hundred feet of any noncommercial zone, or any of the following residentially  
18 related uses:
  - 19 a. Churches, monasteries, chapels, synagogues, convents, rectories, or church-operated  
20 camps;
  - 21 b. Schools, up to and including the twelfth grade, and their adjunct play areas;
  - 22 c. Public playgrounds, public swimming pools, public parks and public libraries;
  - 23 d. Licensed day-care centers for more than twelve children;
  - 24 e. Existing residential use within a commercial zone.
  - 25 f. For the purposes of this section, spacing distances shall be measured as follows:
  - 26 g. From all property lines of any adult entertainment use;
  - 27 h. From the outward boundary line of all residential zoning districts;
  - 28 i. From all property lines of any residentially related use.

29 C. Signage for Adult Entertainment Uses.

- 30 1. In addition to special provisions relating to signage in this title, it shall be unlawful for the  
31 owner or operator of any adult entertainment use establishment or any other person to  
32 erect, construct, or maintain any sign for the adult entertainment use establishment other  
33 than one primary sign and one secondary sign, as provided herein.
- 34 2. Primary signs shall have no more than two display surfaces. Each such display surface  
35 shall:
  - 36 a. Be a flat plane, rectangular in shape;
  - 37 b. Not exceed seventy-five square feet in area; and
  - 38 c. Not exceed ten feet in height or ten feet in length.
- 39 3. Primary and secondary signs shall contain no photographs, silhouettes, drawings or  
40 pictorial representations of any manner, and may contain only:
  - 41 a. The name of the regulated establishment; and/or
  - 42 b. One or more of the following phrases:
    - 43 i. "Adult bookstore,"
    - 44 ii. "Adult movie theater,"
    - 45 iii. "Adult cabaret,"
    - 46 iv. "Adult novelties,"

- 1 v. "Adult entertainment."  
2 4. Primary signs for adult movie theaters may contain the additional phrase, "Movie Titles  
3 Posted on Premises."  
4 a. Each letter forming a word on a primary or secondary sign shall be of a solid color, and  
5 each such letter shall be the same print-type, size and color. The background behind  
6 such lettering on the display surface of a primary sign shall be of a uniform and solid  
7 color.  
8 b. Secondary signs shall have only one display surface. Such display surface shall:  
9 i. Be a flat plane, rectangular in shape;  
10 ii. Not exceed twenty square feet in area;  
11 iii. Not exceed five feet in height and four feet in width; and  
12 iv. Be affixed or attached to any wall or door of the establishment.

13 **17.415.030 Adult family home.**

14 Reserved.

15 **17.415.035 Aggregate extractions sites.**

16 A. Must comply with the Chapter 17.170 Mineral Resource Overlay.

17 B. In the Business Center (BC) zone, aggregate production and processing allowed only if  
18 directly connected to an approved surface mining permit approved by the Washington State  
19 Department of Natural Resources (DNR).

20 C. In the Forest Resource Land (FRL) zone, aggregate extraction sites shall be no greater than  
21 two acres for the purpose of construction and maintenance of a timber management road system,  
22 provided the total parcel is at least twenty acres.

23 **17.415.040 Agricultural use, primary.**

24 Must comply with Chapter 17.455 'Agriculture Code'.

25 **17.415.045 Airport.**

26 A. All heliports for the purpose of medical emergency facilities may be permitted in certain  
27 zones subject to a conditional use permit.

28 B. All private landing strips, runways, and heliports shall be so designed and oriented that the  
29 incidences of aircraft passing directly over dwellings during their landing or taking off patterns  
30 are minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring  
31 uses. The proponents shall show that adequate controls or measures will be taken to prevent  
32 offensive noise, vibrations, dust, or bright lights.

33 C. In the Rural Industrial (RI) zone, uses necessary for airport operation such as runways,  
34 hangars, fuel storage facilities, control towers shall be limited to modifications or expansions of  
35 existing airports.

36 **17.415.050 Arboreta, botanical gardens.**

37 Reserved.

38 **17.415.055 Auction house.**

39 A. An auction house and all items to be auctioned shall be fully enclosed within a structure.

40 B. In the Rural Employment Center (REC) and Twelve Trees Employment Center (TTEC)  
41 zones, an auction house shall be subject to the following permit review:

- 42 1. 0 – 3,999 square feet = P  
43 2. 4,000 – 10,000 square feet = ACUP  
44 3. 10,001 – 15,000 square feet = C

1        4. 15,001 square feet and above = X

2        **17.415.060    Automobile, mobile home, recreational vehicle, or boat sales.**

3        A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
4        located in Section 17.700 Appendix C3).

5        B. Use must take access from state route in the Gorst urban growth area. Auto uses with  
6        underground storage tanks (such as gas stations) shall not be located in the Gorst Creek  
7        floodplain.

8        C. In the Industrial (I) or Business Center (BC) zone, automobile, recreational vehicle, or boat  
9        sales shall be accessory and shall not occupy more than twenty-five percent of the project area.

10       **17.415.065    Automobile, recreational vehicle or boat rentals.**

11       A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
12       located in Section 17.700 Appendix C3).

13       B. Use must take access from state route in the Gorst urban growth area. Auto uses with  
14       underground storage tanks (such as gas stations) shall not be located in the Gorst Creek  
15       floodplain.

16       C. In the Urban Village Center (UVC) or Neighborhood Commercial (NC) zones, no more than  
17       six rental vehicles shall be kept on site at any given time.

18       D. In the Urban Village Center (UVC) zone, recreational vehicle rentals are prohibited.

19       **17.415.070    Automobile or recreational vehicle repair.**

20       A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
21       located in Section 17.700 Appendix C3).

22       B. Use must take access from state route in the Gorst urban growth area. Auto uses with  
23       underground storage tanks (such as gas stations) shall not be located in the Gorst Creek  
24       floodplain.

25       C. In the Industrial (I) zone, automobile or recreational vehicle repair shall be located and  
26       designed to serve adjacent area.

27       D. In the Neighborhood Commercial (NC) zone, automobile or recreational vehicle repair shall  
28       not exceed 4,000 square feet of gross floor area.

29       E. In the Rural Employment Center (REC) zone, automobile or recreational vehicle repair shall  
30       be subject to the following permit review:

- 31            1. 0 – 3,999 square feet = P
- 32            2. 4,000 – 9,999 square feet = ACUP
- 33            3. 10,000 – 15,000 square feet = C
- 34            4. 15,001 square feet and above = X

35       **17.415.075    Aquaculture practices.**

36       Reserved.

37       **17.415.080    Bed and breakfast house.**

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

40       **17.455.085    Boat Yard.**

41       Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
42       located in Section 17.700 Appendix C3).

43       **17.415.090    Campground.**

- 1 Campgrounds shall be recreational and transient and shall not allow:  
2 A. Camping for more than thirty days within a forty-day time period. Campers must vacate the  
3 overnight park facilities for ten consecutive nights between allowed stays. The time period shall  
4 begin on the date for which the first night's fee is paid. The campground operator shall keep a log  
5 of all members of the camping party and ensure that the allowed number of days stay is not  
6 exceeded. Kitsap County may request to view the log to confirm that the campground is  
7 recreational and transient.  
8 B. The designation of the campground as a permanent or temporary address on official  
9 documents or applications submitted to public or private agencies or institutions.

10 **17.415.095 Car washes.**

- 11 A. Use must take access from state route in the Gorst urban growth area. Auto uses with  
12 underground storage tanks (such as gas stations) shall not be located in the Gorst Creek  
13 floodplain.  
14 B. In the Neighborhood Commercial (NC) zone, car washes shall not exceed 4,000 square feet  
15 of gross floor area.  
16 C. In the Rural Employment Center (REC) zone, car washes shall be subject to the following  
17 permit review:  
18 1. 0 –3,999 square feet = P  
19 2. 4,000 – 10,000 square feet = ACUP  
20 3. 10,001 – 15,000 square feet = C  
21 4. 15,001 square feet and above = X

22 **17.415.100 Caretaker dwelling.**

23 Reserved.

24 **17.415.105 Cemeteries.**

- 25 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
26 located in Section 17.700 Appendix C3).  
27 B. Use shall have its principal access on a county roadway. Ingress and egress shall be designed  
28 to minimize traffic congestion. The use shall provide required off-street parking spaces. No  
29 mortuary or crematorium in conjunction with a cemetery is permitted within two hundred feet of  
30 a lot in a residential zone.

31 **17.415.110 Clinic.**

32 Reserved.

33 **17.415.115 Club.**

34 All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO, RW, RP,  
35 RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or rear lot line. All  
36 such uses shall access directly to a county right-of-way determined to be adequate by the county  
37 engineer and be able to provide access without causing traffic congestion on local residential  
38 streets. Any such use shall not be materially detrimental to any adjacent (existing or future)  
39 residential development due to excessive traffic generation, noise, light or other circumstances.  
40 The director may increase setback, buffer and landscaping standards or impose other conditions  
41 to address potential impacts.

42 **17.415.120 College/vocational school.**



1 Site plans for public college/vocational schools shall include an area identified and set aside for  
2 the future placement of a minimum of four portable classroom units. The area set aside may not  
3 be counted towards meeting required landscaping or parking requirements.

4 **17.415.125 Conference center.**

5 Reserved.

6 **17.415.130 Contractor's storage yard.**

7 In Rural Residential (RR) and Rural Protection (RP) zones:

8 A. A contractor's storage yard accessory to a primary residence shall be limited to not more than  
9 ten heavy equipment vehicles or heavy construction equipment. The use shall be contained  
10 outside of required setbacks within a contained yard or storage building. The storage yard and/or  
11 building shall be screened from adjacent properties with a screening buffer a minimum of  
12 twenty-five feet in width and capable of providing functional screening of the use. Minimum lot  
13 size shall be one hundred thousand square feet.

14 B. In the Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings  
15 and activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from  
16 a side or rear lot line. All such uses shall access directly to a county right-of-way determined to  
17 be adequate by the county engineer and be able to provide access without causing traffic  
18 congestion on local residential streets. Any such use shall not be materially detrimental to any  
19 adjacent (existing or future) residential development due to excessive traffic generation, noise,  
20 light or other circumstances. The director may increase setback, buffer and landscaping standards  
21 or impose other conditions to address potential impacts.

22 C. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
23 located in Section 17.700 Appendix C3).

24 **17.415.135 Cottage housing development.**

25 Cottage housing is an allowed use in conjunction with Group Living (1 to 6 rooms or 7+ rooms)  
26 facilities and shall be reviewed under the Group Living (1 to 6 rooms or 7+ rooms) permit  
27 review process.

28 **17.415.140 Day-care center.**

29 A. In the Business Center (BC), Business Park (BP), or Industrial (I) zone, a day-care center  
30 shall be located and designed to serve adjacent area.

31 B. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone, a  
32 day-care center shall not exceed 4,000 square feet of gross floor area.

33 C. In those zones that prohibit residential uses, day-care centers:

34 1. shall have a minimum site area of ten thousand square feet.

35 2. shall provide and maintain outdoor play areas with a minimum area of seventy-five square  
36 feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be  
37 provided, separating the play area from abutting lots.

38 3. shall provide adequate off-street parking and loading space shall be provided.

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

41 **17.415.145 Day-care center, home based.**

42 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
43 located in Section 17.700 Appendix C3).

- 1 B. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet  
2 shoreline and State Highways 3 and 16.
- 3 C. In the Business Center (BC) or Business Park (BP) zone, a day-care center, home based shall  
4 be located and designed to serve adjacent area.
- 5 D. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone, a  
6 day-care center, home based shall not exceed 4,000 square feet of gross floor area.
- 7 E. In those zones that prohibit residential uses, day-care centers, home based  
8 are only allowed in existing residential structures.

9 **17.415.150 Dispatch facility.**

10 Reserved.

11 **17.415.155 Drinking establishments.**

12 In the Business Center (BC) or Business Park (BP) zone, drinking establishments shall be  
13 located and designed to serve adjacent area.

14 **17.415.160 Duplex.**

15 Reserved.

16 **17.415.165 Entertainment facility, indoor.**

17 In the Manchester Village Commercial (MVC) zone, any combination of structures shall not  
18 exceed five thousand square feet.

19 **17.415.170 Entertainment facility, outdoor.**

20 In the Manchester Village Commercial (MVC) zone, any combination of structures shall not  
21 exceed five thousand square feet.

22 **17.415.175 Equipment sales, rentals and repair, heavy.**

23 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
24 located in Section 17.700 Appendix C3).

25 B. In the Rural Industrial (RI) zone, equipment sales, rentals and repair, heavy must limit the  
26 inventory to heavy construction, farming, or forestry equipment.

27 **17.415.180 Equipment sales, rentals and repair, light.**

28 Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
29 located in Section 17.700 Appendix C3).

30 **17.415.185 Equipment sales, rentals and repair, recreational.**

31 Nonmotorized recreational equipment rentals shall be permitted on all port district owned  
32 property regardless of the allowances of the zone.

33 **17.415.190 Espresso stands.**

34 A. Espresso stands are subject to the following conditions:

- 35 1. Must be accessory to an immediate primary use.
- 36 2. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three  
37 vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in  
38 length) with direct access to the service window. The drive aisles/stacking lanes shall be  
39 designed to prevent any vehicles from interfering with public or private roadways, pedestrian  
40 circulation, traffic circulation, parking areas or other required development amenities.
- 41 3. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must also  
42 be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural

1 areas. Such surfaces must be addressed with required drainage facilities. A joint parking  
2 agreement shall be required if parking cannot be accommodated on site.

3 4. All structures must be permanently secured to the ground.

4 5. Restroom facilities must be available for employees. Portable or temporary restroom  
5 facilities shall not be used to meet this requirement.

6 B. In the Business Center (BC), Business Park (BP), or Industrial (I) zone, espresso stands shall  
7 be located and designed to serve adjacent area.

8 C. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
9 located in Section 17.700 Appendix C3).

10 **17.415.195 Event facility.**

11 In Rural Residential and Rural Protection zones, an event facility shall comply with the  
12 following standards:

13 A. Number of event participants. An event participant includes, but is not limited to,  
14 participants, attendees, guests, officials, on-site staff, vendors and other service providers  
15 involved in the set-up, operation, and take-down of an event. The event facility shall limit the  
16 number of event participants to:

17 1. 200 persons per outdoor event. For open events such as fairs, markets or bazaars,  
18 participant volume shall be limited to 200 persons maximum on-site at any one time. The  
19 Director or hearing examiner may increase or decrease the number of persons to reduce the  
20 potential impact to neighbors. Considerations shall include site size, access and parking,  
21 hours of operation, proximity to neighbors and screening, noise, or other site-specific  
22 circumstances.

23 2. Maximum building occupancy for indoor only events. Maximum building occupancy is  
24 established through a building occupancy permit with the Department of Community  
25 Development.

26 B. Number and frequency of events. The event facility shall:

27 1. Not exceed one event per day; each day shall be considered its own event, regardless if  
28 the event occurs over multiple days.

29 2. Leave ten consecutive days of each month free of events, which must begin with the same  
30 Friday each month (eg, first Friday). The applicant must submit the preferred schedule as  
31 part of the permit application.

32 3. The director or hearing examiner may increase or decrease the number and frequency of  
33 events to reduce the potential impact to neighbors.

34 C. Hours of operation. The event facility shall limit all event activities to occur between the  
35 hours of operation specified below. All noise, music, amplified sound, and sound-related  
36 equipment shall be turned off or stop at the end time specified. All participants shall be off the  
37 property no later than 1 hour after the last time specified. The director or hearing examiner may  
38 increase or decrease the hours of operation allowed per outdoor event based on site size or  
39 conditions implemented to reduce the potential impact to neighbors. Event facility hours of  
40 operation:

41 Monday through Saturday: 8:00 am to 9:00 pm

42 Sunday: 8:00 am to 8:00 pm

43 D. Access, parking, and traffic. The event facility shall:

44 1. access directly from a Kitsap County maintained right-of-way.

45 2. provide and implement a parking plan for the site. This plan must:

- 1 a. detail the types of events to occur and recommend minimum and maximum parking
- 2 areas for the facility.
- 3 b. require striping of unmarked parking areas prior to each scheduled event. Temporary
- 4 striping is acceptable.
- 5 c. clearly prohibit parking on any public rights-of-way.
- 6 3. provide and implement a traffic management plan. This plan must include:
- 7 a. an application for Concurrency Test as required by Chapter 20.04.030, Transportation
- 8 Concurrency, of the Kitsap County Code.
- 9 b. the road approach between the edge of existing pavement and the right-of-way line at
- 10 all intersections with county rights-of-way. Approaches shall be designed in accordance
- 11 with the Kitsap County Road Standards as established in Title 11 of Kitsap County Code.
- 12 E. Landscaping and fencing. The event facility shall include a site obscuring fence, wall or
- 13 landscape buffer:
- 14 1. around the perimeter of the entire parcel; or
- 15 2. around the proposed use area that accommodates outdoor events.
- 16 3. A facility may use supplemental plantings within an existing vegetation to accomplish a
- 17 landscape buffer. Irrigation must be provided meeting the standards set forth in County
- 18 codes.
- 19 4. Landscaping shall be installed and maintained in conformance with the requirements of
- 20 chapter 17.500. Landscaping shall be installed and inspected prior to requesting a final
- 21 inspection or guaranteed by means of an assignment of funds or bonded in the amount of 150
- 22 percent of the cost of installation.
- 23 F. For certain event activities, such as those using amplified sound, a noise analysis may be
- 24 required consistent with Chapter 18.04 KCC . If required, the applicant will prepare a noise
- 25 level assessment, which may result in noise mitigation or attenuation requirements consistent
- 26 with the Chapter 10.28 KCC.

27 **17.415.200 Fitness center.**

28 Fitness centers shall not exceed 5,000 square feet in size in the following zones:

- 29 A. Rural Commercial
- 30 B. Business Center
- 31 C. Industrial
- 32 D. Rural Industrial
- 33 E. Rural Employment Center
- 34 F. Twelve Tree Employment Center

35 **17.415.205 Food and beverage production.**

36 Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards

37 located in Section 17.700 Appendix C3).

38 **17.415.210 Forestry.**

39 Use prohibited in the Gorst urban growth area when located in the Urban Restricted zoning

40 designation.

41 **17.415.215 Fuel distributors.**

42 Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards

43 located in Section 17.700 Appendix C3).

44 **17.415.220 Fuel or charging stations.**

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 A. When abutting the Suquamish Village Residential (SVR) zone or Suquamish Village Low  
2 Residential (SVLR) zone, this use requires a conditional use permit.  
3 B. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
4 located in Section 17.700 Appendix C3).  
5 C. Use must take access from state route in the Gorst urban growth area. Auto uses with  
6 underground storage tanks (such as gas stations) shall not be located in the Gorst Creek  
7 floodplain.  
8 D. Fueling or charging stations, with or without convenient store shall locate on a parcel at least  
9 ten thousand square feet in size.  
10 E. Pump islands shall be located a minimum of twenty feet from a property line. However, a  
11 canopy or roof structure over a pump island may encroach up to ten feet within this distance.  
12 Additionally, the cashier location shall provide direct visual access to the pump islands and the  
13 vehicles parked adjacent to the islands.  
14 F. The maximum number of points of ingress/egress to any one street shall be two.  
15 G. There shall be a minimum distance of thirty feet between curb cuts along a street frontage.  
16 H. The width of a driveway may not exceed forty feet at the sidewalk intersection.  
17 I. A sight-obscuring fence or wall, not less than five feet nor more than six feet in height, shall  
18 be provided between the service station and abutting property in any residential zone.  
19 J. All lighting shall be of such illumination, direction, and color as not to create a nuisance in  
20 adjoining property or a traffic hazard. Under canopy lighting shall be recessed.  
21 K. When a convenience store, restaurant, or other commercial use is located in conjunction with  
22 the service or gas station, a pedestrian walkway from the primary sidewalk and pumping area  
23 shall be provided. The walkway shall be clearly delineated and may be painted.  
24 L. Sale of merchandise shall be conducted within a building, except for items used for the  
25 maintenance and servicing of automotive vehicles.  
26 M. No automotive repairs other than incidental minor repairs or battery or tire changing shall be  
27 allowed.  
28 N. The station shall not directly abut a residential zone.  
29 O. All lighting shall be of such illumination, direction, and color as not to create a nuisance on  
30 adjoining property or a traffic hazard.

31 **17.415.225 Funeral homes.**

32 Use shall have its principal access on a county roadway. Ingress and egress shall be designed to  
33 minimize traffic congestion. The use shall provide required off-street parking spaces. No  
34 mortuary or crematorium in conjunction with a cemetery is permitted within two hundred feet of  
35 a lot in a residential zone.

36 **17.415.230 General office and management services.**

- 37 A. In the Business Park (BP) zone or Industrial (I) zone, engineering and construction offices  
38 and financial, banking, mortgage and title institutions must be located and designed to serve  
39 adjacent area.  
40 B. In the Industrial (I) zone, general office and management services that are less than 4,000  
41 square feet must be located and designed to serve adjacent area.  
42 C. In the Neighborhood Commercial (NC) zone, engineering and construction offices must not  
43 exceed 4,000 square feet of gross floor area.  
44 D. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone,  
45 financial, banking, mortgage and title institutions and laundromats and laundry services must not  
46 exceed 4,000 square feet of gross floor area.

- 1 E. In the Rural Industrial (RI) zone, use must be accessory to an immediate primary use.  
2 F. In the Manchester Village Commercial (MVC) zone, equipment storage located externally is  
3 not allowed for engineering and construction offices.

4 **17.415.235 General retail merchandise stores.**

5 A. General retail merchandise stores greater than one hundred twenty-five thousand square feet  
6 in size are prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
7 located in Section 17.700 Appendix C3). Additional square footage may be allowed for projects  
8 greater than twenty-five acres in size.

9 B. In the Low Intensity Commercial (LIC) zone, auto parts and accessory and boat/marine  
10 supply stores must take access from state route in the Gorst urban growth area. Auto uses with  
11 underground storage tanks (such as gas stations) shall not be located in the Gorst Creek  
12 floodplain.

13 C. In the Business Center (BC) zone, Business Park (BP) zone, or Industrial (I) zone, general  
14 retail merchandise stores that are less than 4,000 square feet must be located and designed to  
15 serve adjacent area.

16 D. In the Regional Center (RC) zone, pet shops must not exceed 4,000 square feet of gross floor  
17 area.

18 E. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone,  
19 custom art and craft stores shall not exceed 4,000 square feet of gross floor area.

20 F. In the Rural Commercial (RCO) zone, custom art and craft stores are limited to studio type  
21 and size only.

22 **17.415.240 Golf courses.**

23 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
24 located in Section 17.700 Appendix C3).

25 B. Use prohibited in the Gorst urban growth area when located in the Urban Restricted zoning  
26 designation.

27 C. In the Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings  
28 and activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from  
29 a side or rear lot line. All such uses shall access directly to a county right-of-way determined to  
30 be adequate by the county engineer and be able to provide access without causing traffic  
31 congestion on local residential streets. Any such use shall not be materially detrimental to any  
32 adjacent (existing or future) residential development due to excessive traffic generation, noise,  
33 light or other circumstances. The director may increase setback, buffer and landscaping standards  
34 or impose other conditions to address potential impacts.

35 **17.415.245 Government/public structures.**

36 Reserved.

37 **17.415.250 Group Living (1 to 6 rooms).**

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

40 B. Boarding houses shall meet the minimum density and shall not exceed the maximum density  
41 for the zone or six boarding rooms, whichever is greater. Each room shall be considered a  
42 dwelling unit when calculating the required minimum or maximum density.

43 C. Boarding houses must have health district approval prior to occupancy.

44 D. In the Urban Village Center (UVC) zone, a boarding house shall be permitted outright.



1 **17.415.255 Group Living (7 or more rooms).**

- 2 A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet  
3 shoreline and State Highways 3 and 16.  
4 B. Boarding houses shall meet the minimum density and shall not exceed the maximum density  
5 for the zone or six boarding rooms, whichever is greater. Each room shall be considered a  
6 dwelling unit when calculating the required minimum or maximum density.

7 **17.415.260 Guest house.**

- 8 A. Guest houses shall not exceed nine hundred square feet. Dimensions are determined by  
9 exterior measurements;  
10 B. Guest houses shall not include any kitchen plumbing, appliances or provisions for cooking;  
11 C. Guest houses shall not include more than one bathroom (may be full bathroom);  
12 D. Guest houses shall not include more than two habitable rooms;  
13 E. Guest houses shall not be rented separately from the primary residence;  
14 F. Only one guest house is allowed per parcel;  
15 G. No guest house is allowed on a parcel with an existing accessory dwelling unit, detached;  
16 H. Newly constructed guest houses must meet the required setbacks for a single-family dwelling  
17 consistent with their zone. Legally established, existing structures built before May 7, 1998 may  
18 be remodeled into guest houses at their existing setback;  
19 I. Guest houses must be within one hundred fifty feet of the primary residence;  
20 J. Guest houses must use the same street entrance as the primary structure;  
21 K. Guest houses must meet all applicable health district standards for water provision and  
22 sewage disposal; and  
23 L. The property owner must record a notice to title outlining these conditions. This notice must  
24 be approved by the department and may not be extinguished without the county's written  
25 permission.

26 **17.415.265 Helicopter pads.**

- 27 A. Heliports for the purpose of medical emergency facilities may be permitted in certain zones  
28 subject to a conditional use permit.  
29 B. All private landing strips, runways, and heliports shall be so designed and oriented that the  
30 incidences of aircraft passing directly over dwellings during their landing or taking off patterns  
31 are minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring  
32 uses. The proponents shall show that adequate controls or measures will be taken to prevent  
33 offensive noise, vibrations, dust, or bright lights.  
34 C. In the Rural Industrial (RI) zone, uses necessary for airport operation such as runways,  
35 hangars, fuel storage facilities, control towers shall be limited to modifications or expansions of  
36 existing airports.

37 **17.415.270 High-risk secured facilities.**

- 38 A. The county shall hold a neighborhood meeting prior to a public hearing for a proposed high-  
39 risk secured facility. The project applicant shall cover all meeting costs.  
40 B. The county shall mail community notification to the school district and all landowners within  
41 a half-mile radius of a proposed high-risk secured facility at least two weeks prior to the required  
42 neighborhood meeting. The project applicant shall cover all community notification costs.  
43 C. A high-risk secured facility shall not be located adjacent to, immediately across the street or  
44 parking lot from, or within the line of sight of a risk potential activity or facility in existence at  
45 the time a facility is established.

Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 1. “Within the line of sight” means that it is possible to reasonably visually distinguish and  
2 recognize individuals.
- 3 2. “Risk potential activities and facilities” means an activity or facility that provides a higher  
4 incidence of risk to the public from persons conditionally released from the special  
5 commitment center. Risk potential activities and facilities include: public and private  
6 schools, school bus stops, licensed day-care and licensed preschool facilities, domestic  
7 violence shelters, public parks, publicly dedicated trails, sports fields, playgrounds,  
8 recreational and community centers, churches, synagogues, temples, mosques, public  
9 libraries, public and private youth camps, and other specific uses identified during a  
10 neighborhood hearing. For the purpose of this section, “school bus stops” does not include  
11 bus stops established primarily for public transit.
- 12 D. A high-risk secured facility shall not be located in a community protection zone as defined in  
13 RCW 9.94A.030(6). Distance shall be measured from all property lines of a high-risk  
14 secured facility from all property lines of the facilities and grounds of a public or private  
15 school.
- 16 E. A high-risk secured facility shall meet the applicable health district standards for water and  
17 sewage disposal to account for staff and residents.
- 18 F. Principal access to the site shall be from a county-maintained right-of-way.
- 19 G. A high-risk secured facility shall be equipped with an automatic fire sprinkler system,  
20 installed in accordance with applicable building and fire codes.
- 21 H. A high-risk secured facility shall be equipped with a mechanism that is interlocked with the  
22 fire protection system to automatically release any facility security locks and allow safe egress  
23 from the structure in the event of fire or other emergency.
- 24 I. A high-risk secured facility shall be equipped with a backup power system and an automatic  
25 transfer switch sufficient to energize and maintain the function of safety, security, and  
26 surveillance systems in the event of a power outage.
- 27 **17.415.275 Home business.**
- 28 A. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a  
29 component of a home business subject to the requirements in this section.
- 30 B. In the Forest Resource Lands (FRL) zone, home businesses must be associated with timber  
31 production and/or harvest.
- 32 C. Incidental home businesses shall be allowed subject to the following standards and have no  
33 permit required.
  - 34 1. Business uses shall be secondary to the dominant residential use;
  - 35 2. The residential character of the building shall be maintained and the business shall be  
36 conducted in such a manner as not to give an outside appearance of a business;
  - 37 3. The business shall be conducted entirely within the residence;
  - 38 4. The residence shall be occupied by the owner of the business;
  - 39 5. The business shall not infringe upon the right of the neighboring residents to enjoy the  
40 peaceful occupancy of their homes;
  - 41 6. No clients or customers shall visit or meet for an appointment at the residence;
  - 42 7. No employees or independent contractors are allowed to work in the residence other than  
43 family members who reside in the residential dwelling;
  - 44 8. No activities that create noise, increase risk of fire, or in any way threaten the safety and  
45 tranquility of neighboring residents are permitted;

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1 9. No more than two pick-ups and/or deliveries for business activities or purposes per day  
2 are allowed, not including normal U.S. mail;

3 10. The business shall not occupy more than twenty-five percent of the gross floor area of  
4 the residence; and

5 11. No signs to advertise the business/occupation shall be allowed on the premises (except  
6 attached to mailbox not to exceed one square foot).

7 D. Minor home businesses shall be allowed subject to the following standards. Said approval is  
8 not transferable to any individual, future property owner or location.

9 1. Business uses shall be secondary to the dominant residential use;

10 2. The residential character of the building shall be maintained and the business shall be  
11 conducted in such a manner as not to give an outside appearance of a business;

12 3. The residence shall be occupied by the owner of the business;

13 4. The business shall occupy no more than thirty percent of the gross floor area of the  
14 residence;

15 5. The business shall not infringe upon the right of the neighboring residents to enjoy the  
16 peaceful occupancy of their homes;

17 6. No more than two employees, including proprietors (or independent contractors), are  
18 allowed;

19 7. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign  
20 permit approved by the director;

21 8. No outside storage shall be allowed; and

22 9. In order to assure compatibility with the dominant residential purpose, the director may  
23 require:

24 a. Patronage by appointment.

25 b. Additional off-street parking.

26 c. Other reasonable conditions.

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

29 1. Business uses shall be secondary to the dominant residential use;

30 2. The residential character of the building shall be maintained and the business shall be  
31 conducted in such a manner as to moderate any outside appearance of a business;

32 3. The residence shall be occupied by the owner of the business;

33 4. The business shall not infringe upon the right of the neighboring residents to enjoy the  
34 peaceful occupancy of their homes;

35 5. No more than five employees (or independent contractors) are allowed;

36 6. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign  
37 permit approved by the director; and

38 7. In order to ensure compatibility with the dominant residential purpose, the director may  
39 require:

40 a. Patronage by appointment.

41 b. Additional off-street parking.

42 c. Screening of outside storage.

43 d. Other reasonable conditions.

44 **17.415.280 Hospital.**

45 Reserved.

46 **17.415.285 Hotel/motel.**

DRAFT: 7/30/2021

*Zoning Use Tables Ordinance*

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

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

3 **17.415.290 Kennels, hobby.**

4 Use prohibited in the Gorst urban growth area when located in the Urban Restricted zoning  
5 designation.

6 **17.415.295 Kennels or pet day-cares.**

7 Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
8 located in Section 17.700 Appendix C3).

9 **17.415.300 Lumber and bulky building material sales.**

10 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
11 located in Section 17.700 Appendix C3).

12 B. All business, service repair, processing, storage, or merchandise display on property abutting  
13 or across the street from a lot in any residential zone shall be conducted wholly within an  
14 enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.

15 **17.415.305 Manufactured/mobile/RV/park-model/tiny home park.**

16 Manufactured home/mobile/RV park/park-model/tiny home parks must meet the following  
17 requirements:

18 A. Utilities. The use, individual units, or individual sites shall be completely and adequately  
19 served by utilities for potable water and sanitation approved by the Health District.

20 B. Building lot coverage. The maximum building lot coverage is sixty percent, including  
21 accessory buildings.

22 C. Accessory buildings. Buildings and structures accessory to a home shall be allowed. An  
23 accessory roof or awning may be attached to a home and shall be considered a part thereof.  
24 Automobile parking spaces may be covered with a carport.

25 D. Access. All drives within the park shall be constructed in accordance with Title 12. Drives,  
26 sidewalks and paths shall be provided consistent with county road standards and residential  
27 subdivision standards outlined in Title 16.

28 E. Setbacks. There shall be at least a ten-foot setback between homes, and between any  
29 building(s) within the park. There shall be at least a ten-foot setback between any designated  
30 parking space and any building.

31 F. Screening. There shall be sight-obscuring fencing, or landscaping or natural vegetated buffers  
32 at least eight feet wide on all sides of the park. Such screening shall contain openings suitable to  
33 provide direct pedestrian access to adjoining streets and trails.

34 G. Recreational Areas/Open Space. At least five hundred square feet for each home space shall  
35 be made available in a centralized location or locations for recreational uses.

36 H. Binding site plan. A complete and detailed binding site plan shall be submitted in support of  
37 the permit. The binding site plan shall show the locations and dimensions of all contemplated  
38 buildings, structures, spaces, driveways, parking, and roads and recreational areas. The Director  
39 may require additional information as necessary to determine whether all the above conditions  
40 and other applicable provisions of this code are met.

41 **17.415.310 Manufactured home, mobile home, park models, tiny homes sales.**

42 Reserved.

43 **17.415.315 Manufacturing and fabrication, hazardous.**

44 Reserved.

1 **17.415.320 Manufacturing and fabrication, heavy.**

2 Reserved.

3 **17.415.325 Manufacturing and fabrication, light.**

4 Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
5 located in Section 17.700 Appendix C3).

6 **17.415.330 Manufacturing and fabrication, medium.**

7 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
8 located in Section 17.700 Appendix C3).

9 B. In the Business Center (BC) zone, aggregate production and processing allowed only if  
10 directly connected to an approved surface mining permit approved by the Washington State  
11 Department of Natural Resources (DNR).

12 **17.415.335 Marijuana processor.**

13 A. Findings and application.

14 1. Marijuana is illegal under Federal Controlled Substances Act, 21 U.S.C. Section 801 et  
15 seq. People and businesses involved in the production, processing, sales, and possession of  
16 marijuana could still be subject to prosecution under federal law. State and local regulations  
17 do not preempt federal law. Local zoning and other regulations are not a defense against a  
18 violation of federal law.

19 2. This section is necessary to protect the public health, safety and welfare of Kitsap County  
20 citizens. Nothing in this section shall be construed as an authorization to circumvent or  
21 violate state or federal law, as permission to any person or entity to violate federal law, or to  
22 supersede any legislation prohibiting the uses subject to this section.

23 3. This section shall apply to those marijuana processors that are licensed by the Washington  
24 State Liquor and Cannabis Board under Chapter 314-55 WAC.

25 B. Where allowed, a marijuana processor:

26 1. facilities and uses may only be located at designated sites licensed by the state of  
27 Washington and fully conforming to state law and Kitsap County Code.

28 2. must be a minimum of one thousand feet away, as measured by the shortest straight line  
29 between property boundaries, from any elementary or secondary school, playground,  
30 recreation center or facility, child care center, public park, public transit center, library or  
31 game arcade as defined in WAC 314-55-010.

32 C. Permits.

33 1. Kitsap County makes no representations as to the legality of the use subject to this  
34 section. All applicable permits (e.g., administrative conditional use permits, building permits  
35 or tenant improvement permits) shall be required.

36 2. Only state-licensed marijuana processors may locate within unincorporated Kitsap  
37 County. Upon request, all processors must supply a copy of the state-issued license.

38 3. No permit shall be approved unless the applicant demonstrates full compliance with  
39 Chapter 69.50 RCW and Chapter 314-55 WAC.

40 D. Nonconforming uses. No use that constitutes or purports to be a marijuana processor as those  
41 terms are defined in this Title that was engaged in that activity prior to the enactment of these  
42 provisions shall be deemed to have been a legally established use under Kitsap County Code  
43 and that use shall not be entitled to claim legal nonconforming status.

44 **17.415.340 Marijuana producer.**

45 A. Findings and application.



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 1. Marijuana is illegal under Federal Controlled Substances Act, 21 U.S.C. Section 801 et  
2 seq. People and businesses involved in the production, processing, sales, and possession of  
3 marijuana could still be subject to prosecution under federal law. State and local regulations  
4 do not preempt federal law. Local zoning and other regulations are not a defense against a  
5 violation of federal law.  
6 2. This section is necessary to protect the public health, safety and welfare of Kitsap County  
7 citizens. Nothing in this section shall be construed as an authorization to circumvent or  
8 violate state or federal law, as permission to any person or entity to violate federal law, or to  
9 supersede any legislation prohibiting the uses subject to this section.  
10 3. This section shall apply to those marijuana producers that are licensed by the Washington  
11 State Liquor and Cannabis Board under Chapter 314-55 WAC.  
12 B. Where allowed, a marijuana producer:  
13 1. facilities and uses may only be located at designated sites licensed by the state of  
14 Washington and fully conforming to state law and this section.  
15 2. must be a minimum of one thousand feet away, as measured by the shortest straight line  
16 between property boundaries, from any elementary or secondary school, playground,  
17 recreation center or facility, child care center, public park, public transit center, library or  
18 game arcade as defined in WAC 314-55-010.  
19 C. Permits.  
20 1. Kitsap County makes no representations as to the legality of the use subject to this  
21 section. All applicable permits (e.g., administrative conditional use permits, building permits  
22 or tenant improvement permits) shall be required.  
23 2. Only state-licensed marijuana producers may locate within unincorporated Kitsap County.  
24 Upon request, all producers must supply a copy of the state-issued license.  
25 3. No permit shall be approved unless the applicant demonstrates full compliance with  
26 Chapter 69.50 RCW and Chapter 314-55 WAC.  
27 D. Nonconforming uses. No use that constitutes or purports to be a marijuana producer as those  
28 terms are defined in this Title that was engaged in that activity prior to the enactment of this  
29 these provisions shall be deemed to have been a legally established use under Kitsap County  
30 Code and that use shall not be entitled to claim legal nonconforming status.

31 **17.415.345 Marijuana retailer.**

- 32 A. Findings and application.  
33 1. Marijuana is illegal under Federal Controlled Substances Act, 21 U.S.C. Section 801 et  
34 seq. . People and businesses involved in the production, processing, sales, and possession of  
35 marijuana could still be subject to prosecution under federal law. State and local regulations  
36 do not preempt federal law. Local zoning and other regulations are not a defense against a  
37 violation of federal law.  
38 2. This section is necessary to protect the public health, safety and welfare of Kitsap County  
39 citizens. Nothing in this section shall be construed as an authorization to circumvent or  
40 violate state or federal law, as permission to any person or entity to violate federal law, or to  
41 supersede any legislation prohibiting the uses subject to this section.  
42 3. This section shall apply to those marijuana retailers that are licensed by the Washington  
43 State Liquor and Cannabis Board under Chapter 314-55 WAC.  
44 B. Where allowed, a marijuana retailer:  
45 1. both with and without endorsements, may be located at designated sites licensed by the  
46 state of Washington and fully conforming to state law and Kitsap County Code.



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1           2. must be a minimum of one thousand feet away, as measured by the shortest straight line  
2           between property boundaries, from any elementary or secondary school, playground,  
3           recreation center or facility, child care center, public park, public transit center, library or  
4           game arcade as defined in WAC 314-55-010.

5    C. Permits.

6           1. Kitsap County makes no representations as to the legality of the use subject to this  
7           section. All applicable permits (e.g., administrative conditional use permits, building permits  
8           or tenant improvement permits) shall be required.

9           2. Only state-licensed marijuana retailers may locate within unincorporated Kitsap County.  
10          Upon request, all retailers must supply a copy of the state-issued license.

11          3. No permit shall be approved unless the applicant demonstrates full compliance with  
12          Chapter 69.50 RCW and Chapter 314-55 WAC.

13    D. Nonconforming uses. No use that constitutes or purports to be a marijuana retailer as those  
14    terms are defined in Title that was engaged in that activity prior to the enactment of these  
15    provisions shall be deemed to have been a legally established use under Kitsap County Code and  
16    that use shall not be entitled to claim legal nonconforming status.

17    **17.415.350    Marinas.**

18    A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
19    located in Section 17.700 Appendix C3).

20    B. Use prohibited in the Gorst urban growth area when located in the Urban Restricted zoning  
21    designation.

22    **17.415.355    Marina support services.**

23    Marina support services shall be accessory to a marina.

24    **17.415.360    Mobile home.**

25    In the Urban Restricted (UR), Greenbelt (GB), Urban Low Residential (UL), and the Urban  
26    Cluster Residential (UCR) and Urban Village Center (UVC) zones, mobile homes are prohibited,  
27    except in approved mobile home parks.

28    **17.415.365    Multiple family.**

29    A. All multiple family development shall comply with 17.470 ‘Multi-family development-  
30    design criteria’.

31    B. Use prohibited in the Gorst urban growth area when located in the Urban Restricted zoning  
32    designation.

33    **17.415.370    Nursery, retail.**

34    In the Manchester Village Commercial (MVC) zone, nursery, retail is permitted if less than five  
35    thousand square feet.

36    **17.415.375    Nursery, wholesale.**

37    Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
38    located in Section 17.700 Appendix C3).

39    **17.415.380    Off-street parking facilities.**

40    Reserved.

41    **17.415.385    Off-street parking facilities, structured.**

42    Reserved.

43    **17.415.390    Personal services.**

DRAFT: 7/30/2021

*Zoning Use Tables Ordinance*

- 1 A. In the Business Center (BC) zone, laundromats and laundry services shall be located and  
2 designed to serve adjacent area.  
3 B. In the Rural Commercial (RCO) zone, personal services cannot exceed four clients and must  
4 be intended for local use.  
5 C. In the Urban Village (UVC), Neighborhood Commercial (NC) and Rural Commercial (RCO)  
6 zone:  
7 1. Personal services shall not exceed 4,000 square feet.  
8 2. Pet grooming shall require an Administrative Conditional Use Permit.

9 **17.415.395 Places of worship.**

10 In the Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings and  
11 activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from a  
12 side or rear lot line. All such uses shall access directly to a county right-of-way determined to be  
13 adequate by the county engineer and be able to provide access without causing traffic congestion  
14 on local residential streets. Any such use shall not be materially detrimental to any adjacent  
15 (existing or future) residential development due to excessive traffic generation, noise, light or  
16 other circumstances. The director may increase setback, buffer and landscaping standards or  
17 impose other conditions to address potential impacts.

18 **17.415.400 Public facilities.**

- 19 A. Public facilities of any size shall meet the following criteria:  
20 1. These provisions do not apply to wireless communication facilities, which are specifically  
21 addressed in Chapter 17.530.  
22 2. The erection, construction, alteration, or maintenance of overhead or underground utilities  
23 by a public utility, municipality, governmental agency, or other approved party shall be  
24 permitted in any zone.  
25 3. In the Forest Resource Lands (FRL) zone, public facilities shall not inhibit forest  
26 practices.  
27 4. In the Mineral Resource Overlay (MRO), public facilities shall not inhibit mineral  
28 resource extraction, processing, or production.  
29 5. Water towers which exceed the height requirements of the zone in Chapter 17.420, solid  
30 waste collection, or transfer and/or handling sites in any zone shall be subject to a conditional  
31 use permit (C).  
32 6. Utility transmission and distribution lines and poles may exceed the height limits  
33 otherwise provided for in this title.  
34 7. The public facility shall not substantially interfere with or detract from the intent of the  
35 zone district, as determined by the Director.  
36 8. The public facility shall provide a solid screening buffer to mitigate impacts on the visual  
37 character of a neighborhood as seen from rights-of-way or adjacent properties. Landscaping  
38 shall be installed and maintained in conformance with the requirements of Kitsap County  
39 Code (KCC) 17.500.  
40 9. Noise, odor, dust and light impacts shall be mitigated from adjacent properties consistent  
41 with section [17.105.110 'Obnoxious things'](#) .  
42 10. Additional review for stormwater management may be required consistent with KCC  
43 Title 12 'Storm Water Drainage'.  
44 B. Public facilities 300 square feet or less shall meet the criteria in section 17.415.400 A except  
45 the setback requirements outlined in Chapter 17.420 are reduced for all structures and associated  
46 improvements to a minimum five foot setback from all property lines.

- 1    **17.415.405    Race track.**  
2    A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
3    located in Section 17.700 Appendix C3).  
4    B. In the Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings  
5    and activities shall be set back a minimum of fifty feet and thirty-five feet in all other zones from  
6    a side or rear lot line. All such uses shall access directly to a county right-of-way determined to  
7    be adequate by the county engineer and be able to provide access without causing traffic  
8    congestion on local residential streets. Any such use shall not be materially detrimental to any  
9    adjacent (existing or future) residential development due to excessive traffic generation, noise,  
10   light or other circumstances. The director may increase setback, buffer and landscaping standards  
11   or impose other conditions to address potential impacts.
- 12   **17.415.410    Recreational facilities, indoor.**  
13   Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet  
14   shoreline and State Highways 3 and 16.
- 15   **17.415.415    Recreational facilities, outdoor.**  
16   Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet  
17   shoreline and State Highways 3 and 16.
- 18   **17.415.420    Recycling center.**  
19   Reserved.
- 20   **17.415.425    Research laboratory, less than 4,000 s.f.**  
21   Reserved.
- 22   **17.415.430    Research laboratory, 4,000 to 9,999 s.f.**  
23   Reserved.
- 24   **17.415.435    Research laboratory, 10,000 s.f. or greater.**  
25   Reserved.
- 26   **17.415.440    Resort.**  
27   Reserved.
- 28   **17.415.445    Restaurant, with drive-through service.**  
29   A. In all urban commercial and industrial zones, restaurants with drive through service must be  
30   located and designed to serve the adjacent area.  
31   B. In the Urban Village Commercial (UVC) and Neighborhood Commercial (NC) zones  
32   restaurants with drive through service shall not exceed 4,000 square feet of gross floor area.  
33   C. In the Manchester Village Commercial (MVC) zone, drive-through lanes are not allowed.  
34   D. In the Rural Employment Center (REC) zone, restaurant, with drive-through service shall be  
35   subject to the following permit review:  
36        1. 0 – 3,999 square feet = P  
37        2. 4,000 – 10,000 square feet = ACUP  
38        3. 10,001 – 15,000 square feet = C  
39        4. 15,001 square feet and above = X
- 40   **17.415.450    Restaurants, without drive-through service.**  
41   A. In the Business Center (BC), Business Park (BP), or Industrial (I) zone, restaurants, without  
42   drive-through shall be located and designed to serve the adjacent area.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1 B. In the Urban Village Commercial (UVC) zone and Neighborhood Commercial (NC) zone,  
2 restaurants, without drive through shall not exceed 4,000 square feet of gross floor area.

3 C. In the Rural Employment Center (REC) and Twelve Trees Employment Center (TTEC)  
4 zones, restaurants, without drive-through shall be subject to the following permit review:

- 5 1. 0 – 3,999 square feet = P
- 6 2. 4,000 – 10,000 square feet = ACUP
- 7 3. 10,001 – 15,000 square feet = C
- 8 4. 15,001 square feet and above = X

9 **17.415.455 Rock crushing.**  
10 Reserved.

11 **17.415.460 School, elementary, middle school, or junior high.**  
12 Site plans for public elementary, middle school, or junior high schools shall include an area  
13 identified and set aside for the future placement of a minimum of four portable classroom units.  
14 The area set aside may not be counted towards meeting required landscaping or parking  
15 requirements.

16 **17.415.465 School, high school.**  
17 Site plans for public high schools shall include an area identified and set aside for the future  
18 placement of a minimum of four portable classroom units. The area set aside may not be counted  
19 towards meeting required landscaping or parking requirements.

20 **17.415.470 Secure community transition facility.**  
21 All projects shall comply with state law.

22 **17.415.475 Shared work/maker space.**  
23 Reserved.

24 **17.415.480 Shellfish/fish hatcheries and processing facilities.**  
25 Reserved.

26 **17.415.485 Shooting/gun facility, indoor.**  
27 Reserved.

28 **17.415.490 Shooting/gun facility, outdoor.**  
29 Reserved.

30 **17.415.495 Single-family attached dwelling.**  
31 Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet  
32 shoreline and State Highways 3 and 16.

33 **17.415.500 Single-family detached dwelling (includes manufactured homes).**  
34 Reserved.

35 **17.415.505 Slaughterhouse or animal processing.**  
36 In the Rural Commercial (RCO) and Rural Industrial (RI) zones, a slaughterhouse or animal  
37 processing facility may include a retail component that shall not exceed four thousand square  
38 feet.

39 **17.415.510 Special care residence.**  
40 Where a family member needs special, frequent and routine care and assistance by reason of  
41 advanced age or ill health, a manufactured home or mobile home may be placed upon the same

1 lot as a single-family dwelling for occupancy by the individual requiring or providing such  
2 special care subject to the following limitations:  
3 A. Not more than two individuals shall be the recipients of special care;  
4 B. No rent, fee, payment or charge in lieu thereof may be made for use of the single-family  
5 dwelling or manufactured/mobile home as between the recipients or providers of special care;  
6 C. The manufactured/mobile home must meet the setback requirements of the zone in which it is  
7 situated;  
8 D. A permit must be obtained from the director authorizing such special care  
9 manufactured/mobile home. Such permit shall remain in effect for one year and may, upon  
10 application, be extended for one-year periods, provided there has been compliance with the  
11 requirements of this section;  
12 E. The manufactured/mobile home must be removed when the need for special care ceases; and  
13 F. Placement of the manufactured/mobile home is subject to applicable health district standards  
14 for water service and sewage disposal.

15 **17.415.515 Storage, hazardous materials.**

16 A. In the Rural Commercial (RCO) or Rural Industrial (RI) zone, storage, hazardous materials  
17 shall be screened from public view by a twenty-five-foot buffer in order to meet rural  
18 compatibility. The applicant must demonstrate how the storage serves the immediate population.  
19 B. In the Rural Industrial (RI) zone, cold storage facilities are only allowed for agricultural and  
20 food uses.

21 **17.415.520 Storage, indoor.**

22 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
23 located in Section 17.700 Appendix C3).  
24 B. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet  
25 shoreline and State Highways 3 and 16.  
26 C. In any urban residential zone, storage, indoor must shall be:  
27 1. accessory to the predominant residential use of the property.  
28 2. sized consistently for the number of lots/units being served.  
29 3. shall serve only the residents of a platted development or multifamily project.  
30 D. In the Rural Commercial (RCO) or Rural Industrial (RI) zone, storage, indoor must be  
31 screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. The  
32 applicant must demonstrate how the storage serves the immediate population.  
33 E. In the Rural Industrial (RI) zone, cold storage facilities are only allowed for agricultural and  
34 food uses.  
35 F. In the Urban Village Center (UVC) zone:  
36 1. Self-service storage shall require a conditional use permit (C).  
37 2. Cold storage facilities and storage of vehicles and equipment shall be prohibited.  
38 G. One piece of heavy equipment may be stored in any residential zone; provided, that it is  
39 either enclosed within a permitted structure, or screened to the satisfaction of the director.

40 **17.415.525 Storage, outdoor.**

41 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
42 located in Section 17.700 Appendix C3).  
43 B. In any urban residential zone, storage, outdoor shall:  
44 1. be allowed only in conjunction with storage, indoor.  
45 2. be accessory to a platted development or multifamily project.

- 1        2. be sized for the number of lots/units being served.
- 2        3. only serve the residents of the associated platted development or multifamily project.
- 3        4. be visually screened from adjacent properties by a sight-obscuring fence or natural
- 4        vegetation buffer.
- 5        C. In the Rural Commercial (RCO) or Rural Industrial (RI) zone, storage, outdoor must be
- 6        screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. The
- 7        applicant must demonstrate how the storage serves the immediate population.
- 8        D. In the Rural Industrial (RI) zone, cold storage facilities are only allowed for agricultural and
- 9        food uses.
- 10       E. In the Urban Village Center (UVC) zone, self-service storage shall require a conditional use
- 11       permit (C).
- 12       F. One piece of heavy equipment may be stored in any residential zone; provided, that it is either
- 13       enclosed within a permitted structure or screened to the satisfaction of the director.

14       **17.415.530    Temporary offices and model homes.**

- 15       A. Temporary offices and model homes must comply with the temporary permit provisions of
- 16       Chapter 17.105.
- 17       B. In the Rural Employment Center (REC) and Twelve Trees Employment Center (TTEC)
- 18       zones, temporary offices and model homes shall be subject to the following permit review:
- 19       1. 0 – 3,999 square feet = P
- 20       2. 4,000 – 10,000 square feet = ACUP
- 21       3. 10,001 – 15,000 square feet = C
- 22       4. 15,001 square feet and above = X
- 23       C. A model home may be constructed within a subdivision prior to final plat approval. The
- 24       purpose of the model homes shall be to demonstrate a variety of housing designs together with
- 25       associated on-site improvements, e.g., landscaping, improved driveway, patios. Model homes
- 26       shall be subject to the following requirements:
- 27       1. The subdivision shall have received preliminary plat approval;
- 28       2. One model home may be occupied as a temporary real estate office;
- 29       3. A model home may not be occupied as a dwelling unit or sold until the approved final plat
- 30       is recorded;
- 31       4. The number of model home permits that may be issued for any approved preliminary plat
- 32       or division thereof shall not exceed six;
- 33       5. If the lots to be used for model home purposes are in a block of two or more contiguous
- 34       lots, temporary uses may be incorporated onto one or more lots, including temporary offices,
- 35       parking, parks and playgrounds, subject to the approval of the director, and subject to
- 36       obtaining a temporary use permit, which shall authorize the temporary uses for a period of
- 37       one year. The director may extend the temporary use permit for up to two additional periods
- 38       of six months each;
- 39       6. Lots used for model homes must be clear of restrictions or easements that may be subject
- 40       to line changes before recording;
- 41       7. Stormwater management facilities must be in place and/or approved for recording.
- 42       Temporary erosion control must be completed prior to occupancy of a model home;
- 43       8. Roads must be constructed to final alignment and grade such that the building inspector
- 44       can determine if connecting driveways meet county standards prior to occupancy of a model
- 45       home;



- 1           9. Permanent or temporary fire flow for the final plat must be approved by the fire marshal,  
2           constructed and operational prior to occupancy of a model home; and  
3           10. Final plat restoration bonds must be posted prior to occupancy of a model home.

4   **17.415.535    Top soil production, stump grinding, firewood cutting, and composting.**

5   In the Rural Residential (RR) or the Rural Protection (RP) zones, top soil production, stump  
6   grinding, firewood cutting, and composting shall meet the following requirements:

- 7   A. The site must be one hundred thousand square feet or greater in size;  
8   B. The use must take direct access from a county-maintained right-of-way;  
9   C. A fifty-foot natural vegetation buffer must be maintained around the perimeter of the  
10   property(ies) to provide adequate screening of the use from neighboring properties;  
11   D. The subject property(ies) must be adjacent to an industrial zone or a complementary public  
12   facility such as a sewage treatment plant or solid waste facility;  
13   E. The use must mitigate noise, odor, dust and light impacts from the project; and  
14   F. The use must meet all other requirements of this title.

15   **17.415.540    Tourism facilities, including outfitter and guide facilities.**

16   A. In the Manchester Village Commercial (MVC) zone, terminals or facilities for motorized  
17   equipment are prohibited.

18   B. In the Rural Employment Center (REC) zone, tourism facilities, including outfitter and guide  
19   facilities shall be subject to the following permit review:

- 20           1. 0 – 3,999 square feet = P  
21           2. 4,000 – 10,000 square feet = ACUP  
22           3. 10,001 – 15,000 square feet = C  
23           4. 15,001 square feet and above = X

24   **17.415.545    Tourism facilities, including seaplane and tour boat terminals.**

25   Reserved.

26   **17.415.550    Transitory accommodations.**

27   Use shall comply with Chapter 17.505.

28   **17.415.555    Transportation terminals, marine.**

29   Reserved.

30   **17.415.560    Transportation terminals, non-marine.**

31   Reserved.

32   **17.415.565    Transshipment facilities, including docks, wharves, marine rails, cranes, and**  
33   **barge facilities.**

34   Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
35   located in Section 17.700 Appendix C3).

36   **17.415.570    Vacation Rentals.**

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

39   **17.415.575    Veterinary clinics/animal hospitals/wildlife shelter.**

40   Reserved.

41   **17.415.580    Warehousing and distribution.**

- 1 A. In the Rural Industrial (RI) zone, warehousing and distribution shall be focused on  
2 agricultural, food, or forestry uses only.  
3 B. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
4 located in Section 17.700 Appendix C3).

5 **17.415.585 Wireless communications facilities.**

6 Uses shall comply with Chapter 17.510.

7 **17.415.590 Wrecking yards and junk yards.**

8 Reserved.

9 **17.415.595 Zoo, aquarium.**

10 A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards  
11 located in Section 17.700 Appendix C3).

12 B. In the Rural Commercial (RCO) zone, an aquarium is prohibited.

13 **Section 183: Kitsap County Code Section 17.470.020, “Applicability – How to use design  
14 criteria”, last amended by Ordinance 587-2020 is amended as follows:**

15 **17.470.020 Applicability – How to use the design criteria.**

16 A. Applicability.

17 1. The “requirements sections” in the following design criteria apply to each multifamily  
18 project ~~requiring conditional use review under Chapter 17.540 or 17.550.~~

19 2. In addition to the requirements set forth in this chapter, the “requirements sections” set  
20 forth in Sections 17.480.160 and 17.480.180 to 17.480.240 shall apply to each  
21 multifamily project ~~requiring review under subsection (A) of this section.~~

22 B. How to Use the Design Criteria. The “requirements sections” state the design criteria that  
23 each project shall meet. ~~These design criteria are intended to supplement the development  
24 standards of the UCR, UM and UH zones. Where the provisions of this chapter conflict with the  
25 provisions of Chapters 17.210 (UCR), 17.220 (UM), and 17.230 (UH),~~ The provisions of the  
26 zoning district shall apply if in conflict with this chapter. The “guidelines” which follow each  
27 requirement statement are suggested ways to achieve the design intent. Each guideline is meant  
28 to indicate the preferred conditions, but other equal or better design solutions will be considered  
29 acceptable by the director or hearing examiner, so long as these solutions meet the intent of these  
30 sections. They are to be applied with an attitude of flexibility, recognizing that each development  
31 site and project will have particular characteristics that may suggest that some guidelines be  
32 emphasized and others de-emphasized. However, while alternative solutions can be proposed,  
33 none of the criteria in the requirement statements can be disregarded.

34 C. Parcels located within the boundary of the Port Gamble Redevelopment Plan approved  
35 pursuant to Section 17.360C.030 shall refer to Appendix F to determine allowed uses, permits  
36 required, and definitions. All other chapters of Kitsap County Code or an approved development  
37 agreement not included in Appendix F shall still apply.

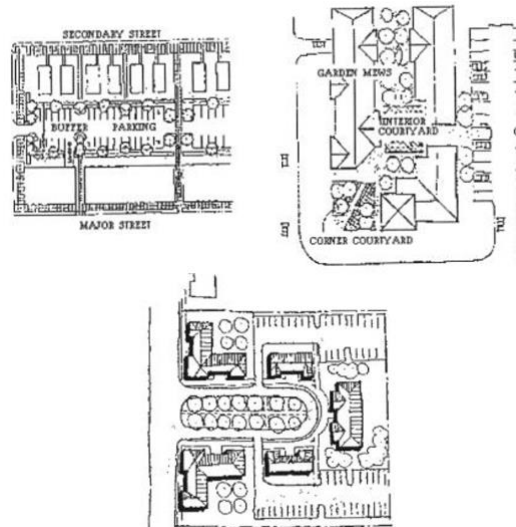
38 **Section 184: Kitsap County Code Section 17.470.030, “Multifamily site design –  
39 Orientation (UCR, UM, and UH zones)”, last amended by Ordinance 534-2016 is amended  
40 as follows:**

41 **17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).**

42 A. Requirement. Design multifamily projects to be oriented to public streets or common open  
43 spaces and to provide pedestrian and vehicular connections to existing neighborhoods.

Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 B. Guidelines. Possible ways to achieve neighborhood connections include:  
2 1. Use a modified street grid system where most buildings in a project front on a street.  
3 Where no public streets exist, create a modified grid street system within the project.  
4 2. Locate parking areas behind or under building and access such parking from alley-type  
5 driveways. If driveway access from streets is necessary, minimum width driveway providing  
6 adequate firefighting access should be used.  
7 3. Provide each building with direct pedestrian access from the main street fronting the  
8 building and from the back where the parking is located.  
9 4. Another alternative may be to orient the buildings into U-shaped courtyards where the  
10 front door/main entry into the building is from a front courtyard. Access to the courtyard  
11 from the rear parking area should be through a well-lighted breezeway or stairway. This  
12 alternative will work where projects abut an arterial or major collector street where the  
13 quality of living could be enhanced with building facing into the courtyard. The buildings  
14 would still be located between the street and parking lot.  
15 5. The following illustrations depict site-planning techniques that orient multifamily projects  
16 to streets, adding value and identity to the complex, by siting parking behind the buildings:



17  
18 Examples of preferred site planning that orients multifamily projects to streets, adding  
19 value and identity to the complex, by siting parking behind the buildings.

20 **Section 185: Kitsap County Code Section 17.520 “Marijuana Regulations” last amended**  
21 **by Ordinance 535-2016 is repealed.**  
22

1 **NEW SECTION. Section 186. A new section is added to Chapter 17.700 “Appendices” as**  
2 **follows:**

3  
4 **Appendix F – Allowed uses and additional regulations for parcels located within the**  
5 **boundary of the Port Gamble Redevelopment Plan approved pursuant to Section**  
6 **17.360C.030.**

7  
8 Kitsap County Code Section 17.700 ‘Appendix F’, only applies to parcels located inside the  
9 boundaries of the Port Gamble Redevelopment Plan area. This Appendix intends to maintain  
10 consistency with Ordinance 586-2020 adopted by the Board of County Commissioners on April  
11 27, 2020 that applies to Port Gamble Rural Historic Town and adjacent rural areas regarding  
12 revised definitions, allowed uses, allowed use footnotes, and development standards.  
13 Development shall comply with all other chapters in Kitsap County Code Title 17 ‘Zoning’ that  
14 are not referenced in this appendix.

15  
16 Please follow the steps below to use this appendix:

- 17 1. Confirm that the parcel is located within the Port Gamble Master Plan area as shown  
18 on [map of Port Gamble Master Plan area] and the zoning designation.
- 19 2. Refer to Appendix F to determine which uses are allowed on the parcel and how the  
20 uses are defined. Chapters included in Appendix F shall replace the chapters in Title  
21 17 ‘Zoning’.
- 22 3. All other chapters of Kitsap County Code or an approved development agreement not  
23 included in Appendix F shall still apply.

24  
25 **Chapters:**

- 26 **F.17.110** **Definitions**
- 27 **F.17.410** **Allowed Uses**
- 28 **F.17.470** **Multifamily Development – Design Criteria**
- 29 **F.17.520** **Marijuana Regulations**

30 **Chapter F.17.110**  
31 **DEFINITIONS**

32 **Sections:**

- 33 F.17.110.005 Generally.
- 34 F.17.110.010 Abutting.
- 35 F.17.110.015 Access.
- 36 F.17.110.020 Accessory dwelling unit.
- 37 F.17.110.025 Accessory living quarters.
- 38 F.17.110.030 Accessory use or structure.
- 39 F.17.110.035 Adjacent.
- 40 F.17.110.040 Adjoining.
- 41 F.17.110.045 Adult family home.
- 42 F.17.110.050 Reserved.
- 43 F.17.110.055 Alley.
- 44 F.17.110.057 (Repealed)
- 45 F.17.110.060 Animal.
- 46 F.17.110.065 Animal, small.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1	F.17.110.070	Animal hospital.
2	F.17.110.073	Antenna.
3	F.17.110.075	Amusement center.
4	F.17.110.085	Aquaculture practices.
5	F.17.110.087	Assembly and packaging operations.
6	F.17.110.090	Automobile repair.
7	F.17.110.095	Automobile service station.
8	F.17.110.100	Awning.
9	F.17.110.103	Base station.
10	F.17.110.105	Bed and breakfast house.
11	F.17.110.107	Bioretention facilities.
12	F.17.110.110	Board.
13	F.17.110.112	Boarding house.
14	F.17.110.120	Boat yard.
15	F.17.110.125	Breezeway.
16	F.17.110.126	Brew pubs.
17	F.17.110.130	Buffer.
18	F.17.110.132	Buffer, landscaping.
19	F.17.110.133	Buffer, screening.
20	F.17.110.135	Building.
21	F.17.110.137	Building coverage.
22	F.17.110.140	Building height.
23	F.17.110.145	Building line.
24	F.17.110.150	Caretaker's dwelling.
25	F.17.110.155	Carport.
26	F.17.110.156	Carrier.
27	F.17.110.157	Child care center.
28	F.17.110.160	Clinic.
29	F.17.110.165	Club.
30	F.17.110.168	Collocation.
31	F.17.110.169	Community sewage disposal systems.
32	F.17.110.170	Commission or planning commission.
33	F.17.110.171	Comprehensive plan.
34	F.17.110.175	Conditional use.
35	F.17.110.177	Conference center.
36	F.17.110.180	Congregate care facility.
37	F.17.110.185	Contiguous.
38	F.17.110.190	Convalescent, nursing or rest home.
39	F.17.110.195	Contractor's storage yard.
40	F.17.110.196	Cottage housing development.
41	F.17.110.197	County engineer.
42	F.17.110.199	Custom art and craft stores.
43	F.17.110.200	Day-care center.
44	F.17.110.205	Day-care center, family.
45	F.17.110.210	Density.
46	F.17.110.212	Density, maximum.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1	F.17.110.213	Density, minimum.
2	F.17.110.215	Department.
3	F.17.110.220	Development.
4	F.17.110.222	Development rights.
5	F.17.110.223	(Repealed)
6	F.17.110.225	Director.
7	F.17.110.227	Distributed antenna systems.
8	F.17.110.228	Drinking establishments.
9	F.17.110.240	Dwelling, single-family attached.
10	F.17.110.242	Dwelling, single-family detached.
11	F.17.110.245	Dwelling, duplex.
12	F.17.110.250	Dwelling, multiple-family.
13	F.17.110.255	Dwelling unit.
14	F.17.110.257	Emergency service communications.
15	F.17.110.260	Employees.
16	F.17.110.265	Exotic animal.
17	F.17.110.270	Family.
18	F.17.110.272	Fitness center.
19	F.17.110.275	Fence, sight-obscuring.
20	F.17.110.280	Forestry.
21	F.17.110.285	Foster home.
22	F.17.110.290	Frontage.
23	F.17.110.295	Garage, private.
24	F.17.110.301	General merchandise stores.
25	F.17.110.302	General office and management services.
26	F.17.110.303	Golf course.
27	F.17.110.305	Grade.
28	F.17.110.310	Green storm water infrastructure.
29	F.17.110.311	Green storm water solutions.
30	F.17.110.315	Gross floor area.
31	F.17.110.317	Guest house.
32	F.17.110.319	Habitable area.
33	F.17.110.320	Habitable floor.
34	F.17.110.321	Hardscaping.
35	F.17.110.322	Hard surface.
36	F.17.110.325	Hearing examiner.
37	F.17.110.330	Heavy equipment.
38	F.17.110.335	High-risk secured facility.
39	F.17.110.340	High capacity transit station areas.
40	F.17.110.345	Home business.
41	F.17.110.350	Home day-care.
42	F.17.110.355	Home owners' association.
43	F.17.110.360	Hospital.
44	F.17.110.365	Hotel/motel.
45	F.17.110.366	Immediate vicinity.
46	F.17.110.367	Impervious surface.



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1	F.17.110.368	Infill development.
2	F.17.110.369	Junk motor vehicle.
3	F.17.110.370	Junk yard.
4	F.17.110.375	Kennel.
5	F.17.110.380	Kennel, hobby.
6	F.17.110.390	Landscaping.
7	F.17.110.392	Large on-site sewage system (LOSS).
8	F.17.110.393	Lattice support structure.
9	F.17.110.395	Livestock.
10	F.17.110.396	Loading space.
11	F.17.110.400	Lot.
12	F.17.110.405	Lot area.
13	F.17.110.410	Lot, corner.
14	F.17.110.412	Lot, interior.
15	F.17.110.415	Lot coverage.
16	F.17.110.420	Lot depth.
17	F.17.110.430	Lot line.
18	F.17.110.435	Lot line, front.
19	F.17.110.440	Lot line, rear.
20	F.17.110.445	Lot line, side.
21	F.17.110.450	Lot of record.
22	F.17.110.455	Lot, through.
23	F.17.110.460	Lot width.
24	F.17.110.461	Low impact development.
25	F.17.110.462	Low impact development best management practices.
26	F.17.110.463	(Repealed)
27	F.17.110.465	Maintain.
28	F.17.110.470	Manufactured home.
29	F.17.110.473	Manufacturing and fabrication.
30	F.17.110.475	Marina.
31	F.17.110.477	Master plan.
32	F.17.110.480	(Repealed)
33	F.17.110.483	(Repealed)
34	F.17.110.484	Minimum functional height.
35	F.17.110.485	Mixed use development.
36	F.17.110.490	Mobile home.
37	F.17.110.493	Mobile home park.
38	F.17.110.494	Modification.
39	F.17.110.503	Monopole.
40	F.17.110.504	Movie/performance theater.
41	F.17.110.505	Native growth protection easement.
42	F.17.110.506	Native vegetation.
43	F.17.110.507	Net developable area.
44	F.17.110.508	Nonconforming lot.
45	F.17.110.510	Nonconforming use, nonconforming structure or nonconforming use of structure.
46	F.17.110.512	Nonmotorized recreational rentals.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1	F.17.110.515	Nuisance.
2	F.17.110.520	Nursery, retail.
3	F.17.110.525	Nursery, wholesale.
4	F.17.110.530	Nursing or rest home.
5	F.17.110.535	Open space.
6	F.17.110.540	Ordinary high water mark.
7	F.17.110.545	Owner.
8	F.17.110.547	(Repealed)
9	F.17.110.548	Parcel.
10	F.17.110.550	Park.
11	F.17.110.555	Parking area, public.
12	F.17.110.560	Parking space.
13	F.17.110.565	Parking space, barrier free.
14	F.17.110.567	Parking space, compact.
15	F.17.110.568	Pedestrian-oriented facade.
16	F.17.110.569	Pedestrian-oriented space/plaza.
17	F.17.110.570	Pedestrian-friendly street.
18	F.17.110.571	Pedestrian walkways.
19	F.17.110.572	Performance based development (PBD).
20	F.17.110.575	Perimeter setback.
21	F.17.110.576	Permeable pavement.
22	F.17.110.577	Permitted use.
23	F.17.110.580	Person.
24	F.17.110.585	Pet.
25	F.17.110.590	Pet, nontraditional.
26	F.17.110.591	Pharmacies.
27	F.17.110.595	Pier.
28	F.17.110.600	Places of worship.
29	F.17.110.610	Planning commission.
30	F.17.110.615	Porch.
31	F.17.110.620	Portable sign.
32	F.17.110.625	Premises.
33	F.17.110.630	Private airport or heliport.
34	F.17.110.635	Prohibited use.
35	F.17.110.637	Project permit or project permit application.
36	F.17.110.640	Public facilities.
37	F.17.110.641	Public sewer system.
38	F.17.110.643	Race track, major.
39	F.17.110.644	Race track, minor.
40	F.17.110.645	Receiving areas and parcels.
41	F.17.110.646	Recreational amenity, active.
42	F.17.110.647	Recreational facility.
43	F.17.110.650	Recreational vehicle.
44	F.17.110.655	Recreational vehicle camping park.
45	F.17.110.656	Related equipment.
46	F.17.110.660	Residential care facility.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1	F.17.110.662	Restaurant.
2	F.17.110.663	Restaurant, high-turnover.
3	F.17.110.665	Rezone.
4	F.17.110.666	Rural character.
5	F.17.110.667	Rural cluster.
6	F.17.110.668	Rural wooded incentive program development.
7	F.17.110.669	Sending areas and parcels.
8	F.17.110.671	Setback.
9	F.17.110.673	Shipping container.
10	F.17.110.675	Sign.
11	F.17.110.680	Sign permit.
12	F.17.110.683	Site.
13	F.17.110.685	Site plan.
14	F.17.110.686	Site-specific amendment.
15	F.17.110.687	Stealth technology.
16	F.17.110.688	Storage, hazardous materials.
17	F.17.110.689	Storage, self-service.
18	F.17.110.690	Storage, vehicles and equipment.
19	F.17.110.691	Storage, indoor.
20	F.17.110.692	Storage, outdoor.
21	F.17.110.693	Storage container.
22	F.17.110.695	Street.
23	F.17.110.697	Streetscape.
24	F.17.110.700	Structural alteration.
25	F.17.110.705	Structure.
26	F.17.110.706	Subarea plan.
27	F.17.110.707	(Repealed)
28	F.17.110.708	Substantially change.
29	F.17.110.710	Temporary sign.
30	F.17.110.715	Temporary structure.
31	F.17.110.720	Temporary use.
32	F.17.110.721	Tower.
33	F.17.110.724	Tower, guy-wired.
34	F.17.110.725	Tract.
35	F.17.110.728	Urban level of sanitary sewer service.
36	F.17.110.730	Use.
37	F.17.110.738	Vacation rental.
38	F.17.110.739	Vegetation-based low impact development best management practices.
39	F.17.110.740	Veterinary clinic.
40	F.17.110.745	Water-dependent use.
41	F.17.110.750	Water-enjoyment use.
42	F.17.110.755	Water-oriented use.
43	F.17.110.760	Water-related use.
44	F.17.110.763	Wildlife shelter.
45	F.17.110.764	Wireless.
46	F.17.110.765	(Repealed)

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 F.17.110.770 Wireless communication facility.
- 2 F.17.110.775 Wireless communication support structure.
- 3 F.17.110.780 (Repealed)
- 4 F.17.110.783 Wrecking yard.
- 5 F.17.110.785 Yard.
- 6 F.17.110.790 Yard, front.
- 7 F.17.110.795 Yard, rear.
- 8 F.17.110.800 Yard, side.
- 9 F.17.110.805 Zone.

10 **F.17.110.005 Generally.**

11 For the purpose of this title, certain terms, phrases, words and their derivatives shall be construed  
12 as specified in this section and elsewhere in this title where specific definitions are provided.  
13 Terms, phrases and words used in the singular include the plural and the plural the singular.  
14 Terms, phrases and words used in the masculine gender include the feminine and the feminine  
15 the masculine. The word “shall” is mandatory. The word “may” is discretionary. Where terms,  
16 phrases and words are not defined, they shall have their ordinary accepted meanings within the  
17 context with which they are used. The most current version of the English Webster’s Dictionary  
18 shall be considered as providing ordinary accepted meanings.

19 **F.17.110.010 Abutting.**

20 “Abutting” means adjoining with a common boundary line; except that where two or more lots  
21 adjoin only at a corner or corners, they shall not be considered as abutting unless the common  
22 property line between the two parcels measures ten feet or greater in a single direction. Where  
23 two or more lots are separated by a street or other public right-of-way, they shall be considered  
24 “abutting” if their boundary lines would be considered abutting if not for the separation provided  
25 by the street or right-of-way.

26 **F.17.110.015 Access.**

27 “Access” means the place, means, or way by which pedestrians and vehicles shall have safe,  
28 adequate, and usable ingress and egress to a property or use, as required by this title.

29 **F.17.110.020 Accessory dwelling unit.**

30 “Accessory dwelling unit” means separate living quarters detached from the primary residence.  
31 No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This  
32 definition excludes guest houses.

33 **F.17.110.025 Accessory living quarters.**

34 “Accessory living quarters” means separate living quarters contained within the primary  
35 residence.

36 **F.17.110.030 Accessory use or structure.**

37 “Accessory use or structure” means an activity or structure that is commonly associated with but  
38 subordinate to any principal use or structure.

39 **F.17.110.035 Adjacent.**

40 “Adjacent” means the same as “abutting.”

1 **F.17.110.040 Adjoining.**

2 “Adjoining” means the same as “abutting.”

3 **F.17.110.045 Adult family home.**

4 “Adult family home” means a dwelling licensed pursuant to Chapter 70.128 RCW in which a  
5 person or persons provide personal care, special care, and room and board.

6 **F.17.110.050 Reserved.**

7 **F.17.110.055 Alley.**

8 “Alley” means a private or public right-of-way having a typical width of at least ten feet, but  
9 generally no more than twenty feet, which affords only secondary means of access to abutting  
10 properties. Alleys are not intended for general traffic circulation.

11 **F.17.110.057 (Repealed)\***

12 \* **Editor’s note:** Former Section F.17.110.057, “Alternative technology,” was repealed by  
13 Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly  
14 codified in this section.

15 **F.17.110.060 Animal.**

16 “Animal” means any live vertebrate creature, reptile, amphibian or bird, except man.

17 **F.17.110.065 Animal, small.**

18 “Animal, small” or “small animal” means any animal other than livestock used for agricultural  
19 purposes.

20 **F.17.110.070 Animal hospital.**

21 “Animal hospital” means a place where animals or pets are given medical or surgical treatment,  
22 and are cared for during the time of such treatment.

23 **F.17.110.073 Antenna.**

24 “Antenna” means an apparatus designed for the purpose of emitting radio frequency (RF)  
25 radiation, to be operated or operating from a fixed location pursuant to commission  
26 authorization, for the transmission of writing, signs, signals, data, images, pictures, and sounds of  
27 all kinds, including the transmitting device and any on-site equipment, switches, wiring, cabling,  
28 power sources, shelters or cabinets associated with that antenna and added to a tower, structure,  
29 or building as part of the original installation of the antenna. For most services, an antenna will  
30 be mounted on or in, and is distinct from, a supporting structure such as a tower, structure or  
31 building. However, in the case of AM broadcast stations, the entire tower or group of towers  
32 constitutes the antenna for that station. For purposes of this section, the term “antenna” does not  
33 include unintentional radiators, mobile stations, or devices authorized under CFR Title 15.

34 **F.17.110.075 Amusement center.**

35 “Amusement center” means a commercially operated facility having one or more forms of  
36 entertainment such as a bowling alley, indoor golf driving range, merry-go-round, roller coaster,  
37 batting cages, electronic and/or video games, or miniature golf course.

1 **F.17.110.085 Aquaculture practices.**

2 “Aquaculture practices” means the harvest, culture or farming of cultivated food fish, shellfish or  
3 other aquatic plants and animals and includes fisheries enhancement, the mechanical harvesting  
4 of shellfish and hatchery culture, excluding traditional noncommercial shellfish harvesting.

5 **F.17.110.087 Assembly and packaging operations.**

6 “Assembly and packaging operations” means a facility where premanufactured components are  
7 assembled to construct a product. Products may be packaged and moved off site for wholesale or  
8 retail sale. This may include, but is not limited to, assembly and packaging of computer,  
9 electronics, office equipment, fabricated metal products, and other products.

10 **F.17.110.090 Automobile repair.**

11 “Automobile repair” means replacement of parts, motor service, rebuilding or reconditioning of  
12 engines, painting, upholstering, detailing, or cleaning motor vehicles, recreational vehicles or  
13 trailers.

14 **F.17.110.095 Automobile service station.**

15 “Automobile service station” means a building or lot having dispensers and storage tanks where  
16 fuels or oils for motor vehicles are dispensed, sold, or offered for sale. Service stations may  
17 include accessory convenience stores and minor automobile services, including car washes.

18 **F.17.110.100 Awning.**

19 “Awning” or “canopy” means a temporary or movable shelter (awning), or a fixed rigid shelter  
20 (canopy) supported entirely by the exterior wall of the building and generally extending over a  
21 pedestrian walkway. When used in conjunction with signs, only that portion of the awning or  
22 canopy that is actually used as a sign shall be included in sign area calculations. Lighting of the  
23 awning or canopy, whether directly, indirectly, or by backlighting, shall have no effect on the  
24 sign requirements, unless lighted signs are specifically prohibited in that area or zone.

25 **F.17.110.103 Base station.**

26 “Base station” means the equipment and nontower supporting structure at a fixed location that  
27 enables FCC-licensed or authorized wireless communications between user equipment and a  
28 communications network.

29 **F.17.110.105 Bed and breakfast house.**

30 “Bed and breakfast house” means a dwelling or separate structure which is used by the owner or  
31 primary resident to provide overnight guest lodging for compensation including not more than  
32 ten guest rooms and which usually provides a morning meal as part of the room rate structure.

33 **F.17.110.107 Bioretention facilities.**

34 “Bioretention facilities” means engineered facilities that treat storm water by passing it through a  
35 specified soil profile, and either retain or detain the treated storm water for flow attenuation.  
36 Refer to the Stormwater Management Manual for Western Washington (Ecology Manual),  
37 Chapter 7 of Volume V for bioretention BMP types and design specifications.

38 **F.17.110.110 Board.**

39 “Board” means the Kitsap County board of county commissioners or their assigns.



1 **F.17.110.112 Boarding house.**

2 “Boarding house” means a building arranged or used for lodging for compensation, with or  
3 without meals, with any number of guest rooms and not occupied as a single-family unit.

4 **F.17.110.120 Boat yard.**

5 “Boat yard” means a place where boats are constructed, dismantled, stored, serviced, or repaired,  
6 including maintenance work thereon and may include such facilities as a marine railway, dry  
7 dock or tidal grid.

8 **F.17.110.125 Breezeway.**

9 “Breezeway” means a structure for the principal purpose of connecting the main building or  
10 buildings on a property with other main buildings or accessory buildings.

11 **F.17.110.126 Brew pubs.**

12 “Brew pubs” shall mean a combination of retail, wholesale and manufacturing business that  
13 brews and serves beer and/or food on the premises.

14 **F.17.110.130 Buffer.**

15 “Buffer” or “buffering” means space, either landscaped or in a natural state, intended and  
16 dedicated by easement or condition of approval to separate uses that may or may not conflict  
17 with each other and to reduce visual, noise, odors and other impacts.

18 **F.17.110.132 Buffer, landscaping.**

19 “Buffer, landscaping” means a buffer treatment within or along the perimeter of a development  
20 that varies in numbers and types of vegetation and/or fencing depending on land uses.  
21 Landscaping such as trees, shrubs, ground covers, fencing, or vegetation planted as part of low  
22 impact development (LID) best management practices (BMPs) are to be provided as prescribed  
23 by Chapter F.17.500.

24 **F.17.110.133 Buffer, screening.**

25 “Buffer, screening” means a buffer of evergreen vegetation, vegetation planted as part of LID  
26 BMPs, or sight-obscuring fencing intended to provide functional screening between different  
27 uses, land use intensities and/or zones. Screening is to be installed or maintained as prescribed by  
28 Chapter F.17.500.

29 **F.17.110.135 Building.**

30 “Building” means any structure used or intended for supporting or sheltering any use or  
31 occupancy.

32 **F.17.110.137 Building coverage.**

33 “Building coverage” means the area of land that is covered by a building or structure that  
34 provides a hard surface. Building coverage also includes uncovered horizontal structures, such as  
35 decks, stairways, and entry bridges.

36 **F.17.110.140 Building height.**

37 “Building height” is the vertical distance above a reference datum measured to the highest point  
38 of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the  
39 highest gable of a pitched or hipped roof.

1 **F.17.110.145 Building line.**

2 “Building line” means the perimeter of that portion of a building or structure nearest a property  
3 line but excluding eaves, open space, terraces, cornices and other ornamental features projecting  
4 from the walls of the building or structure.

5 **F.17.110.150 Caretaker’s dwelling.**

6 “Caretaker’s dwelling” means a single-family residence accessory to a commercial or industrial  
7 use intended for the purposes of providing supervision, maintenance or security of the property.

8 **F.17.110.155 Carport.**

9 “Carport” means a roof designed to cover, but not enclose, automobile parking spaces and should  
10 be open on two or more sides.

11 **F.17.110.156 Carrier.**

12 “Carrier” means a telecommunications company that offers telecommunication services (as  
13 defined in 47 U.S.C. §153(53)) to users of wireless devices through radio frequency signals.  
14 Synonymous terms are “mobile service provider,” “wireless service provider,” “wireless carrier”  
15 or “mobile carrier.”

16 **F.17.110.157 Child care center.**

17 “Child care center” means the same as “day-care center.”

18 **F.17.110.160 Clinic.**

19 “Clinic” means a building or portion of a building containing offices for providing  
20 nonemergency chiropractic, medical, dental, or psychiatric services not involving overnight  
21 housing of patients.

22 **F.17.110.165 Club.**

23 “Club” means a place where an association of persons organized for some common purpose  
24 meet. This definition excludes places of worship and groups organized primarily for business  
25 purposes.

26 **F.17.110.168 Collocation.**

27 “Collocation” means the use or addition of one or more wireless communications facilities on  
28 any existing structure, whether or not already used as a wireless communication facility.

29 **F.17.110.169 Community sewage disposal systems.**

30 “Community sewage disposal system” means any system of piping, treatment devices and/or  
31 other facilities which:

32 A. Conveys, stores, treats and/or provides subsurface soil treatment and disposal on site or on  
33 adjacent or nearby property under the control of the users; and

34 B. The system is not connected to a public sewer system; and

35 C. Is designed to serve more than one single-family dwelling or one multifamily dwelling but  
36 the design capacity does not exceed three thousand five hundred gallons of sewage volume per  
37 day.

1 **F.17.110.170 Commission or planning commission.**

2 “Commission” or “planning commission” means the Kitsap County planning commission.

3 **F.17.110.171 Comprehensive plan.**

4 “Comprehensive plan” means the principles, objectives, and policies to guide growth and  
5 development, as required under Chapter 36.70A RCW. The Kitsap County Comprehensive Plan  
6 coordinates and provides policy direction for county programs and services, and establishes  
7 urban/rural boundaries.

8 **F.17.110.175 Conditional use.**

9 “Conditional use” means an activity specified by this title as a principal or an accessory use that  
10 may be approved or denied based upon consistency with specific criteria (Chapters 17.540 and/or  
11 17.550). Approval of a conditional use is subject to certain conditions. Conditional uses reviewed  
12 by the planning department are administrative (ACUP); those reviewed by the hearing examiner  
13 (C) require a public hearing.

14 **F.17.110.177 Conference center.**

15 “Conference center” means a building or group of buildings with overnight accommodations and  
16 meeting space, primarily intended for conferences, meetings, and retreats. Conference centers  
17 may include facilities such as dining and banquet rooms, recreation rooms and other amenities.

18 **F.17.110.180 Congregate care facility.**

19 “Congregate care facility” means any building in which people live in individual housing units  
20 which provide for independent living while providing common living areas and limited services  
21 such as health care, meals and housekeeping.

22 **F.17.110.185 Contiguous.**

23 “Contiguous” means the same as “abutting.”

24 **F.17.110.190 Convalescent, nursing or rest home.**

25 “Convalescent, nursing or rest home” means any building or premises in or on which sick,  
26 injured, or infirm persons are housed, for a period in excess of twenty-four consecutive hours  
27 and furnished with meals and nursing care for hire.

28 **F.17.110.195 Contractor’s storage yard.**

29 “Contractor’s storage yard” means a place where heavy equipment, vehicles, construction  
30 equipment or any material commonly used in the erection of any structure, is stored or  
31 accumulated. Sites that involve current construction of projects with active permits involving the  
32 materials on site shall not be considered a contractor’s storage yard.

33 **F.17.110.196 Cottage housing development.**

34 “Cottage housing development” means a tract of land under single ownership or unified control  
35 developed with four or more detached living structures sharing any of the following: common  
36 kitchen and sanitation facilities, common area/courtyard and/or parking area.

37 **F.17.110.197 County engineer.**

38 “County engineer” means the director of the department of public works or a duly authorized  
39 designee as defined in RCW 36.75.010.

1 **F.17.110.199 Custom art and craft stores.**

2 “Custom art and craft stores” shall mean a business in which finished, personal or household  
3 items are produced and/or sold. Examples include, but are not limited to: pottery and candle  
4 making; leather work; jewelry making; creation of sculpture or other artwork.

5 **F.17.110.200 Day-care center.**

6 “Day-care center” means a primary dwelling in which seven or more individuals, or a building  
7 other than a primary dwelling in which any number of individuals, are cared for during some  
8 portion of a twenty-four-hour period.

9 **F.17.110.205 Day-care center, family.**

10 “Day-care center, family” means an owner- or manager-occupied primary dwelling and premises  
11 in and on which not more than six individuals are cared for during some portion of a twenty-  
12 four-hour period.

13 **F.17.110.210 Density.**

14 “Density” means a ratio comparing the number of dwelling units with land area.

15 **F.17.110.212 Density, maximum.**

16 “Density, maximum” means the largest number of dwelling units that shall be developed on a  
17 property(s) within a specific zone based upon the gross acreage of the property(s). In  
18 circumstances involving state or federal bald eagle habitat regulations, the calculation of  
19 maximum density may be affected.

20 **F.17.110.213 Density, minimum.**

21 “Density, minimum,” unless otherwise specified by Section 17.420.060, means the fewest  
22 number of dwelling units that shall be developed on a property(s) within a specific zone based  
23 upon the net developable acreage of the property(s).

24 **F.17.110.215 Department.**

25 “Department” means the Kitsap County department of community development.

26 **F.17.110.220 Development.**

27 “Development” means any manmade change to improved or unimproved real estate, including  
28 but not limited to buildings or other structures, mining, dredging, filling, grading, paving,  
29 excavation, or drilling operations and other land-disturbing activities.

30 **F.17.110.222 Development rights.**

31 “Development rights” means the residential building rights permitted to a lot or parcel within a  
32 sending area, as defined in this chapter, based on the gross density, established pursuant to the  
33 Kitsap County zoning map and this title, and measured in base dwelling units per developable  
34 acre.

35 **F.17.110.223 (Repealed)\***

36 \* Former Section 7.110.223, “Directional panel antenna,” was repealed by Ordinance 570  
37 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this  
38 section.

1 **F.17.110.225 Director.**

2 “Director” means the director of the Kitsap County department of community development or a  
3 duly authorized designee.

4 **F.17.110.227 Distributed antenna systems.**

5 “Distributed antenna systems” means network of spatially separated antenna sites connected to a  
6 common source that provides wireless service within a geographic area or structure.

7 **F.17.110.228 Drinking establishments.**

8 “Drinking establishments” means a business primarily engaged in the retail sale of alcoholic  
9 beverages for consumption on the premises, including night clubs, bars, and taverns. It shall not  
10 mean premises primarily engaged in the retail sale of food for consumption on the premises,  
11 where the sale of alcoholic beverages is clearly accessory and incidental (e.g., comprises less  
12 than twenty percent of the gross receipts). This definition excludes brew pubs.

13 **F.17.110.240 Dwelling, single-family attached.**

14 “Dwelling, single-family attached” or “attached single-family dwelling” means a single dwelling  
15 unit designed for occupancy by not more than one family and separated from adjacent units by  
16 one or more common vertical walls where each dwelling includes adjacent dwelling-specific  
17 yard area within its ownership.

18 **F.17.110.242 Dwelling, single-family detached.**

19 “Dwelling, single-family detached” or “detached single-family dwelling” means a single  
20 dwelling unit designed for occupancy by not more than one family that is physically separated  
21 from any other dwelling unit.

22 **F.17.110.245 Dwelling, duplex.**

23 “Dwelling, duplex,” means a building containing two dwelling units and designed for occupancy  
24 by not more than two families. A duplex may not be considered a primary residence for the  
25 purposes of constructing an accessory dwelling unit or accessory living quarters.

26 **F.17.110.250 Dwelling, multiple-family.**

27 “Dwelling, multiple-family” means a building or portion thereof containing three or more  
28 dwelling units and designed for occupancy by three or more families.

29 **F.17.110.255 Dwelling unit.**

30 “Dwelling unit” means a single unit providing complete, independent living facilities for one or  
31 more persons, including permanent provisions for living, sleeping, eating, cooking and  
32 sanitation. A recreational vehicle is not considered a dwelling unit.

33 **F.17.110.257 Emergency service communications.**

34 “Emergency service communications” means any police, fire, emergency, and/or medical  
35 wireless communication of radio frequency (RF) signals through electromagnetic energy.

36 **F.17.110.260 Employees.**

37 “Employees” means all persons, including proprietors, working on the premises.

38 **F.17.110.265 Exotic animal.**

39 “Exotic animal” means:

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 A. Any species of animal whose venom is commonly known to be capable of inflicting serious  
2 physical harm or death to human beings, livestock, dogs or cats.
- 3 B. Nonhuman primates including prosimians.
- 4 C. All members of the Ursidae family (e.g., bears).
- 5 D. Nondomesticated members of the Felidae family (e.g., cats).
- 6 E. Nondomesticated members of the Canidae family (e.g., dogs) and their hybrids, including  
7 wolves, coyotes and foxes.
- 8 F. All members of the crocodylian order (e.g., alligators, crocodiles, caiman and gavials).
- 9 G. All members of the Melinae, Mellivorinae and Taxideinae subfamilies (e.g., badgers).

10 **F.17.110.270 Family.**

11 “Family” means two or more persons customarily living together as a single housekeeping unit  
12 and using common cooking facilities, as distinguished from a group occupying a hotel, club,  
13 boarding or lodging house, or other group of unrelated individuals.

14 **F.17.110.272 Fitness center.**

15 “Fitness center” means a place of business with equipment and facilities for exercising and  
16 improving physical fitness. Examples include health clubs, boxing gyms and micro-gyms.

17 **F.17.110.275 Fence, sight-obscuring.**

18 “Fence, sight-obscuring” or “sight-obscuring fence” means a fence or combination of fence and  
19 planting arranged in such a way as to screen areas from view.

20 **F.17.110.280 Forestry.**

21 “Forestry” means the use of land for producing and caring for a forest, including the harvesting  
22 of timber.

23 **F.17.110.285 Foster home.**

24 “Foster home” means a dwelling unit in which a full-time resident provides care and supervision  
25 on a full-time basis to not more than six children or to not more than three expectant mothers.

26 **F.17.110.290 Frontage.**

27 “Frontage” means the actual length of the front property line abutting a street or alley (if no  
28 street frontage), or length of the property line of a flag lot that most closely parallels the street in  
29 which it receives access.

30 **F.17.110.295 Garage, private.**

31 “Garage, private” means an accessory building or part of a main building intended primarily for  
32 the storage of motor vehicles owned or used by occupants of the main building.

33 **F.17.110.301 General merchandise stores.**

34 “General merchandise stores” means stores that sell a wide variety of grocery and nongrocery  
35 items, including, but not limited to: fresh foods; packaged foods for preparation and consumption  
36 in the home; household supplies; consumer electronics; hardware; apparel; and sporting goods.



1 **F.17.110.302 General office and management services.**

2 “General office and management services” means the offices of real estate agencies, advertising  
3 agencies, mailing services and postal substations, employment agencies, insurance agencies,  
4 management and consulting firms, accountants, attorneys, security brokers, architects, surveyors,  
5 tax preparation services, computer software development, and other similar business services.  
6 This term also includes the administrative offices for businesses whose primary activity may be a  
7 nonoffice use conducted elsewhere. This definition excludes engineering and construction firms  
8 and financial, banking, mortgage and title institutions.

9 **F.17.110.303 Golf course.**

10 “Golf course” means an area designed and used for playing golf, including all accessory uses  
11 incidental to the operation of the facility, including driving ranges.

12 **F.17.110.305 Grade.**

13 “Grade” means the average point of elevation of the finished surface of the ground within five  
14 feet of a building or structure.

15 **F.17.110.310 Green storm water infrastructure.**

16 “Green storm water infrastructure” (GSI) means and is also known as low impact development  
17 (LID). Refer to the definition for “low impact development,” which is the preferred term used by  
18 the county.

19 **F.17.110.311 Green storm water solutions.**

20 “Green storm water solutions” (GSS) means and is also known as low impact development  
21 (LID). Refer to the definition for “low impact development,” which is the preferred term used by  
22 the county.

23 **F.17.110.315 Gross floor area.**

24 “Gross floor area” means the sum of horizontal areas of floors of a building when measured from  
25 the exterior faces of exterior walls or, if appropriate, from the center line of dividing walls. Gross  
26 floor area generally excludes vent shafts, covered walkways, porches, and similar areas.  
27 However, gross floor area shall include decks, or porches when covered by a roof or portion of  
28 the floor above.

29 **F.17.110.317 Guest house.**

30 “Guest house” means living quarters in an accessory building for the use of the occupant,  
31 persons employed on the premises, or for temporary use by guests of the occupant. Such quarters  
32 have no kitchen facilities and are not otherwise used as a separate dwelling unit.

33 **F.17.110.319 Habitable area.**

34 “Habitable area” means the entire area of a dwelling unit or living quarters used for living,  
35 sleeping, eating and/or cooking. Storage areas and garages are excluded from calculations of  
36 habitable area.

37 **F.17.110.320 Habitable floor.**

38 “Habitable floor” means any floor usable for living purposes including working, sleeping, eating,  
39 cooking, or recreating uses, or any combination of these uses. A floor used only for storage  
40 purposes is not a “habitable floor.”

1 **F.17.110.321 Hardscaping.**

2 “Hardscaping” means the placement of nonplant elements such as fountains, patios, decks, street  
3 furniture, and ornamental concrete or stonework areas.

4 **F.17.110.322 Hard surface.**

5 “Hard surface” means an impervious surface, a permeable pavement, or a vegetated roof.

6 **F.17.110.325 Hearing examiner.**

7 “Hearing examiner” means a person appointed to hear or review certain land use applications  
8 and appeals pursuant to Title 21, Land Use and Development Procedures.

9 **F.17.110.330 Heavy equipment.**

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

15 **F.17.110.335 High-risk secured facility.**

16 “High-risk secured facility” means a facility that provides court-ordered housing, supervision  
17 and twenty-four-hour security, and coordinates treatment services for persons who are found by  
18 the court to be a “sexually violent predator” or pose a likelihood of serious harm to others as  
19 defined in RCW 71.05.020 and are civilly committed to a less restrictive alternative as defined in  
20 state law. Such facilities accommodate two or more persons placed by the court plus treatment  
21 and support staff. A high-risk secured facility does not include:

22 A. Secure community transition facilities proposed under the authority of, and consistent with,  
23 the provisions of Chapter 71.09 RCW; or

24 B. Nursing homes, assisted living facilities, or adult family homes that become licensed as  
25 enhanced services facilities as defined in RCW 70.97.060(4).

26 **F.17.110.340 High capacity transit station area.**

27 “High capacity transit station areas” include only those portions of urban growth areas within:

28 A. One-half mile of the following public ferry terminals:

29 1. Kingston – Washington State Ferry and Kitsap Transit Fast Ferry (see boundary in Chapter  
30 17.700, Appendix E1).

31 **F.17.110.345 Home business.**

32 “Home business” means a commercial or industrial use (excluding retail) conducted within a  
33 dwelling, which use is clearly secondary to the use of the dwelling for residential purposes.

34 **F.17.110.350 Home day-care.**

35 “Home day-care” means the same as “day-care, family.”

1 **F.17.110.355 Home owners’ association.**

2 “Home owners’ association” means a nonprofit organization as defined by the state of  
3 Washington operating under recorded land agreements established through which the following  
4 take place:

5 A. Each person owning or purchasing a lot in a planned unit or other described land area is  
6 automatically a member by such ownership or purchase;

7 B. Each lot may be automatically subject to a charge for a proportionate share of the expenses  
8 for the organization’s activities, including but not limited to maintaining a common property,  
9 such as streets, walkways, recreational facilities, or grounds policing; and

10 C. Construction and maintenance responsibilities for any undivided property are identified and  
11 assigned.

12 **F.17.110.360 Hospital.**

13 “Hospital” means any institution, place, building, or agency which maintains and operates  
14 organized facilities for the diagnosis, care, and treatment of human illness, including  
15 convalescence and also including care during and after pregnancy; or which maintains and  
16 operates organized facilities for any such purpose, and to which persons may be admitted for  
17 overnight stay or for a longer period. This definition excludes clinics.

18 **F.17.110.365 Hotel/motel.**

19 “Hotel/motel” means a building in which lodging is provided and offered to the public for  
20 compensation and which is open to transient guests. This definition excludes bed and breakfast  
21 houses.

22 **F.17.110.366 Immediate vicinity.**

23 “Immediate vicinity” means an area to include all lots, parcels, tracts, roadways or other  
24 property(s) within a four-hundred-foot radius of a subject property.

25 **F.17.110.367 Impervious surface.**

26 “Impervious surface” means a nonvegetated surface area that either prevents or retards the entry  
27 of water into the soil mantle as under natural conditions prior to development or causes water to  
28 run off the surface in greater quantities or at an increased rate of flow from the flow present  
29 under natural conditions prior to development. Common impervious surfaces include, but are not  
30 limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or  
31 asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces that  
32 similarly impede the natural infiltration of storm water. Open, uncovered retention/detention  
33 facilities shall not be considered as impervious surfaces for the purposes of determining whether  
34 the thresholds for application of minimum requirements are exceeded. Open, uncovered  
35 retention/detention facilities shall be considered impervious surfaces for purposes of runoff  
36 modeling.

37 **F.17.110.368 Infill development.**

38 “Infill development” means the construction of housing or other uses on vacant or underutilized  
39 properties bordered on a minimum of two sides by existing development which is consistent with  
40 the current density and zoning of the area.

1 **F.17.110.369 Junk motor vehicle.**

2 “Junk motor vehicle” means a motor vehicle meeting at least three of the following  
3 requirements:

4 (a) Is three years old or older;

5 (b) Is extensively damaged, such damage including, but not limited to, any of the following: a  
6 buildup of debris that obstructs use, broken window or windshield; missing wheels, tires,  
7 tail/headlights, or bumpers; missing or nonfunctional motor or transmission; or body damage;

8 (c) Is apparently inoperable; or

9 (d) Has an approximate fair market value equal only to the approximate value of the scrap in it.

10 “Junk motor vehicle” does not include a vehicle or part thereof that is completely enclosed  
11 within a building in a lawful manner where it is not visible from the street or other public or  
12 private property, or a vehicle or part thereof that is stored or parked in a lawful manner on  
13 private property in connection with the business of a licensed dismantler or licensed vehicle  
14 dealer and is fenced according to the requirements of RCW 46.80.130.

15 **F.17.110.370 Junk yard.**

16 “Junk yard” means a place where waste or scrap materials are stored, bought, sold, accumulated,  
17 exchanged, baled, packaged, disassembled or handled including, but not limited to, scrap metals,  
18 paper, rags, tires, and bottles, and such worn out or discarded material, excluding approved  
19 recycling centers.

20 **F.17.110.375 Kennel.**

21 “Kennel” means any place or entity where five or more cats or dogs are boarded for the primary  
22 purpose of compensation, or where pets are housed for resale, such as pet shops, but not  
23 including a veterinary hospital where boarding is incidental to treatment.

24 **F.17.110.380 Kennel, hobby.**

25 “Hobby kennel” means any indoor or outdoor facility where cats and/or dogs are routinely  
26 housed or maintained by or for any person or entity that is not an animal welfare organization  
27 and that desires to breed or maintain five or more spayed or neutered adult cats and/or five or  
28 more spayed or neutered adult dogs at the same location or residence, for primarily  
29 noncommercial purposes.

30 **F.17.110.390 Landscaping.**

31 “Landscaping” means the placement, preservation, or replacement of trees, grass, shrubs, plants,  
32 flowers, and other vegetative materials in accordance with an approved landscaping plan meeting  
33 adopted landscaping plan, design, and installation standards. Artificial plants, shrubs, bushes,  
34 flowers, and materials in movable containers shall not be considered “landscaping” for purposes  
35 of this title. Vegetation planted as part of LID BMPs shall be considered “landscaping” for  
36 purposes of this title where all landscape requirements in Title 17 are met.

37 **F.17.110.392 Large on-site sewage system (LOSS).**

38 “Large on-site sewage system (LOSS)” means an on-site sewage system (OSS) that consists of  
39 an integrated system of components, located on or nearby the property it serves, that conveys,

1 stores, treats, and provides subsurface soil treatment and disposal of domestic sewage with  
2 design flows of at least three thousand five hundred gallons of sewage volume per day up to and  
3 including one hundred thousand gallons of sewage volume per day.

4 **F.17.110.393 Lattice support structure.**

5 “Lattice support structure” means a self-supporting three- or four-sided, open, metal frame  
6 structure used to support telecommunication equipment.

7 **F.17.110.395 Livestock.**

8 “Livestock” means horses, bovine, sheep, goats, swine, reindeer, donkeys, mules, llamas and any  
9 other hoofed animal, large and small (small being one hundred fifty pounds or less).

10 **F.17.110.396 Loading space.**

11 “Loading space” means a space for temporary parking of a vehicle while loading and unloading  
12 cargo or passengers.

13 **F.17.110.400 Lot.**

14 “Lot” means platted or unplatted parcel of land which meets the minimum area, setbacks and  
15 widths required by this title for occupancy by a principal use and meets the access requirements  
16 of this title.

17 **F.17.110.405 Lot area.**

18 “Lot area” means the horizontal area within the boundary lines of a lot excluding public and  
19 private streets, tidelands, shorelands and the panhandle of a flag lot if the panhandle is less than  
20 thirty feet in width. Areas consisting of only these exceptions are not considered lots. Further,  
21 rural lots shall be considered five acres if the lot is one-one-hundred-twenty-eighth of a section,  
22 ten acres if the lot is one-sixty-fourth of a section, and twenty acres if the lot is one-thirty-second  
23 of a section.

24 **F.17.110.410 Lot, corner.**

25 “Lot, corner” or “corner lot” means a lot abutting upon two or more streets at their intersection,  
26 or upon two parts of the same street; such street or parts of the same street forming an interior  
27 angle of less than one hundred thirty degrees within the lot lines.

28 **F.17.110.412 Lot, interior.**

29 “Lot, interior” or “interior lot” means a lot or parcel of land other than a corner lot which does  
30 not abut a public street.

31 **F.17.110.415 Lot coverage.**

32 “Lot coverage” means that percentage of the total lot area covered by buildings.

33 **F.17.110.420 Lot depth.**

34 “Lot depth” means the horizontal distance between the midpoint of the front and opposite,  
35 usually, the rear lot line. In the case of a corner lot, the depth shall be the length of its longest  
36 front lot line.

37 **F.17.110.430 Lot line.**

38 “Lot line” means any line bounding a lot as herein defined. Lot lines for unusual lot  
39 configurations may be determined by the director.

1 **F.17.110.435 Lot line, front.**

2 “Lot line, front” or “front lot line” means that boundary of a lot which is along a street or  
3 approved private road or easement, or, for a flag lot, approximately parallel to a street or  
4 approved private road or easement; and thus generally where access is from.

5 **F.17.110.440 Lot line, rear.**

6 “Lot line, rear” or “rear lot line” means that boundary of a lot which is most distant from the  
7 front lot line; or the ordinary high water mark on waterfront property.

8 **F.17.110.445 Lot line, side.**

9 “Lot line, side” or “side lot line” means any boundary of a lot which is not a front or rear lot line.

10 **F.17.110.450 Lot of record.**

11 “Lot of record” means a lot which was created in accordance with the laws and regulations in  
12 effect at the time it was created and is shown on the records of the county assessor or county  
13 auditor.

14 **F.17.110.455 Lot, through.**

15 “Lot, through” or “through lot” means an interior lot having frontage on two streets and/or  
16 highways.

17 **F.17.110.460 Lot width.**

18 “Lot width” means the average horizontal distance between the side lot lines.

19 **F.17.110.461 Low impact development.**

20 “Low impact development” (LID) means a storm water and land use management strategy that  
21 strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage,  
22 evaporation and transpiration by emphasizing conservation, use of on-site natural features, site  
23 planning, and distributed storm water management practices that are integrated into a project  
24 design. LID is also known as green storm water infrastructure or green storm water solutions.  
25 LID is the preferred term used by the county.

26 **F.17.110.462 Low impact development best management practices.**

27 “Low impact development best management practices” (LID BMPs) means distributed storm  
28 water management practices, integrated into a project design, that emphasize pre-disturbance  
29 hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs  
30 include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout  
31 controls, dispersion, soil quality and depth, minimum excavation foundations, vegetated roofs,  
32 and water reuse.

33 **F.17.110.463 (Repealed)\***

34 \* Former Section 17.110.463, “Macro antenna array,” was repealed by Ordinance 570 (2019).  
35 Subsection 23 of Ordinance 540 (2016) and § 7(5) (App. E) (part) of Ordinance 534 (2016) were  
36 formerly codified in this section.

37 **F.17.110.465 Maintain.**

38 “Maintain” means to cause or allow to continue in existence. When the context indicates, the  
39 word means to preserve and care for a structure, improve or condition an area to such an extent



1 that it remains attractive, safe, presentable, and carry out the purpose for which it was installed,  
2 constructed, or required.

3 **F.17.110.470 Manufactured home.**

4 “Manufactured home” means a single-family dwelling constructed after June 15, 1976, and built  
5 according to the Department of Housing and Urban Development Manufactured Home  
6 Construction and Safety Standards Act. A manufactured home is built on a permanent chassis.

7 **F.17.110.473 Manufacturing and fabrication.**

8 “Manufacturing and fabrication” means the transformation of materials or substances into new  
9 products, including construction and assembling of component parts, and the blending of  
10 materials such as lubricating oils, plastics, resins or liquors.

11 A. Light: Light manufacturing and fabrication is characterized by the use being contained  
12 within buildings, and materials or equipment used in production not being stored outside. Light  
13 manufacturing and fabrication activities do not generate external emissions such as smoke, odor,  
14 noise, vibrations or other nuisances outside the building. This definition may include, but is not  
15 limited to, manufacture and fabrication of electronic components, software, office products,  
16 furniture, glass products, and other manufacturing and fabrication uses as determined by the  
17 reviewing official.

18 B. Medium: Medium manufacturing and fabrication is characterized by need for only very  
19 limited areas of outdoor storage and may create minor external environmental impacts during the  
20 conduct of operations but most impacts are contained on site. This definition may include, but is  
21 not limited to, manufacture and fabrication of paints, printing ink, leather goods, and other  
22 manufacturing and fabrication uses as determined by the reviewing official.

23 C. Heavy: Heavy manufacturing and fabrication uses are often characterized by the need for  
24 large outdoor areas in which to conduct operations, and typically results in environmental  
25 impacts beyond their own sites. This definition may include, but is not limited to, manufacture  
26 and fabrication of automotive vehicles and their parts, cement, brick, lime, gypsum, asphalt, and  
27 other manufacturing and fabrication uses as determined by the reviewing official. This definition  
28 excludes manufacture and fabrication of hazardous materials.

29 D. Hazardous: Hazardous manufacturing and fabrication uses are those engaged in the  
30 manufacture or fabrication of materials that are flammable, explosive, or present hazards to the  
31 public health, safety, and welfare, including all substances and materials defined as hazardous  
32 materials, hazardous substances, or hazardous waste.

33 **F.17.110.475 Marina.**

34 “Marina” means a public or private facility which for compensation provides moorage or wet or  
35 dry storage for watercraft and may offer marine-related sales and services.

36 **F.17.110.477 Master plan.**

37 “Master plan” means a large-scale development plan to guide the long-term physical  
38 development of a particular area. Such a plan shall be prepared and approved pursuant to Chapter  
39 17.440.

1 **F.17.110.480 (Repealed)\***

2 \* Former Section 17.110.480, “Micro antenna array,” was repealed by Ordinance 570 (2019).  
3 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

4 **F.17.110.483 (Repealed)\***

5 \* Former Section 17.110.483, “Mini antenna array,” was repealed by Ordinance 570 (2019).  
6 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

7 **F.17.110.484 Minimum functional height.**

8 “Minimum functional height” means the shortest height at which a proposed wireless  
9 communications facility can perform its intended function, including communications and  
10 collocation. Minimum functional height is measured vertically from the ground level to the  
11 highest point on the structure, including antennas and subsequent alterations.

12 **F.17.110.485 Mixed use development.**

13 “Mixed use development” means the development of a site or building with a combination of  
14 residential and nonresidential uses in a single or physically integrated group of buildings.

15 **F.17.110.490 Mobile home.**

16 “Mobile home” means a factory-built single-family dwelling constructed prior to June 15, 1976,  
17 to standards other than the Department of Housing and Urban Development Manufactured Home  
18 Construction and Safety Standards Act.

19 **F.17.110.493 Mobile home park.**

20 “Mobile home park” means a tract of land developed or operated as a unit with individual leased  
21 sites and facilities to accommodate two or more mobile homes or manufactured homes.

22 **F.17.110.494 Modification.**

23 “Modification” means any change made to an existing wireless communications facility  
24 (facility). A modification constitutes a substantial change if (1) the change to the facility meets  
25 the definition of “substantial change” herein provided; (2) the change would defeat the existing  
26 concealment elements of the facility; or (3) the change does not comply with pre-existing  
27 conditions associated with the prior approval of construction or modification of the facility.

28 **F.17.110.503 Monopole.**

29 “Monopole” means a wireless communications facility that consists of a single pole structure  
30 designed and erected on the ground or on top of a structure to support communications antennas  
31 and connecting appurtenances.

32 **F.17.110.504 Movie/performance theater.**

33 “Movie/performance theater” means a facility for showing films and performance art, including  
34 accessory retail sales of food and beverages. This definition excludes adult entertainment uses.

35 **F.17.110.505 Native growth protection easement.**

36 “Native growth protection easement” means a protected corridor vegetated with native trees,  
37 shrubs and groundcover that connects critical areas or permanently preserved natural areas  
38 within or adjacent to and across the project site.

1 **F.17.110.506 Native vegetation.**

2 “Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that  
3 are indigenous to the coastal region of the Pacific Northwest and which reasonably could have  
4 been expected to naturally occur on the site. The Native Plant Listing for Kitsap County may be  
5 obtained from the department of community development.

6 **F.17.110.507 Net developable area.**

7 “Net developable area” means the site area after subtracting all rights-of-way, critical areas  
8 (including bald eagle habitat regulations) and their buffers, storm water controls, recreational  
9 facilities, public facilities, community drainfields or other area-wide sanitary sewer facilities, and  
10 open space.

11 **F.17.110.508 Nonconforming lot.**

12 “Nonconforming lot” means a lot was lawfully created but does not conform to the lot  
13 requirements of the zone in which it was located as established by this title or other ordinances or  
14 amendments thereto.

15 **F.17.110.510 Nonconforming use, nonconforming structure or nonconforming use of  
16 structure.**

17 “Nonconforming use, nonconforming structure or nonconforming use of structure” means,  
18 respectively, a use of land, a structure or use of a structure which was lawfully established or  
19 built and which has been lawfully continued but which does not conform to the regulations  
20 established by this title or amendments thereto.

21 **F.17.110.512 Nonmotorized recreational rentals.**

22 “Nonmotorized recreational rentals” means any form of transportation that provides personal or  
23 goods mobility by methods other than a motor.

24 **F.17.110.515 Nuisance.**

25 “Nuisance” means, in addition to those definitions contained in Chapters 7.48 and 9.66 RCW, as  
26 amended, any violation of this title shall constitute a nuisance, per se.

27 **F.17.110.520 Nursery, retail.**

28 “Nursery, retail” means an establishment where trees, shrubs and other plant materials are  
29 grown, propagated and/or stored for purpose of sale directly to the public.

30 **F.17.110.525 Nursery, wholesale.**

31 “Nursery, wholesale” or “wholesale nursery” means an establishment where trees, shrubs or  
32 other plants are propagated on the property and/or continuously grown to a larger size for a  
33 period no less than one complete growing season and that is not open to the public on a regular  
34 basis. Temporary outdoor stands for the periodic and occasional sale of plants which are grown  
35 on the premises shall not disqualify an establishment for definition as a wholesale nursery. No  
36 bark, mulch, fertilizer or other similar landscape supply may be sold.

37 **F.17.110.530 Nursing or rest home.**

38 See Section 17.110.190, Convalescent, nursing or rest home.

1 **F.17.110.535 Open space.**

2 “Open space” shall mean land used for outdoor active or passive recreational purposes or for  
3 critical area or resource land protection, including structures incidental to these open space uses,  
4 including associated critical area buffers, but excluding land occupied by dwellings or hard  
5 surfaces not related to the open space uses and yards required by this title for such dwellings or  
6 hard surfaces. Open space may be used for native vegetation, drought-tolerant vegetation, and  
7 vegetated LID facilities. “Open space” is further divided into the following categories:

8 A. “Common open space” shall mean space that may be used by all occupants of a  
9 development complex or, if publicly dedicated, by the general public;

10 B. “Active recreational open space” shall mean space that is intended to create opportunities  
11 for recreational activity. Active recreational open space may be occupied by recreational  
12 facilities such as ball fields, playground equipment, trails (pedestrian, bicycle, equestrian or  
13 multi-modal), swimming pools, and game courts or sculptures, fountains, pools, benches or other  
14 outdoor furnishings;

15 C. “Passive open space” shall mean all common open space not meeting the definition of  
16 active recreational open space, including, but not limited to, critical areas and their associated  
17 buffers;

18 D. “Permanent open space” means an area that is permanently reserved as open space and  
19 remains in native vegetation unless approved for forestry, passive recreational or access uses;  
20 and

21 E. “Recreational open space” means an area that shall be improved and maintained for its  
22 intended use. Exterior as well as interior areas can constitute recreational open space. Examples  
23 of usable recreational space include swimming pools, community buildings, interior gyms, picnic  
24 areas, tennis courts, community gardens, improved playgrounds, paths and passive seating areas.

25 **F.17.110.540 Ordinary high water mark.**

26 “Ordinary high water mark” means that mark that will be found by examining the bed and banks  
27 and ascertaining where the presence and action of waters are so common and usual, and so long  
28 continued in all ordinary years, as to mark upon the soil a character distinct from that of the  
29 abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may  
30 naturally change thereafter, or as it may change thereafter in accordance with permits issued by a  
31 local government or the department; provided, that in any area where the ordinary high water  
32 mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of  
33 mean higher high and the ordinary high water mark adjoining fresh water shall be the line of  
34 mean high water.

35 **F.17.110.545 Owner.**

36 “Owner” means the owner of record of real property or person purchasing a piece of property  
37 under contract. For the purposes of this title, in terms of violations and binding agreements  
38 between the county and the owner, “owner” shall also mean a leaseholder, tenant, or other person  
39 in possession or control of the premises or property at the time of agreement, violations of  
40 agreement, or the provisions of this title. For the purpose of processing an application for a land  
41 use approval or permit under this title, where such application or permit must be filed by an

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1 owner, the term “owner” also includes a governmental entity contemplating acquisition of a  
2 parcel for a use which would require such permit or approval.

3 **F.17.110.547 (Repealed)\***

4 \* Former Section 17.110.547, “Parabolic antenna,” was repealed by Ordinance 570 (2019).  
5 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

6 **F.17.110.548 Parcel.**

7 “Parcel” means platted or unplatted portions of land carrying an assessor’s tax account number.  
8 Parcels may be, but are not necessarily, legal lots.

9 **F.17.110.550 Park.**

10 “Park” means public or private areas of land, with or without buildings, intended for outdoor  
11 active or passive recreational uses including, but not limited to, arboretums, horticultural gardens  
12 and nature preserves.

13 **F.17.110.555 Parking area, public.**

14 “Parking area, public” or “public parking area” means an open area other than a street or other  
15 public way, used for the parking of automobiles and available to the public whether for a fee,  
16 free of charge, or as an accommodation for clients or customers.

17 **F.17.110.560 Parking space.**

18 “Parking space” means a permanently surfaced and marked area not less than nine feet wide and  
19 twenty feet long, excluding paved area necessary for access, for the parking of a motor vehicle.

20 **F.17.110.565 Parking space, barrier free.**

21 “Parking space, barrier free” or “barrier free parking space” means a parking space conforming  
22 with Chapter 51.30 WAC.

23 **F.17.110.567 Parking space, compact.**

24 “Parking space, compact” or “compact parking space” means a permanently surfaced and  
25 marked area not less than eight feet wide and eighteen feet long, excluding paved area necessary  
26 for access, for the parking of a compact motor vehicle.

27 **F.17.110.568 Pedestrian-oriented facade.**

28 “Pedestrian-oriented facade” means the ground floor frontage of a building design, which offers  
29 an interesting appearance to attract pedestrian interest in the locality and encourages pedestrian  
30 access.

31 **F.17.110.569 Pedestrian-oriented space/plaza.**

32 “Pedestrian-oriented space/plaza” means the area between a building and a public street or  
33 pedestrian path that promotes visual and pedestrian access onto the site and that provides  
34 amenities and landscaping to enhance the public’s use of the space for passive activities, such as  
35 resting, reading, picnicking, and window shopping. The area should be visible from the public  
36 right-of-way and accessible to pedestrians, including those with handicaps.

1 **F.17.110.570 Pedestrian-friendly street.**

2 “Pedestrian-friendly street” means any street designed for safe use by both pedestrians and  
3 vehicles. A pedestrian-friendly street includes sidewalks or walkways, landscaping, lighting, and  
4 other street amenities benefiting pedestrians.

5 **F.17.110.571 Pedestrian walkways.**

6 “Pedestrian walkways” means formal standardized public walkways and informal paths worked  
7 into a site’s landscape design that provide a means for pedestrians to travel through the  
8 community along street sidewalks or other public routes.

9 **F.17.110.572 Performance based development (PBD).**

10 “Performance based development” (or “PBD”) means a property development characterized by  
11 comprehensive planning of the total project, though it may contain a variety of individual lots  
12 and/or uses. Typically, such a project may include clustering of structures and preservation of  
13 open space with a number of flexible and customized design features specific to the natural  
14 features of the property and the uses sought to be implemented. Specific lot area, dimension and  
15 setback requirements may be reduced or deleted in order to allow flexibility and innovation in  
16 building design or placement, to facilitate allowed densities and to increase open space, critical  
17 areas protection and similar components of the project.

18 **F.17.110.575 Perimeter setback.**

19 “Perimeter setback” means in a performance based development (PBD), the horizontal distance  
20 between a building line and the exterior boundary of the PBD.

21 **F.17.110.576 Permeable pavement.**

22 “Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other  
23 forms of pervious or porous paving material intended to allow passage of water through the  
24 pavement section. It is a hard surface, as defined herein, and often includes an aggregate base  
25 that provides structural support and acts as a storm water reservoir.

26 **F.17.110.577 Permitted use.**

27 “Permitted use” means a land use allowed outright in a certain zone without a public hearing or  
28 conditional use permit; provided, such use is developed in accordance with the requirements of  
29 the zone and general conditions of this title, and all applicable provisions elsewhere in the county  
30 code.

31 **F.17.110.580 Person.**

32 “Person” means an individual, partnership, corporation, association, organization, cooperative,  
33 tribe, public or municipal corporation, or agency of the state or local governmental unit however  
34 designated.

35 **F.17.110.585 Pet.**

36 “Pet” means any animal less than one hundred fifty pounds in weight, other than exotic animals,  
37 kept for companionship, recreation or other nonagricultural purposes.

38 **F.17.110.590 Pet, nontraditional.**

39 “Pet, nontraditional” or “nontraditional pet” means any pet other than a dog, cat, fish or  
40 nonraptor bird.



1 **F.17.110.591 Pharmacies.**

2 “Pharmacies” shall mean businesses primarily engaged in the sale of prescription and over-the-  
3 counter drugs, vitamins, first-aid supplies, and other health-related products. Pharmacies that  
4 also sell a wide variety of other types of merchandise, such as beauty products, camera  
5 equipment, small consumer electronics, gift wares, housewares, and/or cleaning supplies are  
6 considered “general merchandise stores.”

7 **F.17.110.595 Pier.**

8 “Pier” means a fixed structure built over tidelands or shorelands used as a landing for marine or  
9 recreational purposes.

10 **F.17.110.600 Places of worship.**

11 “Places of worship” means a permanently located building primarily used for religious worship.

12 **F.17.110.610 Planning commission.**

13 “Planning commission” means the Kitsap County planning commission.

14 **F.17.110.615 Porch.**

15 “Porch” means a covered attached structure providing a single entrance to a building, which may  
16 be either open or enclosed up to one third.

17 **F.17.110.620 Portable sign.**

18 “Portable sign” means a sign which has no permanent attachment to a building or the ground  
19 which include, but is not limited to, A-frame, pole attachment, banners and reader board signs.

20 **F.17.110.625 Premises.**

21 “Premises” means a tract or parcel of land with or without habitable buildings.

22 **F.17.110.630 Private airport or heliport.**

23 “Private airport or heliport” means any runway, landing area or other facility designed and used  
24 by individual property owners for private aircraft for the purposes of landing and taking off,  
25 including associated facilities, such as hangars and taxiways.

26 **F.17.110.635 Prohibited use.**

27 “Prohibited use” means any use which is not expressly allowed and does not meet the criteria  
28 under Section 17.100.040.

29 **F.17.110.637 Project permit or project permit application.**

30 “Project permit” or “project permit application” means any land use or environmental permit or  
31 license required from Kitsap County for a project action, including, but not limited to, building  
32 permits, subdivisions, binding site plans, performance based developments, conditional uses,  
33 shoreline substantial development permits, permits or approvals required by critical area  
34 ordinances, and site-specific rezones authorized by the Kitsap County Comprehensive Plan  
35 (Plan) or a subarea plan, but excluding the adoption or amendment of the Plan, a subarea plan, or  
36 development regulations.

37 **F.17.110.640 Public facilities.**

38 “Public facilities” means streets, roads, highways, sidewalks, street and road lighting systems,  
39 traffic signals, domestic water systems, storm and sanitary sewer systems, waste handling

1 facilities designated as public facilities in the comprehensive solid waste management plan,  
2 parks and recreational facilities, schools, public works storage facilities and road sheds, and  
3 utilities such as power, phone and cable television.

4 **F.17.110.641 Public sewer system.**

5 “Public sewer system” means a sewerage system which is:

6 A. Owned, operated and maintained by a city, town, county, or other municipal corporation  
7 such as a water, sewer, or water-sewer district; public utility district; port district; or federal,  
8 state, local agency or department thereof, or a person regulated by the utilities and transportation  
9 commission; and

10 B. Consisting of a collection system and necessary trunks, pumping facilities and a means of  
11 final treatment and disposal of sewage located on public property, dedicated easements, or within  
12 rights-of-way; and

13 C. Approved by or under permit from the Department of Ecology, the Department of Health or  
14 the local health officer; and

15 D. Located within a UGA or LAMIRD, or otherwise approved pursuant to RCW  
16 36.70A.110(4).

17 **F.17.110.643 Race track, major.**

18 “Race track, major” means a public or private facility developed for the purpose of operating  
19 and/or competitive racing of automobiles, motorcycles or similar vehicles. The facility may  
20 allow for up to six thousand spectators and may contain an oval, drag strip, road track and/or  
21 other course. Accessory uses may include the sale of concessions and souvenirs, a recreational  
22 vehicle camping park, community events and/or vehicle safety training.

23 **F.17.110.644 Race track, minor.**

24 “Race track, minor” means a public or privately owned course designed for the operating and/or  
25 racing of automobiles, motorcycles, all-terrain vehicles or similar vehicles along a defined route  
26 that may include straightaways, curves, jumps and/or other features.

27 **F.17.110.645 Receiving areas and parcels.**

28 “Receiving areas and parcels” means areas within an urban growth area that are designated on  
29 the Kitsap County zoning map or by further action of the board of county commissioners, that  
30 may be eligible for additional residential development through the transfer of development  
31 rights.

32 **F.17.110.646 Recreational amenity, active.**

33 A “recreational amenity, active” means an area within a development intended for use by the  
34 residents, employees or patrons of the development for leisure activities. Such facilities may  
35 include, but are not limited to, multi-generational play and stretching equipment, a paved sports  
36 court, children’s play equipment, exercise fitness trail, community garden or gathering area with  
37 water service or similar facility.

1 **F.17.110.647 Recreational facility.**

2 “Recreational facility” means a place designed and equipped for the conduct of sports and  
3 leisure-time activities. Examples include athletic fields, batting cages, amusement parks, picnic  
4 areas, campgrounds, swimming pools, driving ranges, skating rinks and similar uses. Public  
5 recreational facilities are those owned by a government entity.

6 **F.17.110.650 Recreational vehicle.**

7 “Recreational vehicle” means a vehicle such as a motor home, travel trailer, truck and/or camper  
8 combination or camp trailer which is designed for temporary human habitation for recreational  
9 or emergency purposes and which may be moved on public highways without any special permit  
10 for long, wide or heavy loads.

11 **F.17.110.655 Recreational vehicle camping park.**

12 “Recreational vehicle camping park” means a tract of land under single ownership or unified  
13 control developed with individual sites for rent and containing roads and utilities to  
14 accommodate recreational vehicles or tent campers for vacation or other similar transient, short-  
15 stay purposes.

16 **F.17.110.656 Related equipment.**

17 “Related equipment” means any piece of equipment related to, incidental to, or necessary for the  
18 operation of a nontower wireless communication facility (facility) or tower-based facility. By  
19 way of illustration, not limitation, related equipment includes generators.

20 **F.17.110.660 Residential care facility.**

21 “Residential care facility” means a facility that provides daily care, adult day health and/or  
22 primary residences for functionally disabled person(s) who are in need of personal care, room  
23 and board, and medical care. Such a facility serves at least five, but not more than twenty-five  
24 people.

25 **F.17.110.662 Restaurant.**

26 “Restaurant” means an establishment where food and/or beverages are served to customers for  
27 compensation.

28 **F.17.110.663 Restaurant, high-turnover.**

29 “High-turnover restaurant” means retail establishments providing food and/or beverages for sale,  
30 and which are distinguished by one or more of the following:

- 31 A. Use of disposable food containers and utensils;
- 32 B. Self-service is available;
- 33 C. The principal business is take-out foods and beverages;
- 34 D. Drive-in service is available.

35 **F.17.110.665 Rezone.**

36 “Rezone” means a change in the zoning classification on the Kitsap County zoning map that  
37 affects one parcel or a small group of contiguous parcels, a section, or sections of Kitsap County  
38 consistent with Chapter 17.450.

1 **F.17.110.666 Rural character.**

2 “Rural character” means the patterns of land use and development that are consistent with the  
3 following:

4 A. Open space, the natural landscape, and vegetation predominate over the built environment;

5 B. Traditional rural lifestyles, rural-based economies, and opportunities to both live and work  
6 in rural areas;

7 C. Visual landscapes that are traditionally found in rural areas and communities;

8 D. Compatible with the use of the land by wildlife and for fish and wildlife habitat;

9 E. Reduces the inappropriate conversion of undeveloped land into low-density development;

10 F. Protects natural surface water flows and ground water and surface water recharge and  
11 discharge areas; and

12 G. Meets the requirements of RCW 36.70A.030(15).

13 **F.17.110.667 Rural cluster.**

14 “Rural cluster” means site development that avoids sensitive areas while preserving forested  
15 land, steep slopes, wetlands, prairies and other ecologically or visually valuable landscape  
16 features while still obtaining residential density. Typically a percentage of a site area is preserved  
17 in its existing natural or farmed state, with individual house lots occupying the remaining  
18 acreage.

19 **F.17.110.668 Rural wooded incentive program development.**

20 “Rural wooded incentive program development” means a development within the area  
21 designated “rural wooded” on the Kitsap County Comprehensive Plan land use map that has  
22 utilized the clustering provisions of this title and for which final approval has been granted by the  
23 board of county commissioners.

24 **F.17.110.669 Sending areas and parcels.**

25 “Sending areas and parcels” means undeveloped or partially developed lot(s) or parcel(s) located  
26 within a sending area, designated on the Kitsap County zoning map or by further action of the  
27 board of county commissioners, that are appropriate to transfer development rights.

28 **F.17.110.671 Setback.**

29 “Setback” means the horizontal distance from a property line to the nearest vertical wall or other  
30 element of a building or structure.

31 **F.17.110.673 Shipping container.**

32 “Shipping container” means any repository greater than twenty-five feet in length traditionally  
33 commonly used for the interstate or international transport of goods.

34 **F.17.110.675 Sign.**

35 “Sign” means a collection of letters, numbers or symbols which calls attention to a business,  
36 product, activity, person or service. Balloons or balloon type devices in excess of five cubic feet,

1 or flown more than twenty feet in elevation measured from grade, or taller than twenty feet in  
2 height measured from mean grade are considered signs for the purposes of this title.

3 **F.17.110.680 Sign permit.**

4 “Sign permit” means a permit which authorizes the placement or alteration of a sign on a  
5 particular parcel of property or building.

6 **F.17.110.683 Site.**

7 “Site” means the spatial location of an actual or planned development. A site may contain  
8 multiple lots or parcels, excluding public right-of-way.

9 **F.17.110.685 Site plan.**

10 “Site plan” means a plan prepared to scale, showing accurately and with complete dimensions,  
11 all proposed and existing buildings, landscaping, open space, structures and features on abutting  
12 properties, and parking proposed for a specific parcel of land; including the specific requirements  
13 listed in the preapplication meeting summary and/or application.

14 **F.17.110.686 Site-specific amendment.**

15 “Site-specific amendment” means an amendment to the Comprehensive Plan and/or zoning map  
16 that affects one or a small group of contiguous parcels. A site-specific amendment most  
17 frequently affects only the land use designation and/or zoning classification and not the text of  
18 the Comprehensive Plan or a development regulation.

19 **F.17.110.687 Stealth technology.**

20 “Stealth technology” means the camouflaging methods applied to wireless communication  
21 facilities (facilities) to render them more visually appealing and to blend the proposed facility  
22 into the existing structure or visual backdrop in such a manner to render it minimally visible to  
23 the casual observer. Such methods include, but are not limited to, architecturally screened roof-  
24 mounted antennas, building-mounted antennas painted to match the existing structure and  
25 facilities constructed to resemble trees, shrubs, light poles, flag poles, chimneys, church crosses,  
26 clock towers, gas station signs, statues, or rocks as appropriate to the surrounding environment.

27 **F.17.110.688 Storage, hazardous materials.**

28 “Storage, hazardous materials” means the storage of materials produced on site or brought from  
29 another site that are flammable, explosive, or present hazards to the public health, safety, and  
30 welfare, including all substances and materials defined as hazardous materials, hazardous  
31 substances, or hazardous waste.

32 **F.17.110.689 Storage, self-service.**

33 “Storage, self-service” means a building or group of buildings consisting of individual, self-  
34 contained units leased to individuals, organizations, or businesses for self-service storage of  
35 personal property. This definition excludes indoor storage, outdoor storage, vehicle and  
36 equipment storage, and hazardous materials storage.

37 **F.17.110.690 Storage, vehicles and equipment.**

38 “Storage, vehicles and equipment” means an indoor or outdoor area for parking or holding of  
39 motor vehicles and boats or wheeled equipment for more than seventy-two hours. This definition  
40 excludes automotive sales and rentals, automotive service and repair shops, and auto wrecking  
41 yards.

1 **F.17.110.691 Storage, indoor.**

2 “Storage, indoor” means storage of goods and/or materials located within a building. The  
3 definition excludes hazardous materials storage, self-service storage, outdoor storage, and  
4 vehicle storage.

5 **F.17.110.692 Storage, outdoor.**

6 “Storage, outdoor” means outdoor storage of products, supplies, and equipment. This definition  
7 excludes hazardous materials storage, self-service storage, indoor storage, and vehicle storage.

8 **F.17.110.693 Storage container.**

9 “Storage container” means any repository twenty-five feet or less in length commonly used for  
10 the transit and short-term storage of residential belongings.

11 **F.17.110.695 Street.**

12 “Street” means all roads, streets, highways, roadways, freeways, easements, and public rights-of-  
13 way used for or designed for vehicular access or use including private roads serving or intended  
14 to serve five or more lots. Streets may also include provisions for public utilities, pedestrian  
15 walkways, cut and fill slopes, vegetation, and storm drainage facilities.

16 **F.17.110.697 Streetscape.**

17 “Streetscape” means the visual and functional supporting elements of a roadway design that  
18 provide aesthetic interest and comfort to the pedestrian. Street amenities serve to define the  
19 public space of a sidewalk as well as the adjacent roadway corridor. Pedestrian amenities include  
20 pedestrian-oriented plazas, furniture, lighting, and art.

21 **F.17.110.700 Structural alteration.**

22 “Structural alteration” means any change or a repair of the supporting members of a building or  
23 structure and may be subject to the provisions of Chapter 17.570.

24 **F.17.110.705 Structure.**

25 “Structure” means that which is built or constructed.

26 **F.17.110.706 Subarea plan.**

27 “Subarea plan” means a detailed, local land use plan which is a subcomponent of the Kitsap  
28 County Comprehensive Plan. A subarea plan contains specific policies, guidelines, and criteria  
29 for a specific geographic area of Kitsap County.

30 **F.17.110.707 (Repealed)\***

31 \* Former Section 17.110.707, “Support structure,” was repealed by Ordinance 570 (2019).  
32 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

33 **F.17.110.708 Substantially change.**

34 “Substantially change” or “substantial change” means a modification to an existing wireless  
35 communications facility (facility) that changes the physical dimensions of the tower or base  
36 station in any of the following ways:

37 A. Height.

38 1. For tower-based facilities outside the public right-of-way (ROW), the modification  
39 increases the height of the tower by more than ten percent, or by the height of one additional



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 antenna array with separation from the nearest existing antenna, not to exceed twenty feet,  
2 whichever is greater.
- 3 2. For tower-based facilities within the ROW and any base station, the modification  
4 increases the height of the facility by more than ten percent or ten feet, whichever is greater.
- 5 3. Changes in height shall be measured from the original support structure in cases where  
6 deployments are or will be separated horizontally, such as on rooftops. In all other  
7 circumstances, changes in height shall be measured from the original height of the facility  
8 plus any modification approved prior to the passage of the federal Spectrum Act (February  
9 22, 2012).
- 10 B. Width.
- 11 1. For tower-based facilities outside the ROW, the modification adds an appurtenance to  
12 the body of the tower that protrudes from the edge of the tower by more than twenty feet, or  
13 more than the width of the tower structure at the level of the appurtenance, whichever is  
14 greater.
- 15 2. For tower-based facilities within the ROW and any base station, the appurtenance  
16 protrudes from the edge of the structure by more than six feet.
- 17 C. Equipment Cabinets.
- 18 1. For any facility or base station outside the ROW, the modification involves installation  
19 of more than the standard number of new equipment cabinets for the technology involved,  
20 not to exceed four cabinets.
- 21 2. For any facility or base station within the ROW, the modification involves installation of  
22 any new equipment cabinets on the ground if there are no preexisting ground cabinets  
23 associated with the structure, or involves the installation of ground cabinets that are more  
24 than ten percent larger in height or overall volume than any other ground cabinets associated  
25 with the structure.
- 26 D. Excavation.
- 27 1. For any facility or base station, the modification entails any excavation or deployment  
28 outside the current site. As used herein, for tower-based facilities outside the ROW, “site”  
29 shall mean the boundaries of the leased area including utility easements; for all other  
30 facilities, “site” shall mean that area adjacent to the structure and within which related  
31 equipment already exists.
- 32 E. Stealth Technology.
- 33 1. For any facility or base station, the modification would defeat any concealment element.
- 34 F. Prior Conditions of Approval.
- 35 1. Except as set forth above, the modification does not comply with conditions of approval  
36 for the initial construction or any prior modification.

1 **F.17.110.710 Temporary sign.**

2 “Temporary sign” means a sign or balloons intended for use which shall not be displayed for  
3 more than fourteen consecutive days and twice in a calendar year, which shall include, but is not  
4 limited to, portable signs, banners, A-boards and pennants.

5 **F.17.110.715 Temporary structure.**

6 “Temporary structure” means a structure which does not have or is not required by the Uniform  
7 Building Code to have a permanent attachment to the ground. Temporary structures are subject  
8 to building permits.

9 **F.17.110.720 Temporary use.**

10 “Temporary use” means a use which may occur on a lot on a seasonal basis or for a prescribed  
11 period of time which usually would not exceed one year’s duration.

12 **F.17.110.721 Tower.**

13 “Tower” means any structure built for the sole or primary purpose of supporting one or more  
14 antennas and related equipment, including but not limited to self-supporting lattice towers, guy  
15 towers and monopoles. This does not include small wireless facilities as defined in Section  
16 17.110.770(A).

17 **F.17.110.724 Tower, guy-wired.**

18 “Tower, guy-wired” means a tower supported by a tensioned cable designed to add stability to a  
19 free-standing structure.

20 **F.17.110.725 Tract.**

21 “Tract” means land reserved for specified uses including, but not limited to, reserve development  
22 tracts, recreation, open space, critical areas, storm water facilities, utilities and access tracts.  
23 Tracts are not considered lots.

24 **F.17.110.728 Urban level of sanitary sewer service.**

25 “Urban level of sanitary sewer service” means those forms of wastewater service provision  
26 within urban growth areas that serve urban levels of development, including, but not limited to,  
27 connections to public sewer systems, membrane biofiltration reactor systems, large on-site septic  
28 systems (LOSS), community sewage disposal systems, and existing properly functioning on-site  
29 septic systems.

30 **F.17.110.730 Use.**

31 “Use” means the nature of occupancy, type of activity or character and form of improvements to  
32 which land is devoted.

33 **F.17.110.738 Vacation rental.**

34 “Vacation rental” means a dwelling unit used by any person or group of persons, other than the  
35 owner, which is occupied through payment to the owner for a period of less than thirty calendar  
36 days, counting portions of days as full days.

37 **F.17.110.739 Vegetation-based low impact development best management practices.**

38 “Vegetation-based low impact development best management practices” (LID BMPs) means  
39 distributed storm water management practices, integrated into a project design, that emphasize  
40 pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and

1 transpiration. Vegetation-based LID BMPs are a subset of LID BMPs and include, but are not  
2 limited to, bioretention, rain gardens, and vegetated roofs.

3 **F.17.110.740 Veterinary clinic.**

4 “Veterinary clinic” means the same as “animal hospital.”

5 **F.17.110.745 Water-dependent use.**

6 “Water-dependent use” means a use or portion of a use which requires direct contact with the  
7 water and cannot exist at a nonwater location due to the intrinsic nature of its operations.

8 Examples of water-dependent uses may include ship cargo terminal loading areas, ferry and  
9 passenger terminals, barge loading facilities, ship building and dry docking marinas, aquaculture  
10 and float plane facilities.

11 **F.17.110.750 Water-enjoyment use.**

12 “Water-enjoyment use” means a recreational use, or other use facilitating public access to the  
13 shoreline as a primary characteristic of the use; or a use that provides for recreational use or  
14 aesthetic enjoyment of the shoreline for a substantial number of people as a general character of  
15 the use and which through the location, design, and operation assure the public’s ability to enjoy  
16 the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use,  
17 the use must be open to the public and the shoreline space of the project must be devoted to  
18 provisions that accommodate public shoreline enjoyment. Examples may include parks, piers,  
19 museums, restaurants, education/scientific reserves, resorts and mixed use projects.

20 **F.17.110.755 Water-oriented use.**

21 “Water-oriented use” means any combination of water-dependent, water-related and/or water-  
22 enjoyment uses and serves as an all encompassing definition for priority uses under the Shoreline  
23 Management Act (SMA).

24 **F.17.110.760 Water-related use.**

25 “Water-related use” means a use or a portion of a use which is not intrinsically dependent on a  
26 waterfront location but whose operation cannot occur economically without a waterfront  
27 location. Examples may include warehousing of goods transported by water, seafood processing  
28 plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries  
29 where transport is by tanker and log storage.

30 **F.17.110.763 Wildlife shelter.**

31 “Wildlife shelter” means a place where nondomesticated animals are given medical or surgical  
32 treatment and are cared for during the time of such treatment and until they are ready for release  
33 back into the wild. A wildlife shelter generally includes a combination of structures and outdoor  
34 enclosures.

35 **F.17.110.764 Wireless.**

36 “Wireless” means transmissions through the airwaves including, but not limited to, infrared line  
37 of sight, cellular, broadband personal communication service, microwave, satellite, or radio  
38 signals.

1 **F.17.110.765 (Repealed)\***

2 \* Former Section 17.110.765, “Wireless communication antenna array,” was repealed by  
3 Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly  
4 codified in this section.

5 **F.17.110.770 Wireless communication facility.**

6 “Wireless communication facility” means the antennas, nodes, control boxes, towers, poles,  
7 conduits, ducts, pedestals, electronics and other related equipment used for the purpose of  
8 transmitting, receiving, distributing, providing, or accommodating wireless communications  
9 services.

10 A. A “small wireless facility” means a facility that meets each of the following conditions:

11 1. The facility:

12 a. Is mounted on a structure fifty feet or less in height, with the height including any  
13 antennas; or

14 b. Is mounted on a structure no more than ten percent taller than other adjacent  
15 structures; or

16 c. Does not extend an existing structure on which it is to be located to a height of more  
17 than fifty feet or by more than ten percent, whichever is greater;

18 2. Each antenna associated with the facility, excluding associated antenna equipment, is no  
19 more than three cubic feet in volume; and

20 3. All other wireless equipment associated with the structure, including the wireless  
21 equipment associated with the antenna and any pre-existing associated equipment on the  
22 structure, is no more than twenty-eight cubic feet in volume; and

23 4. The facility is not required to be registered with the FCC under 47 CFR Part 17; and

24 5. The facility does not result in human exposure to radio frequency radiation in excess of  
25 the applicable FCC safety standards in 47 CFR 1.1307(b).

26 B. A “nontower wireless facility” means a facility that is not a small wireless facility and does  
27 not involve, as part of the initial installation or construction, a wireless support structure. The  
28 term includes antennas, data collection units, and related equipment, but shall not include any  
29 wireless support structure. Except as allowed for small wireless facilities, the need to construct a  
30 wireless support structure will transform the nontower facility into a tower-based facility.

31 C. A “tower-based wireless facility” means a facility installed or constructed with a tower as  
32 defined in Section 17.110.721. Unless a DAS hub facility meets the definition of a small wireless  
33 facility, the DAS hub shall be considered a tower-based facility.

34 **F.17.110.775 Wireless communication support structure.**

35 “Wireless communication support structure” means a freestanding structure, such as a tower-  
36 based wireless communication facility, or any other support structure that could (or does) support  
37 the placement or installation of a facility.

1 **F.17.110.780 (Repealed)**

2 \* Former Section 17.110.780, “Whip antenna,” was repealed by Ordinance 570 (2019).  
3 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

4 **F.17.110.783 Wrecking yard.**

5 “Wrecking yard” means a place where damaged, inoperable or obsolete machinery such as cars,  
6 trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged,  
7 disassembled or handled.

8 **F.17.110.785 Yard.**

9 “Yard” means any area on the same lot with a building or a structure, which area is unoccupied  
10 and unobstructed by any structure from the ground upward to the sky.

11 **F.17.110.790 Yard, front.**

12 “Yard, front” or “front yard” means an area extending the full width of the lot between a building  
13 and the front (or roadway) lot line, except as specified elsewhere in this title.

14 **F.17.110.795 Yard, rear.**

15 “Yard, rear” or “rear yard” means an open space area extending the full width of the lot between  
16 a building and the rear lot line, unoccupied and unobstructed from the ground upward, except as  
17 specified elsewhere in this title.

18 **F.17.110.800 Yard, side.**

19 “Yard, side” or “side yard” means an area extending from the front yard to the rear yard between  
20 a building and the nearest side lot line, unoccupied and unobstructed from the ground upward,  
21 except as specified elsewhere in this title.

22 **F.17.110.805 Zone.**

23 “Zone” means a section or sections of Kitsap County within which the standards governing the  
24 use of land, buildings, and premises are uniform, which is provided for in Chapter 17.120.

1 **Chapter F.17.410**

2 **ALLOWED USES**

3 Sections:

- 4 F.17.410.010 Categories of uses established.
- 5 F.17.410.020 Establishment of zoning use tables.
- 6 F.17.410.030 Interpretation of tables.
- 7 F.17.410.040 Zoning use tables.
- 8 F.17.410.042 Rural, resource, and urban residential zones use table.
- 9 F.17.410.044 Commercial, industrial, parks, and public facility zones use table.
- 10 F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.
- 11 F.17.410.050 Footnotes for zoning use tables.
- 12 F.17.410.060 Provisions applying to special uses.

13 **F.17.410.010 Categories of uses established.**

14 This chapter establishes permitted, conditional, and prohibited uses, by zone, for all properties  
15 within Kitsap County. All uses in a given zone are one of four types:

- 16 A. Permitted Use. Land uses allowed outright within a zone and subject to provisions within  
17 Kitsap County Code.
- 18 B. Administrative Conditional Use. Land uses which may be permitted within a zoning  
19 designation following review by the director to establish conditions mitigating impacts of the use  
20 and to ensure compatibility with other uses in the designation.
- 21 C. Hearing Examiner Conditional Use. Land uses with special characteristics that may not  
22 generally be appropriate within a zoning designation, but may be permitted subject to review by  
23 the hearing examiner to establish conditions to protect public health, safety and welfare.
- 24 D. Prohibited Use. Land uses specifically enumerated as prohibited within a zone.

25 **F.17.410.020 Establishment of zoning use tables.**

26 The tables in Sections F.17.410.042 through F.17.410.046 establish allowed uses in the various  
27 zoning designations and whether the use is allowed as “Permitted,” “Administrative Conditional  
28 Use,” or “Hearing Examiner Conditional Use.” Uses with approval processes that will be  
29 determined at a future date are identified as “Reserved.” The zone is located at the top of the  
30 table and the specific use is located on the far left of the vertical column of these tables.

31 **F.17.410.030 Interpretation of tables.**

32 A. Legend. The following letters have the following meanings when they appear in the box at  
33 the intersection of the column and the row:

P	Permitted Use
ACUP	Administrative Conditional Use Permit



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

C	Hearing Examiner Conditional Use Permit
PBD	Performance Based Development
--	Prohibited Use
R	Reserved

- 1  
2 B. Additional Use-Related Conditions. The small numbers (subscript) in a cell indicate  
3 additional requirements or detailed information for uses in specific zones. Those additional  
4 requirements can be found in the table footnotes in Section F.17.410.050. All applicable  
5 requirements shall govern a use whether specifically identified in this chapter or not.
- 6 C. Unclassified Uses. Except as provided in Section F.17.100.040, Allowed uses, if a use is not  
7 listed in the use column, the use is prohibited in that designation.

8 **F.17.410.040 Zoning use tables.**

9 There are three separate tables addressing the following general land use categories and zones:

10 A. Section F.17.410.042, Rural, Resource, and Urban Residential Zones Use Table.

11 1. Rural residential (RR).

12 3. Rural wooded (RW).

13 C. Section F.17.410.046, Limited Areas of More Intensive Rural Development (LAMIRD)  
14 Zones Use Table.

15 7. Port Gamble rural historic town commercial (RHTC).

16 8. Port Gamble rural historic town residential (RHTR).

17 9. Port Gamble rural historic town waterfront (RHTW).

18

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

**F.17.410.042 Rural, resource, and urban residential zones use table.**

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR	RW
Categorical Use		(101)	(101)
<b>RESIDENTIAL USES</b>			
<b>100</b>	Accessory dwelling units (1)	C	C
<b>102</b>	Accessory living quarters (1)	P	P
<b>104</b>	Accessory use or structure (1)(18)(51)	P	P
<b>106</b>	Adult family home	ACUP P (41)	ACUP P (41)
<b>108</b>	Bed and breakfast house or vacation rental	ACUP C (34)	ACUP C (34)
<b>109</b>	Boarding house (102)	--	--
<b>110</b>	Caretaker's dwelling	--	--
<b>112</b>	Convalescent home or congregate care facility (97)	--	--
<b>114</b>	Cottage housing developments	--	--
<b>116</b>	Dwelling, duplex	P (3)	P (3)
<b>118</b>	Dwelling, existing	P	P
<b>120</b>	Dwelling, multifamily	--	--
<b>122</b>	Dwelling, single-family attached	C	--
<b>124</b>	Dwelling, single-family detached (includes manufactured homes)	P (43)	P (43)
<b>126</b>	Guest house (1)	P	P
<b>128</b>	Home business (1)(53)	ACUP	ACUP
<b>130</b>	Hotel/motel (1)(52)	--	--
<b>132</b>	Mobile homes	P (43)	P
<b>134</b>	Residential care facility	--	--
<b>COMMERCIAL/BUSINESS USES</b>			
<b>200</b>	Accessory use or structure (1)(51)	P	P
<b>202</b>	Adult entertainment (1)	--	--
<b>204</b>	Ambulance service	--	--

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

**F.17.410.042 Rural, resource, and urban residential zones use table.**

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR	RW
Categorical Use		(101)	(101)
206	Auction house	--	--
208	Auto parts and accessory stores	--	--
210	Automobile rentals	--	--
212	Automobile repair and car washes	--	--
214	Automobile service station (6)	--	--
216	Automobile, recreational vehicle or boat sales	--	--
218	Nonmotorized recreation rentals (95)	--	--
220	Boat/marine supply stores	--	--
222	Brew pubs	C (103)(106)	C (103)(106)
224	Clinic, medical	--	--
226	Conference center	C (12)(104)	C (12)(104)
228	Custom art and craft stores	--	--
230	Day-care center (14)	C	--
232	Day-care center, family (14)	P	--
234	Drinking establishments	--	--
236	Engineering and construction offices	--	--
238	Espresso stands (58)	--	--
240	Equipment rentals	--	--
242	Farm and garden equipment and sales	--	--
244	Financial, banking, mortgage and title institutions	--	--
245	Fitness center	--	--
246	General office and management services – less than 4,000 s.f.	--	--
248	General office and management services – 4,000 to 9,999 s.f.	--	--
250	General office and management services – 10,000 s.f. or greater	--	--
252	General retail merchandise stores – less than 4,000 s.f.	--	--
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--

Zoning Use Table Update  
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**F.17.410.042 Rural, resource, and urban residential zones use table.**

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR	RW
Categorical Use		(101)	(101)
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--
262	Kennels or pet day-cares (1)	C (12)	C (12)
264	Kennels, hobby	P	P
266	Laundromats and laundry services	--	--
268	Lumber and bulky building material sales	--	--
270	Mobile home sales	--	--
272	Nursery, retail	C	--
274	Nursery, wholesale	P	P
276	Off-street private parking facilities	--	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	--	--
280	Pet shop – retail and grooming	--	--
282	Research laboratory	--	--
284	Restaurants	C (12) (103)(106)	C (12) (103)(106)
286	Restaurants, high-turnover	--	--
288	Recreational vehicle rental	--	--
290	Temporary offices and model homes (27)	ACUP	--
292	Tourism facilities, including outfitter and guide facilities	C (12) (104)	C (12) (104)
294	Tourism facilities, including seaplane and tour boat terminals	--	--
296	Transportation terminals	--	--
298	Veterinary clinics/animal hospitals/wildlife shelters	C (8) PBD (8)(12) (103)	-- PBD (8)(12) (103)
<b>RECREATIONAL/CULTURAL USES</b>			

Zoning Use Table Update  
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**F.17.410.042 Rural, resource, and urban residential zones use table.**

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR (101)	RW (101)
Categorical Use			
<b>300</b>	Accessory use or structure (1)(51)	P	P
<b>302</b>	Amusement centers	--	--
<b>304</b>	Carnival or circus	--	--
<b>306</b>	Club, civic or social (12)	C (12)	--
<b>308</b>	Golf courses	C (12)	--
<b>310</b>	Marinas	--	--
<b>312</b>	Movie/performance theaters, indoor	--	--
<b>314</b>	Movie/performance theaters, outdoor	--	--
<b>316</b>	Museum, galleries, aquarium, historic or cultural exhibits	--	--
<b>318</b>	Parks and open space	P	P
<b>320</b>	Race track, major	--	--
<b>322</b>	Race track, minor	--	C (12)
<b>324</b>	Recreational facilities, private	C (12)	C
<b>326</b>	Recreational facilities, public	ACUP	C
<b>328</b>	Recreational vehicle camping parks	C (12)(46) (104)	C (12)(46) (104)
<b>330</b>	Zoo	--	--
<b>INSTITUTIONAL USES</b>			
<b>400</b>	Accessory use or structure (1)(51)	P	P
<b>402</b>	Government/public structures	ACUP	--
<b>404</b>	Hospital	--	--
<b>406</b>	Places of worship (12)	C (12)	--
<b>408</b>	Private or public schools (20)	C	--
<b>410</b>	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	C
<b>INDUSTRIAL USES</b>			
<b>500</b>	Accessory use or structure (1)(51)	P	P

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

**F.17.410.042 Rural, resource, and urban residential zones use table.**

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR (101)	RW (101)
Categorical Use			
502	Air pilot training schools	--	--
504	Assembly and packaging operations	--	--
506	Boat yard	--	--
508	Cemeteries, mortuaries, and crematoriums (10)	C	C
510	Cold storage facilities	--	--
512	Contractor's storage yard (21)	C (12)	--
514	Food production, brewery or distillery	-- C (12) (104)	-- C (12) (104)
516	Fuel distributors	--	--
518	Helicopter pads (13)	--	--
520	Manufacturing and fabrication, light	-- C (12) (104)(105)	-- C (12) (104)(105)
522	Manufacturing and fabrication, medium	--	--
524	Manufacturing and fabrication, heavy	--	--
526	Manufacturing and fabrication, hazardous	--	--
528	Recycling centers	--	--
530	Rock crushing	--	C
532	Slaughterhouse or animal processing	--	--
534	Storage, hazardous materials	--	--
536	Storage, indoor	--	--
538	Storage, outdoor	--	--
540	Storage, self-service	--	--
542	Storage, vehicle and equipment (1)	-- (18)	--
544	Top soil production, stump grinding	C (22)	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--



**F.17.410.042 Rural, resource, and urban residential zones use table.**

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR (101)	RW (101)
Categorical Use			
<b>548</b>	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--
<b>550</b>	Warehousing and distribution	--	--
<b>552</b>	Wrecking yards and junk yards (1)	--	--
<b>RESOURCE LAND USES</b>			
<b>600</b>	Accessory use or structure (1)(51)	P	P
<b>602</b>	Aggregate extractions sites	C	C
<b>606</b>	Aquaculture practices	C	C
<b>608</b>	Forestry	P	P
<b>610</b>	Shellfish/fish hatcheries and processing facilities	--	--

1  
2

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

**F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.**

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
<b>RESIDENTIAL USES</b>				
<b>100</b>	Accessory dwelling units (1)	C	C	--
<b>102</b>	Accessory living quarters (1)	C	P	P (108)
<b>104</b>	Accessory use or structure (1)(18)(51)	P	P	P (108)
<b>106</b>	Adult family home	ACUP P (41)	ACUP P (41)	ACUP P (41)
<b>108</b>	Bed and breakfast house or vacation rental	ACUP C (34)	ACUP C (34)	ACUP C (34)
<b>109</b>	Boarding house (102)	ACUP (98)	ACUP (98)	--
<b>110</b>	Caretaker's dwelling	P	--	P (108)
<b>112</b>	Convalescent home or congregate care facility (97)	ACUP	ACUP	--
<b>114</b>	Cottage housing developments	--	ACUP	ACUP
<b>116</b>	Dwelling, duplex	P	P	--
<b>118</b>	Dwelling, existing	P	P	P
<b>120</b>	Dwelling, multifamily	ACUP	ACUP	--
<b>122</b>	Dwelling, single-family attached	P	P	P (108)
<b>124</b>	Dwelling, single-family detached (includes manufactured homes)	P (43)	P (43)	P (108)
<b>126</b>	Guest house (1)	P	P	P (108)
<b>128</b>	Home business (1)(53)	P	P	P
<b>130</b>	Hotel/motel	ACUP	--	ACUP
<b>132</b>	Mobile homes	--	--	--

Zoning Use Table Update  
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**F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.**

<b>Comprehensive Plan Land Use Designation</b>		<b>TYPE I LAMIRDS</b>		
<b>Zoning Classification</b>		<b>Rural Historic LAMIRD</b>		
<b>Categorical Use</b>		<b>RHTC (25) (101)</b>	<b>RHTR (25) (101)</b>	<b>RHTW (25) (101)</b>
<b>134</b>	Residential care facility	--	--	--
<b>COMMERCIAL/BUSINESS USES</b>				
<b>200</b>	Accessory use or structure (1)(51)	P	P	P
<b>202</b>	Adult entertainment (1)	--	--	--
<b>204</b>	Ambulance service	--	--	--
<b>206</b>	Auction house	--	--	--
<b>208</b>	Auto parts and accessory stores	P (108)	--	--
<b>210</b>	Automobile rentals	--	--	--
<b>212</b>	Automobile repair and car washes	ACUP	--	--
<b>214</b>	Automobile service station (6)	ACUP	--	--
<b>216</b>	Automobile, recreational vehicle or boat sales	--	--	--
<b>218</b>	Nonmotorized recreation rental (95)	P	--	P
<b>220</b>	Boat/marine supply stores	P (108)	--	P (108)
<b>222</b>	Brew pubs	ACUP	--	ACUP
<b>224</b>	Clinic, medical	ACUP	--	ACUP
<b>226</b>	Conference center	ACUP	--	ACUP
<b>228</b>	Custom art and craft stores	P (108)	--	P (108)
<b>230</b>	Day-care center (14)	ACUP	C	--
<b>232</b>	Day-care center, family (14)	ACUP	C	--
<b>234</b>	Drinking establishments	C	--	C
<b>236</b>	Engineering and construction offices	--	--	--
<b>238</b>	Espresso stands (58)	P (108)	--	P (108)
<b>240</b>	Equipment rentals	--	--	--
<b>242</b>	Farm and garden equipment and sales	--	--	--
<b>244</b>	Financial, banking, mortgage and title institutions	P (108)	--	--
<b>245</b>	Fitness center	P (108)	--	ACUP

Zoning Use Table Update  
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**F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.**

<b>Comprehensive Plan Land Use Designation</b>		<b>TYPE I LAMIRDS</b>		
<b>Zoning Classification</b>		<b>Rural Historic LAMIRD</b>		
<b>Categorical Use</b>		<b>RHTC (25) (101)</b>	<b>RHTR (25) (101)</b>	<b>RHTW (25) (101)</b>
<b>246</b>	General office and management services – less than 4,000 s.f.	P (108)	--	P (108)
<b>248</b>	General office and management services – 4,000 to 9,999 s.f.	P (38) (103) (108)	--	P (38) (103) (108)
<b>250</b>	General office and management services – 10,000 s.f. or greater	--	--	--
<b>252</b>	General retail merchandise stores – less than 4,000 s.f.	P (108)	--	P (108)
<b>254</b>	General retail merchandise stores – 4,000 to 9,999 s.f.	P (103) (108)	--	--
<b>256</b>	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--
<b>258</b>	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--
<b>260</b>	General retail merchandise stores – 25,000 s.f. or greater	--	--	--
<b>262</b>	Kennels or pet day-cares (1)	--	--	--
<b>264</b>	Kennels, hobby	--	P	--
<b>266</b>	Laundromats and laundry services	P (108)	--	--
<b>268</b>	Lumber and bulky building material sales	--	--	--
<b>270</b>	Mobile home sales	--	--	--
<b>272</b>	Nursery, retail	P (108)	--	--
<b>274</b>	Nursery, wholesale	ACUP	--	--
<b>276</b>	Off-street private parking facilities	ACUP	--	ACUP
<b>278</b>	Personal services – skin care, massage, manicures, hairdresser/barber	P (108)	--	P (108)
<b>280</b>	Pet shop – retail and grooming	P (108)	--	--
<b>282</b>	Research laboratory	ACUP	--	ACUP
<b>284</b>	Restaurants	P (108)	--	P (108)
<b>286</b>	Restaurants, high-turnover	P (108)	--	ACUP (107)

Zoning Use Table Update  
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**F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.**

<b>Comprehensive Plan Land Use Designation</b>		<b>TYPE I LAMIRDS</b>		
<b>Zoning Classification</b>		<b>Rural Historic LAMIRD</b>		
<b>Categorical Use</b>		<b>RHTC (25) (101)</b>	<b>RHTR (25) (101)</b>	<b>RHTW (25) (101)</b>
<b>288</b>	Recreational vehicle rental	--	--	--
<b>290</b>	Temporary offices and model homes (27)	P (108)	P (108)	P (108)
<b>292</b>	Tourism facilities, including outfitter and guide facilities	P (108)	--	ACUP
<b>294</b>	Tourism facilities, including seaplane and tour boat terminals	--	--	C
<b>296</b>	Transportation terminals	--	--	C
<b>298</b>	Veterinary clinics/animal hospitals/wildlife shelters	ACUP	PBD (103)	--
<b>RECREATIONAL/CULTURAL USES</b>				
<b>300</b>	Accessory use or structure (1)(51)	P	P	P
<b>302</b>	Amusement centers	P (11) (108)	--	--
<b>304</b>	Carnival or circus	P (11) (108)	--	--
<b>306</b>	Club, civic or social (12)	ACUP	C	ACUP
<b>308</b>	Golf courses	--	--	--
<b>310</b>	Marinas	--	--	PBD
<b>312</b>	Movie/performance theaters, indoor	P (108)	--	--
<b>314</b>	Movie/performance theaters, outdoor	ACUP	--	--
<b>316</b>	Museum, galleries, aquarium, historic or cultural exhibits	P (108)	C	P (108)
<b>318</b>	Parks and open space	P	P	P
<b>320</b>	Race track, major	--	--	--
<b>322</b>	Race track, minor	--	--	--
<b>324</b>	Recreational facilities, private	ACUP	C	ACUP
<b>326</b>	Recreational facilities, public	ACUP	C	ACUP
<b>328</b>	Recreational vehicle camping parks	--	--	--
<b>330</b>	Zoo	--	--	--

Zoning Use Table Update  
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**F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.**

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
<b>INSTITUTIONAL USES</b>				
<b>400</b>	Accessory use or structure (1)(51)	P	P	P
<b>402</b>	Government/public structures	ACUP	ACUP	ACUP
<b>404</b>	Hospital	--	--	--
<b>406</b>	Places of worship (12)	ACUP	ACUP	ACUP
<b>408</b>	Private or public schools (20)	ACUP	ACUP	ACUP
<b>410</b>	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	C	C
<b>INDUSTRIAL USES</b>				
<b>500</b>	Accessory use or structure (1)(51)	P	P	P
<b>502</b>	Air pilot training schools	--	--	--
<b>504</b>	Assembly and packaging operations	--	--	--
<b>506</b>	Boat yard	--	--	--
<b>508</b>	Cemeteries, mortuaries, and crematoriums (10)	--	--	--
<b>510</b>	Cold storage facilities	--	--	--
<b>512</b>	Contractor's storage yard (21)	--	--	--
<b>514</b>	Food production, brewery or distillery	ACUP	--	ACUP
<b>516</b>	Fuel distributors	--	--	--
<b>518</b>	Helicopter pads (13)	--	--	--
<b>520</b>	Manufacturing and fabrication, light	ACUP	--	ACUP
<b>522</b>	Manufacturing and fabrication, medium	--	--	--
<b>524</b>	Manufacturing and fabrication, heavy	--	--	--
<b>526</b>	Manufacturing and fabrication, hazardous	--	--	--
<b>528</b>	Recycling centers	--	--	--
<b>530</b>	Rock crushing	--	--	--



**F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.**

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
532	Slaughterhouse or animal processing	--	--	--
534	Storage, hazardous materials	--	--	--
536	Storage, indoor	--	--	--
538	Storage, outdoor	--	--	--
540	Storage, self-service	--	--	--
542	Storage, vehicle and equipment (1)	--	--	--
544	Top soil production, stump grinding	--	--	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	C
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--
550	Warehousing and distribution	--	--	--
552	Wrecking yards and junk yards (1)	--	--	--
<b>RESOURCE LAND USES</b>				
600	Accessory use or structure (1)(51)	P	P	P
602	Aggregate extractions sites	--	--	--
606	Aquaculture practices	--	--	C
608	Forestry	P	P	P
610	Shellfish/fish hatcheries and processing facilities	--	--	C

- 1  
2 **F.17.410.050 Footnotes for zoning use tables.**  
3 A. Where noted on the preceding use tables, the following additional restrictions apply:  
4 1. Where applicable subject to Section F.17.410.060, Provisions applying to special uses.  
5 3. When located within urban growth areas (except UR), duplexes shall require five  
6 thousand square feet of minimum lot area. Duplexes located in the UR zone or outside of  
7 urban growth areas shall require double the minimum lot area required for the zone.

- 1       6. Where permitted, automobile service stations shall comply with the following  
2 provisions:
- 3           a. Sale of merchandise shall be conducted within a building, except for items used for  
4 the maintenance and servicing of automotive vehicles;
- 5           b. No automotive repairs other than incidental minor repairs or battery or tire changing  
6 shall be allowed;
- 7           c. The station shall not directly abut a residential zone; and
- 8           d. All lighting shall be of such illumination, direction, and color as not to create a  
9 nuisance on adjoining property or a traffic hazard.
- 10       8. A veterinary clinic, animal hospital or wildlife shelter shall not be located within fifty  
11 feet of a lot line in the rural protection (RP) or rural residential (RR) zones except within the  
12 boundary of a town master plan approved pursuant to Section 17.360C.030. In addition, the  
13 applicant may be required to provide additional measures to prevent or mitigate offensive  
14 noise, odor, light and other impacts.
- 15       10. A cemetery, crematorium, mausoleum, or columbarium shall have its principal access  
16 on a county roadway with ingress and egress so designed as to minimize traffic congestion,  
17 and shall provide required off-street parking spaces. No mortuary or crematorium in  
18 conjunction with a cemetery is permitted within two hundred feet of a lot in a residential  
19 zone.
- 20       11. A circus, carnival, animal display, or amusement ride may be allowed through a Type I  
21 administrative review in all industrial zones and any commercial zones, except neighborhood  
22 commercial (NC), Keyport village commercial (KVC), or Manchester village commercial  
23 (MVC) for a term not to exceed ninety days, with a written approval of the director. The  
24 director may condition such approval as appropriate to the site. The director's decision may  
25 be appealed to the hearing examiner.
- 26       12. All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO,  
27 RW, RP, RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or  
28 rear lot line. All such uses shall access directly to a county right-of-way determined to be  
29 adequate by the county engineer except when included within the boundary of a town master  
30 plan approved pursuant to Section 17.360C.030 and be able to provide access without  
31 causing traffic congestion on local residential streets. Any such use shall not be materially  
32 detrimental to any adjacent (existing or future) residential development due to excessive  
33 traffic generation, noise, light or other circumstances. The director may increase setback,  
34 buffer and landscaping standards or impose other conditions to address potential impacts.
- 35       13. Heliports for the purpose of medical emergency facilities may be permitted in certain  
36 zones subject to a conditional use permit. All private landing strips, runways, and heliports  
37 shall be so designed and oriented that the incidences of aircraft passing directly over  
38 dwellings during their landing or taking off patterns are minimized. They shall be located so  
39 that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show

1 that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust,  
2 or bright lights.

3 14. In those zones that prohibit residential uses, family day-care centers are only allowed  
4 in existing residential structures. Day-care centers shall have a minimum site size of ten  
5 thousand square feet and shall provide and thereafter maintain outdoor play areas with a  
6 minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence  
7 of at least four feet in height shall be provided, separating the play area from abutting lots.  
8 Adequate off-street parking and loading space shall be provided.

9 16. The erection, construction, alteration, or maintenance of overhead or underground  
10 utilities by a public utility, municipality, governmental agency, or other approved party shall  
11 be permitted in any zone; provided, that any permanent above-ground structures not located  
12 within a right-of-way or easement shall be subject to the review of the director. Utility  
13 transmission and distribution lines and poles may exceed the height limits otherwise  
14 provided for in this title. Water towers which exceed thirty-five feet in height, solid waste  
15 collection, transfer and/or handling sites in any zone shall be subject to a conditional use  
16 permit. These provisions do not apply to wireless communication facilities, which are  
17 specifically addressed in Chapter 17.530.

18 18. One piece of heavy equipment may be stored in any single-family zone; provided, that  
19 it is either enclosed within a permitted structure, or screened to the satisfaction of the  
20 director.

21 20. Site plans for public schools shall include an area identified and set aside for the future  
22 placement of a minimum of four portable classroom units. The area set aside may not be  
23 counted towards meeting required landscaping or parking requirements.

24 21. Outdoor contractors' storage yards accessory to a primary residence shall be limited to  
25 not more than ten heavy equipment vehicles or heavy construction equipment. The use shall  
26 be contained outside of required setbacks within a contained yard or storage building. The  
27 storage yard and/or building shall be screened from adjacent properties with a screening  
28 buffer a minimum of twenty-five feet in width and capable of providing functional screening  
29 of the use. Minimum lot size shall be one hundred thousand square feet.

30 22. Stump grinding, soil-combining and composting in rural protection and rural  
31 residential zones must meet the following requirements:

32 a. The subject property(ies) must be one hundred thousand square feet or greater in  
33 size;

34 b. The use must take direct access from a county-maintained right-of-way;

35 c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of  
36 the property(ies) to provide adequate screening of the use from neighboring properties;

37 d. The subject property(ies) must be adjacent to an industrial zone or a complementary  
38 public facility such as a sewage treatment plant or solid waste facility;

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 e. The proposed use must mitigate noise, odor, dust and light impacts from the project;  
2 and
- 3 f. The use must meet all other requirements of this title.
- 4 25. All uses must comply with the town development objectives of Section 17.360C.020.
- 5 27. Subject to the temporary permit provisions of Chapter 17.105.
- 6 34. Bed and breakfast houses or vacation rentals with one to four rooms require an  
7 administrative conditional use permit; bed and breakfast houses with five or more rooms  
8 require a hearing examiner conditional use permit. Bed and breakfast houses serving meals  
9 to patrons other than overnight guests require a hearing examiner conditional use permit.
- 10 38. Customer service oriented uses over five thousand square feet are prohibited.
- 11 41. Adult family homes serving one to six residents (excluding proprietors) are permitted  
12 uses. Adult family homes serving more than six applicable residents (excluding proprietors)  
13 require an administrative conditional use permit (ACUP).
- 14 43. Where a family member is in need of special, frequent and routine care and assistance  
15 by reason of advanced age or ill health, a manufactured home or mobile home may be placed  
16 upon the same lot as a single-family dwelling for occupancy by the individual requiring or  
17 providing such special care subject to the following limitations:
- 18 a. Not more than two individuals shall be the recipients of special care;
- 19 b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-  
20 family dwelling or manufactured/mobile home as between the recipients or providers of  
21 special care;
- 22 c. The manufactured/mobile home must meet the setback requirements of the zone in  
23 which it is situated;
- 24 d. A permit must be obtained from the director authorizing such special care  
25 manufactured/mobile home. Such permit shall remain in effect for one year and may,  
26 upon application, be extended for one-year periods, provided there has been compliance  
27 with the requirements of this section;
- 28 e. The manufactured/mobile home must be removed when the need for special care  
29 ceases; and
- 30 f. Placement of the manufactured/mobile home is subject to applicable health district  
31 standards for water service and sewage disposal.
- 32 46. Allowed only as an accessory use to a park or recreational facility greater than twenty  
33 acres in size except when included within the boundaries of a town master plan approved  
34 pursuant to Section 17.360C.030. If included within a town master plan boundary, the use  
35 shall not include more than sixty spaces per five acres. All use of recreational vehicles must  
36 be transient in nature.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 50. The Manchester Design Standards sets forth policies and regulations for properties  
2 within the Manchester village commercial (MVC) zone. All developments within the MVC  
3 zone must be consistent with the standards found in Chapter 17.700, Appendix C4.
- 4 51. Storage of shipping containers is prohibited unless allowed as part of a land use permit  
5 and/or approval. Placement of storage containers allowed only with an approved temporary  
6 permit subject to the provisions of Section 17.105.090(I).
- 7 52. Aggregate production and processing only. Allowed only if directly connected to an  
8 approved surface mining permit approved by the Washington State Department of Natural  
9 Resources (DNR).
- 10 53. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a  
11 component of a home business subject to the requirements of Section F17.410.060(B).
- 12 58. In addition to the other standards set forth in the Kitsap County Code, espresso stands  
13 are subject to the following conditions:
- 14 a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three  
15 vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in  
16 length) with direct access to the service window. The drive aisles/stacking lanes shall be  
17 designed to prevent any vehicles from interfering with public or private roadways,  
18 pedestrian circulation, traffic circulation, parking areas or other required development  
19 amenities.
- 20 b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas  
21 must also be paved in urban growth areas and include, at minimum, hard compacted  
22 surfaces in rural areas. Such surfaces must be addressed with required drainage facilities.  
23 A joint parking agreement shall be required if parking cannot be accommodated on site.
- 24 c. All structures must be permanently secured to the ground.
- 25 d. Restroom facilities must be available for employees. Portable or temporary restroom  
26 facilities shall not be used to meet this requirement.
- 27 95. Allowed on all port district owned property.
- 28 97. Cottage housing is an allowed use in conjunction with congregate care facilities and  
29 shall be reviewed under the congregate care facility permit review process.
- 30 98. Number of individual boarding rooms may not exceed the maximum density for the  
31 zone or six boarding rooms, whichever is greater.
- 32 101. Transitory accommodations allowed only pursuant to Chapter 17.505.
- 33 102. Boarding houses must have health district approval prior to occupancy.
- 34 103. Allowed only within the boundary of a town master plan approved pursuant to  
35 Section 17.360C.030.

1 104. Allowed only within the boundary of a town master plan approved pursuant to  
2 Section 17.360C.030 on parcels of five acres or larger with all uses set back one hundred feet  
3 from all parcels not included within the boundary.

4 105. Allowed only within the boundary of a town master plan approved pursuant to  
5 Section 17.360C.030, and where uses are limited to the manufacture of agricultural products.

6 106. Allowed only within the boundary of a town master plan approved pursuant to  
7 Section 17.360C.030, and where such uses are secondary to a primary agricultural or  
8 recreational use of the property and shall not exceed fifty total seats and/or five thousand  
9 square feet of gross floor area.

10 107. Drive-in and drive-through service is prohibited.

11 108. Notification to the Port Gamble/S’Klallam and Suquamish Tribes is required by the  
12 applicant prior to determination of complete application. Written proof of notification is  
13 required.

14 **F.17.410.060 Provisions applying to special uses.**

15 A. In addition to other standards and requirements imposed by this title, all uses included in  
16 this section shall comply with the provisions stated herein. Should a conflict arise between the  
17 requirements of this section and other requirements of this title, the most restrictive shall apply.

18 B. Uses with Additional Restrictions. Businesses associated with a mineral resource overlay  
19 (MRO) designation shall not be subject to these restrictions.

20 1. Home Business. Home businesses may be allowed for commercial or industrial uses  
21 within residential zones subject to the following conditions:

22 a. Incidental home businesses, as defined below, shall be permitted in all residential  
23 zones and have no permit required.

24 i. Business uses shall be incidental and secondary to the dominant residential use;

25 ii. The residential character of the building shall be maintained and the business  
26 shall be conducted in such a manner as not to give an outside appearance of a  
27 business;

28 iii. The business shall be conducted entirely within the residence;

29 iv. The residence shall be occupied by the owner of the business;

30 v. The business shall not infringe upon the right of the neighboring residents to  
31 enjoy the peaceful occupancy of their homes;

32 vi. No clients or customers shall visit or meet for an appointment at the residence;

33 vii. No employees or independent contractors are allowed to work in the residence  
34 other than family members who reside in the residential dwelling;



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1           viii. No activities that create noise, increase risk of fire, or in any way threaten the  
2           safety and tranquility of neighboring residents are permitted;
- 3           ix. No more than two pick-ups and/or deliveries per day are allowed, not including  
4           normal U.S. mail;
- 5           x. The business shall not occupy more than twenty-five percent of the gross floor  
6           area of the residence; and
- 7           xi. No signs to advertise the business/occupation shall be allowed on the premises  
8           (except attached to mailbox not to exceed one square foot).
- 9           b. Minor home businesses, as defined below, shall be permitted in all residential zones  
10           subject to approval by the director. Said approval is not transferable to any individual,  
11           future property owner or location.
- 12           i. Business uses shall be incidental and secondary to the dominant residential use;
- 13           ii. The residential character of the building shall be maintained and the business  
14           shall be conducted in such a manner as not to give an outside appearance of a  
15           business;
- 16           iii. The residence shall be occupied by the owner of the business;
- 17           iv. The business shall occupy no more than thirty percent of the gross floor area of  
18           the residence;
- 19           v. The business shall not infringe upon the right of the neighboring residents to  
20           enjoy the peaceful occupancy of their homes;
- 21           vi. No more than two employees, including proprietors (or independent  
22           contractors), are allowed;
- 23           vii. Nonilluminated signs not exceeding four square feet are permitted, subject to a  
24           sign permit approved by the director;
- 25           viii. No outside storage shall be allowed; and
- 26           ix. In order to assure compatibility with the dominant residential purpose, the  
27           director may require:
- 28                   (a) Patronage by appointment.
- 29                   (b) Additional off-street parking.
- 30                   (c) Other reasonable conditions.
- 31           c. Moderate home businesses, as defined below, shall be permitted in RW, RP, and RR  
32           zones subject to approval by the director. Said approval is not transferable to any  
33           individual, future property owner or location.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1           i. Business uses shall be incidental and secondary to the dominant residential use;
- 2           ii. The residential character of the building shall be maintained and the business  
3 shall be conducted in such a manner as to moderate any outside appearance of a  
4 business;
- 5           iii. The residence shall be occupied by the owner of the business;
- 6           iv. The business shall not infringe upon the right of the neighboring residents to  
7 enjoy the peaceful occupancy of their homes;
- 8           v. No more than five employees (or independent contractors) are allowed;
- 9           vi. Nonilluminated signs not exceeding four square feet are permitted, subject to a  
10 sign permit approved by the director; and
- 11          vii. In order to ensure compatibility with the dominant residential purpose, the  
12 director may require:
  - 13           (a) Patronage by appointment.
  - 14           (b) Additional off-street parking.
  - 15           (c) Screening of outside storage.
  - 16           (d) A conditional use permit (required for engine or vehicle repair or  
17 servicing).
  - 18           (e) Other reasonable conditions.
- 19          2. Pets and Exotic Animals. Pets, nontraditional pets and exotic animals are subject to the  
20 following conditions:
  - 21           a. Pets which are kept inside of a primary structure as household pets in aquariums,  
22 terrariums, cages or similar containers shall not be limited in number by this section.  
23 Other pets, excluding cats, which are kept indoors shall be limited to five;
  - 24           b. Pets which are kept outside of the primary structure shall be limited to three per  
25 household on lots less than twenty thousand square feet in area, only one of which may  
26 be a nontraditional pet; five per household on lots of twenty thousand to thirty-five  
27 thousand square feet, only two of which may be nontraditional pets; with an additional  
28 two pets per acre of site area over thirty-five thousand square feet up to a limit of  
29 twenty; and
  - 30           c. No feeding area or structure used to house, confine or feed pets shall be located  
31 closer than the minimum yard setbacks for the zone in which they are located. No  
32 feeding area or structure used to house, confine or feed nontraditional pets or exotic  
33 animals shall be located closer than fifty feet from any residence on adjacent property.

1           3. Accessory Dwelling Unit (ADU). In order to encourage the provision of affordable and  
2 independent housing for a variety of households, an accessory dwelling unit may be located  
3 in residential zones, subject to the following criteria:

4           a. An ADU shall be allowed as a permitted use in those areas contained within an  
5 urban growth boundary;

6           b. An ADU shall be subject to a conditional use permit in those areas outside an urban  
7 growth boundary;

8           c. Only one ADU shall be allowed per lot;

9           d. Owner of the property must reside in either the primary residence or the ADU;

10          e. The ADU shall not exceed fifty percent of the square footage of the habitable area of  
11 primary residence or nine hundred square feet, whichever is smaller. Dimensions are  
12 determined by exterior measurements;

13          f. The ADU shall be located within one hundred fifty feet of the primary residence or  
14 shall be the conversion of an existing detached structure (e.g., garage);

15          g. The ADU shall be designed to maintain the appearance of the primary residence;

16          h. All setback requirements for the zone in which the ADU is located shall apply;

17          i. The ADU shall meet the applicable health district standards for water and sewage  
18 disposal;

19          j. No mobile homes or recreational vehicles shall be allowed as an ADU;

20          k. An ADU shall use the same side-street entrance as the primary residence and shall  
21 provide additional off-street parking; and

22          l. An ADU is not permitted on the same lot where an accessory living quarters exists.

23          m. Existing, Unpermitted Accessory Dwelling Units.

24           i. Applicability. The provisions of this subsection shall only apply to property and  
25 property owners who can establish all of the following criteria:

26           (a) The parcel is within the unincorporated area of Kitsap County;

27           (b) An accessory dwelling unit (ADU), as defined in Section F.17.110.020, or  
28 similar dwelling previously defined as an accessory living quarters (ALQ) or an  
29 accessory rental unit (ARU) is located on the parcel;

30           (c) The accessory dwelling has not received any prior review and/or approval  
31 by Kitsap County;

32           (d) The property owner did not construct or cause to have the accessory  
33 dwelling constructed;

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 (e) The property owner did not own the property when the accessory dwelling  
2 was constructed;
- 3 (f) The property owner exercised due diligence when purchasing the property  
4 with the existing accessory dwelling to discover whether or not the accessory  
5 dwelling was approved when purchasing the property. Due diligence is  
6 presumed to have occurred if the property owner can document the following  
7 conditions:
- 8 (i) That county tax records or parcel records contain no inquiry or other notice  
9 that the ADU was unpermitted; and
- 10 (ii) That the current owner requested and obtained a title report with no  
11 exceptions, restrictions, enforcement actions, permitting or similar issues  
12 pertinent to the ADU; and
- 13 (iii) That the prior owner's property and improvement disclosures at the time  
14 of sale did not indicate any permitting, compliance or similar issues pertinent to  
15 the ADU; and
- 16 (iv) That any third party involved in the sale or inspection of the ADU did not  
17 disclose any permitting, compliance or other issues pertinent to the ADU;
- 18 (g) The parcel has a history of property tax assessment and a history of  
19 continuous tax payments on the principal and the accessory dwelling;
- 20 (h) Acceptable documentation for subsections (B)(3)(m)(i)(a) through (g) of  
21 this section may include but is not limited to current or previous county  
22 assessment records, real estate disclosure forms, listing agreements, records of  
23 sale, title reports and aerial photography establishing compliance with the  
24 required conditions.
- 25 ii. Application. Persons who meet the criteria of subsection (B)(3)(m)(i) of this  
26 section desiring to gain approval of their accessory dwelling shall make application to  
27 the director of the department of community development on forms provided by the  
28 department, with fees to be paid at the time of application as provided in subsection  
29 (B)(3)(m)(v) of this section. Such application shall be a Type II permit under Chapter  
30 21.04.
- 31 iii. Approval. The director, or his designee, is authorized to approve submitted  
32 applications that satisfy all of the following:
- 33 (a) All the requirements of this section;
- 34 (b) All the applicable zoning, health, fire safety and building construction  
35 requirements;
- 36 (i) The applicable requirements shall be those in effect when the accessory  
37 dwelling was constructed. The burden of proof of when the accessory dwelling

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1 was constructed shall be upon the applicant and may consist of dated aerial  
2 photography, tax assessments, surveys or similar documents.

3 (ii) If the applicant cannot prove a date of construction, the applicable  
4 requirements shall be those currently in effect on the date of application.

5 (iii) If the applicant can only show a date range for construction, the  
6 applicable requirements shall be the latest requirements of the range;

7 (c) Proof of adequate potable water;

8 (d) Proof of adequate sewage disposal systems for both the principal and the  
9 accessory dwelling. Proof shall be shown by Kitsap County health district  
10 approval; and

11 (e) Verification by Kitsap County inspection staff that the accessory dwelling  
12 is habitable.

13 Applications approved subject to these provisions shall be considered legal  
14 nonconforming uses.

15 iv. Variances.

16 (a) When reviewing the application, the director is authorized to grant an  
17 administrative variance to the requirements of subsection (B)(3)(m)(iii)(b) of  
18 this section only when unusual circumstances relating to the property cause  
19 undue hardship in the application of subsection (B)(3)(m)(iii)(b) of this section.  
20 The granting of an administrative variance shall be in the public interest. An  
21 administrative variance shall be granted at the director's sole discretion only  
22 when the applicant has proven all of the following:

23 (i) There are practical difficulties in applying the regulations of subsection  
24 (B)(3)(m)(iii)(b) of this section;

25 (ii) The applicant did not create or participate in creating the practical  
26 difficulties;

27 (iii) A variance meets the intent and purpose of this section;

28 (iv) The variance will not be materially detrimental to the public welfare or  
29 injurious to property in the vicinity or zone in which the property is located; and

30 (v) The variance is the minimum necessary to grant relief to the applicant.

31 (b) The director is authorized to require mitigation in connection with the  
32 administrative variance to minimize the effect of the variance on surrounding  
33 properties.

34 (c) In reviewing a request for an administrative variance, the director shall  
35 notify and solicit comments from surrounding property owners of the

1 application and the intended variance and mitigation. The director shall consider  
2 such comments when determining whether or not to approve the variance. The  
3 director is further authorized to require mediation to resolve issues arising from  
4 the notification process and the costs of such mediation shall be paid by the  
5 applicant.

6 (d) Variance requests submitted as part of this subsection shall be considered  
7 as part of the original application and not subject to additional procedural or fee  
8 requirements.

9 v. Fees. Applicants shall pay a fee established by resolution at the time of  
10 application. Additionally, applicants shall pay notification costs, reinspection fees,  
11 additional review and other applicable fees in accordance with Chapter 21.10.  
12 Applicants may initiate a staff consultation in considering or preparing an application  
13 under these provisions. The staff consultation fee established in Chapter 21.10 shall  
14 not, however, be credited towards any subsequent application submitted under these  
15 provisions.

16 vi. Land Use Binder. Following approval of the accessory dwelling and any  
17 administrative variance, the applicant shall record a land use permit binder with the  
18 county auditor using forms provided by the Kitsap County department of community  
19 development.

20 vii. Expiration. Qualifying property owners shall have one year from the time that  
21 the noncompliant ADU is discovered to submit an application for approval of the  
22 ADU.

23 4. Accessory Living Quarters. In order to encourage the provision of affordable housing,  
24 accessory living quarters may be located in residential zones, subject to the following  
25 criteria:

26 a. Accessory living quarters shall be located within an owner-occupied primary  
27 residence;

28 b. Accessory living quarters are limited in size to no greater than fifty percent of the  
29 habitable area of the primary residence;

30 c. The accessory living quarters are subject to applicable health district standards for  
31 water and sewage disposal;

32 d. Only one accessory living quarters shall be allowed per lot;

33 e. Accessory living quarters are to provide additional off-street parking with no  
34 additional street-side entrance; and

35 f. Accessory living quarters are not allowed where an accessory dwelling unit exists.



Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 g. Existing Unpermitted Accessory Living Quarters. Existing unpermitted accessory  
2 living quarters may be approved under the provisions of subsection (B)(3)(m) of this  
3 section.
- 4 5. Adult Entertainment.
- 5 a. The following uses are designated as adult entertainment uses:
- 6 i. Adult bookstore;
- 7 ii. Adult mini-motion picture theater;
- 8 iii. Adult motion picture theater;
- 9 iv. Adult novelty store; and
- 10 v. Cabaret.
- 11 b. Restrictions on Adult Entertainment Uses. In addition to complying with the other  
12 sections of this title, adult entertainment uses shall not be permitted:
- 13 i. Within one thousand feet of any other existing adult entertainment use; and/or
- 14 ii. Within five hundred feet of any noncommercial zone, or any of the following  
15 residentially related uses:
- 16 (a) Churches, monasteries, chapels, synagogues, convents, rectories, or  
17 church-operated camps;
- 18 (b) Schools, up to and including the twelfth grade, and their adjunct play  
19 areas;
- 20 (c) Public playgrounds, public swimming pools, public parks and public  
21 libraries;
- 22 (d) Licensed day-care centers for more than twelve children;
- 23 (e) Existing residential use within a commercial zone.
- 24 iii. For the purposes of this section, spacing distances shall be measured as follows:
- 25 (a) From all property lines of any adult entertainment use;
- 26 (b) From the outward boundary line of all residential zoning districts;
- 27 (c) From all property lines of any residentially related use.
- 28 c. Signage for Adult Entertainment Uses.
- 29 i. In addition to special provisions relating to signage in this title, it shall be  
30 unlawful for the owner or operator of any adult entertainment use establishment or  
31 any other person to erect, construct, or maintain any sign for the adult entertainment

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 use establishment other than one primary sign and one secondary sign, as provided  
2 herein.
- 3 ii. Primary signs shall have no more than two display surfaces. Each such display  
4 surface shall:
- 5 (a) Be a flat plane, rectangular in shape;
- 6 (b) Not exceed seventy-five square feet in area; and
- 7 (c) Not exceed ten feet in height or ten feet in length.
- 8 iii. Primary and secondary signs shall contain no photographs, silhouettes, drawings  
9 or pictorial representations of any manner, and may contain only:
- 10 (a) The name of the regulated establishment; and/or
- 11 (b) One or more of the following phrases:
- 12 (i) “Adult bookstore,”
- 13 (ii) “Adult movie theater,”
- 14 (iii) “Adult cabaret,”
- 15 (iv) “Adult novelties,”
- 16 (v) “Adult entertainment.”
- 17 iv. Primary signs for adult movie theaters may contain the additional phrase,  
18 “Movie Titles Posted on Premises.”
- 19 (a) Each letter forming a word on a primary or secondary sign shall be of a  
20 solid color, and each such letter shall be the same print-type, size and color. The  
21 background behind such lettering on the display surface of a primary sign shall  
22 be of a uniform and solid color.
- 23 (b) Secondary signs shall have only one display surface. Such display surface  
24 shall:
- 25 (i) Be a flat plane, rectangular in shape;
- 26 (ii) Not exceed twenty square feet in area;
- 27 (iii) Not exceed five feet in height and four feet in width; and
- 28 (iv) Be affixed or attached to any wall or door of the establishment.
- 29 6. Storage of Junk Motor Vehicles.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1 a. Storage of junk motor vehicles on any property outside of a legally constructed  
2 building (minimum of three sides and a roof) is prohibited, except where the storage of  
3 up to six junk motor vehicles meets one of the following two conditions:

4 i. Any junk motor vehicle(s) stored outdoors must be completely screened by a  
5 sight-obscuring fence or natural vegetation to the satisfaction of the director (a  
6 covering such as a tarp over the vehicle(s) will not constitute an acceptable visual  
7 barrier). For the purposes of this section, “screened” means not visible from any  
8 portion or elevation of any neighboring or adjacent public or private property,  
9 easement or right-of-way; or

10 ii. Any junk motor vehicle(s) stored outdoors must be stored more than two hundred  
11 fifty feet away from all property lines.

12 b. Environmental Mitigation Agreement. The owner of any such junk motor vehicle(s)  
13 must successfully enter into an environmental mitigation agreement with the department  
14 of community development (the “department”) regarding the property where such  
15 vehicle(s) will be located or stored.

16 i. An environmental mitigation agreement between a property owner and the  
17 department is required before the outdoor storage of up to six screened junk motor  
18 vehicles will be approved. A property owner may enter into such agreement with the  
19 department for a one-time fee of \$10.00 per vehicle, the proceeds of which shall be  
20 used to assist with clean-up costs associated with the administration of Chapter 9.56.

21 ii. In order to mitigate any potential environmental impact from the storage of these  
22 junk motor vehicles, the property owner must agree to institute one of the following  
23 two preventative measures:

24 (a) Each junk motor vehicle must be drained of all oil and other fluids  
25 including, but not limited to, engine crankcase oil, transmission fluid, brake  
26 fluid and radiator coolant or antifreeze prior to placing the vehicle on site; or

27 (b) Drip pans or pads must be placed and maintained underneath the radiator,  
28 engine block, transmission and differentials of each junk motor vehicle to  
29 collect residual fluids.

30 (c) Either preventative measure shall require that the owner of such vehicle(s)  
31 clean up and properly dispose of any visible contamination resulting from the  
32 storage of junk motor vehicles. The agreement will require the property owner  
33 to select one of the two preventative measures and to allow for an initial  
34 inspection of the property by the department to assure that the preventative  
35 measure has been implemented to the satisfaction of the department. By entering  
36 into the agreement, the property owner further agrees to allow the department  
37 entry onto the property on an annual basis for reinspection to assure compliance  
38 with the approved agreement. If a property is found to be in compliance with the  
39 terms of the agreement for two consecutive inspections, the department may  
40 waive the annual inspection requirement. A property owner found to be in

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1 violation of the agreement may be issued a civil infraction pursuant to this  
2 section and could later be deemed a nuisance in accordance with Chapter 9.56.

3 7. Model Homes. Notwithstanding any other provision of this code, model homes may be  
4 constructed within a subdivision prior to final plat approval by the board. The purpose of the  
5 model homes shall be to demonstrate a variety of housing designs together with associated  
6 on-site improvements, e.g., landscaping, improved driveway, patios. Model homes shall be  
7 subject to the following requirements:

- 8 a. The subdivision shall have received preliminary plat approval;
- 9 b. One model home may be occupied as a temporary real estate office;
- 10 c. A model home may not be occupied as a dwelling unit or sold until the approved  
11 final plat is recorded;
- 12 d. The number of model home permits that may be issued for any approved  
13 preliminary plat or division thereof shall not exceed six;
- 14 e. If the lots to be used for model home purposes are in a block of two or more  
15 contiguous lots, temporary uses may be incorporated onto one or more lots, including  
16 temporary offices, parking, parks and playgrounds, subject to the approval of the  
17 director, and subject to obtaining a temporary use permit, which shall authorize the  
18 temporary uses for a period of one year. The director may extend the temporary use  
19 permit for up to two additional periods of six months each;
- 20 f. Lots used for model homes must be clear of restrictions or easements that may be  
21 subject to line changes before recording;
- 22 g. Stormwater management facilities must be in place and/or approved for recording.  
23 Temporary erosion control must be completed prior to occupancy of a model home;
- 24 h. Roads must be constructed to final alignment and grade such that the building  
25 inspector can determine if connecting driveways meet county standards prior to  
26 occupancy of a model home;
- 27 i. Permanent or temporary fire flow for the final plat must be approved by the fire  
28 marshal, constructed and operational prior to occupancy of a model home; and
- 29 j. Final plat restoration bonds must be posted prior to occupancy of a model home.

30 8. Guest Houses. Guest houses may be located in those zones specified in Sections  
31 F.17.410.042 through F.17.410.046 subject to the following conditions:

- 32 a. Guest houses shall not exceed nine hundred square feet. Dimensions are determined  
33 by exterior measurements;
- 34 b. Guest houses shall not include any kitchen plumbing, appliances or provisions for  
35 cooking;

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

- 1 c. Guest houses shall not include more than one bathroom (may be full bathroom);
- 2 d. Guest houses shall not include more than two habitable rooms and a bathroom;
- 3 e. Guest houses shall not be rented separately from the primary residence;
- 4 f. Only one guest house is allowed per parcel;
- 5 g. No guest house is allowed on a parcel with an existing accessory dwelling unit or  
6 accessory living quarters;
- 7 h. Newly constructed guest houses must meet the required setbacks for a single-family  
8 dwelling consistent with their zone. Legally established, existing structures built before  
9 May 7, 1998, may be remodeled into guest houses at their existing setback;
- 10 i. Guest houses must be within one hundred fifty feet of the primary residence;
- 11 j. Guest houses must use the same street entrance as the primary structure;
- 12 k. Guest houses must meet all applicable health district standards for water provision  
13 and sewage disposal; and
- 14 l. The property owner must record a notice to title outlining these conditions. This  
15 notice must be approved by the department and may not be extinguished without the  
16 county's written permission.
- 17 9. High-Risk Secured Facility. A high-risk secured facility shall comply with the following  
18 conditions:
- 19 a. The county shall hold a neighborhood meeting prior to a public hearing for a  
20 proposed high-risk secured facility. The project applicant shall cover all meeting costs.
- 21 b. The county shall mail community notification to the school district and all  
22 landowners within a half-mile radius of a proposed high-risk secured facility at least two  
23 weeks prior to the required neighborhood meeting. The project applicant shall cover all  
24 community notification costs.
- 25 c. A high-risk secured facility shall not be located adjacent to, immediately across the  
26 street or parking lot from, or within the line of sight of a risk potential activity or facility  
27 in existence at the time a facility is established.
- 28 i. "Within the line of sight" means that it is possible to reasonably visually  
29 distinguish and recognize individuals.
- 30 ii. "Risk potential activities and facilities" means an activity or facility that provides  
31 a higher incidence of risk to the public from persons conditionally released from the  
32 special commitment center. Risk potential activities and facilities include: public and  
33 private schools, school bus stops, licensed day-care and licensed preschool facilities,  
34 domestic violence shelters, public parks, publicly dedicated trails, sports fields,  
35 playgrounds, recreational and community centers, churches, synagogues, temples,

- 1 mosques, public libraries, public and private youth camps, and other specific uses  
2 identified during a neighborhood hearing. For the purpose of this section, “school bus  
3 stops” does not include bus stops established primarily for public transit.
- 4 d. A high-risk secured facility shall not be located in a community protection zone as  
5 defined in RCW 9.94A.030(6).
- 6 i. Distance shall be measured from all property lines of a high-risk secured facility  
7 from all property lines of the facilities and grounds of a public or private school.
- 8 e. A high-risk secured facility shall meet the applicable health district standards for  
9 water and sewage disposal to account for staff and residents.
- 10 f. Principal access to the site shall be from a county-maintained right-of-way.
- 11 g. A high-risk secured facility shall be equipped with an automatic fire sprinkler  
12 system, installed in accordance with applicable building and fire codes.
- 13 h. A high-risk secured facility shall be equipped with a mechanism that is interlocked  
14 with the fire protection system to automatically release any facility security locks and  
15 allow safe egress from the structure in the event of fire or other emergency.
- 16 i. A high-risk secured facility shall be equipped with a backup power system and an  
17 automatic transfer switch sufficient to energize and maintain the function of safety,  
18 security, and surveillance systems in the event of a power outage.

**Chapter F.17.470**

**MULTIFAMILY DEVELOPMENT – DESIGN CRITERIA**

21 Sections:

- 22 F.17.470.010 Purposes and intent.  
23 F.17.470.020 Applicability – How to use the design criteria.  
24 F.17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).  
25 F.17.470.040 Fences and walls.  
26 F.17.470.050 Recreation centers, mailboxes, site lighting, bus stops.  
27 F.17.470.060 Grading and tree/vegetation retention.  
28 F.17.470.070 Open space.  
29 F.17.470.080 Landscape design.  
30 F.17.470.090 Multifamily – Site design – Parking location and design.  
31 F.17.470.100 Multifamily – Site design – Screening.  
32 F.17.470.110 Multifamily – Signs.

33 **F.17.470.010 Purposes and intent.**

34 The general purposes of these design criteria are as follows:

- 35 A. To encourage better design and site planning.
- 36 B. To ensure that new multifamily development is sensitive to the character of the surrounding  
37 neighborhoods.



- 1 C. To enhance the built environment for pedestrians in higher-density areas.
- 2 D. To provide for development of neighborhoods with attractive, well-connected streets,  
3 sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and  
4 transit stops.
- 5 E. To ensure adequate light, air, and readily accessible open space for multifamily  
6 development in order to maintain public health, safety and welfare.
- 7 F. To ensure the compatibility of dissimilar adjoining land uses.
- 8 G. To maintain or improve the character, appearance, and livability of established  
9 neighborhoods by protecting them from incompatible uses, excessive noise, illumination, loss of  
10 privacy, and similar significant impacts.
- 11 H. To encourage creativity and flexibility in the design of multifamily developments in a  
12 manner that maximizes unique site attributes and is compatible with the character and intensity  
13 of adjoining land uses.

14 **F.17.470.020 Applicability – How to use the design criteria.**

15 A. Applicability. The “requirements sections” in the following design criteria apply to each  
16 multifamily project requiring conditional use review under Chapter 17.540 or 17.550.

17 B. How to Use the Design Criteria. The “requirements sections” state the design criteria that  
18 each project shall meet. These design criteria are intended to supplement the development  
19 standards of the UCR, UM and UH zones. Where the provisions of this chapter conflict with the  
20 provisions of Chapters 17.210 (UCR), 17.220 (UM), and 17.230 (UH), the provisions of the  
21 zoning district shall apply. The “guidelines” which follow each requirement statement are  
22 suggested ways to achieve the design intent. Each guideline is meant to indicate the preferred  
23 conditions, but other equal or better design solutions will be considered acceptable by the  
24 director or hearing examiner, so long as these solutions meet the intent of these sections. They  
25 are to be applied with an attitude of flexibility, recognizing that each development site and  
26 project will have particular characteristics that may suggest that some guidelines be emphasized  
27 and others de-emphasized. However, while alternative solutions can be proposed, none of the  
28 criteria in the requirement statements can be disregarded.

29 **F.17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).**

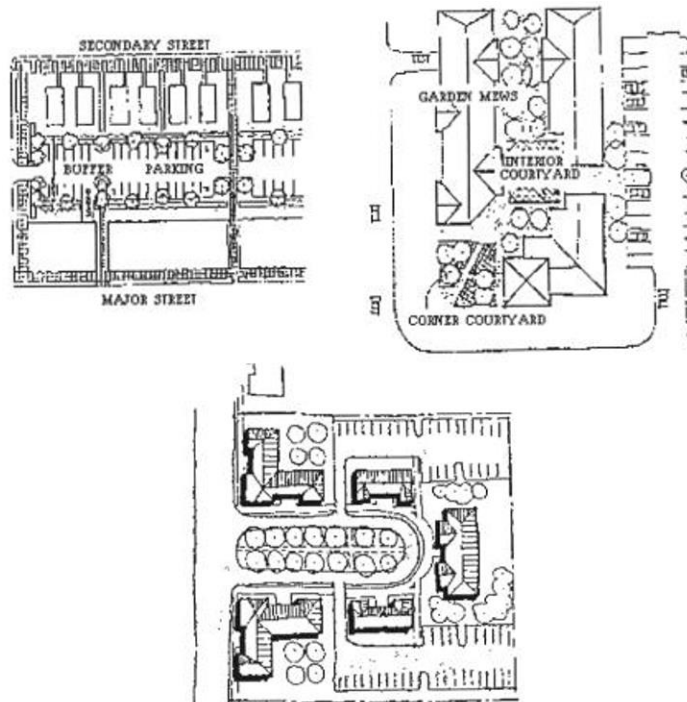
30 A. Requirement. Design multifamily projects to be oriented to public streets or common open  
31 spaces and to provide pedestrian and vehicular connections to existing neighborhoods.

32 B. Guidelines. Possible ways to achieve neighborhood connections include:

- 33 1. Use a modified street grid system where most buildings in a project front on a street.  
34 Where no public streets exist, create a modified grid street system within the project.
- 35 2. Locate parking areas behind or under building and access such parking from alley-type  
36 driveways. If driveway access from streets is necessary, minimum width driveway providing  
37 adequate firefighting access should be used.

- 1 3. Provide each building with direct pedestrian access from the main street fronting the  
2 building and from the back where the parking is located.
- 3 4. Another alternative may be to orient the buildings into U-shaped courtyards where the  
4 front door/main entry into the building is from a front courtyard. Access to the courtyard  
5 from the rear parking area should be through a well-lighted breezeway or stairway. This  
6 alternative will work where projects abut an arterial or major collector street where the  
7 quality of living could be enhanced with building facing into the courtyard. The buildings  
8 would still be located between the street and parking lot.
- 9 5. The following illustrations depict site-planning techniques that orient multifamily  
10 projects to streets, adding value and identity to the complex, by siting parking behind the  
11 buildings:

12



13

14 **Examples of preferred site planning that orients multifamily projects to streets, adding**  
15 **value and identity to the complex, by siting parking behind the buildings.**

16 **F.17.470.040 Fences and walls.**

17 A. Requirement. Design the site to minimize the need for fences and walls that inhibit or  
18 discourage pedestrian use of sidewalks or paths, isolate neighborhoods, or separate  
19 neighborhoods from main roads.

20 B. Guidelines.

- 21 1. Place pedestrian breaks and/or crossing at frequent intervals where a fence, wall or  
22 landscaped area separates a sidewalk from a building or one development from another.

- 1           2.   Employ small setbacks, indentations, stepped fence heights, or other means of breaking  
2           up the wall or fence surface and height.

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**Alternative to solid or blank-looking fence.**

- 6           3.   Employ different textures, color or materials (including landscape materials) to break up  
7           the wall's surface and add visual interest.

- 8           4.   If fencing is required, repeat the use of building facade materials on fence columns  
9           and/or stringers.

10 **F.17.470.050 Recreation centers, mailboxes, site lighting, bus stops.**

11 A.   Requirement. Provide adequate lighting, screening and pedestrian access to supporting  
12 facilities such as recreation centers, mailboxes, play yards, bus stops and dumpsters. If otherwise  
13 required as a condition of project approval, locate passenger shelters in well-lit areas with access  
14 to the multifamily walkway network. Provide for shielding and directing of light to minimize  
15 impacts upon residents and abutting property owners.

16 B.   Guidelines.

17       1.   Recreation Centers.

18           a.   Recreation centers should have adequate parking and bike racks for the guests of  
19           tenants.

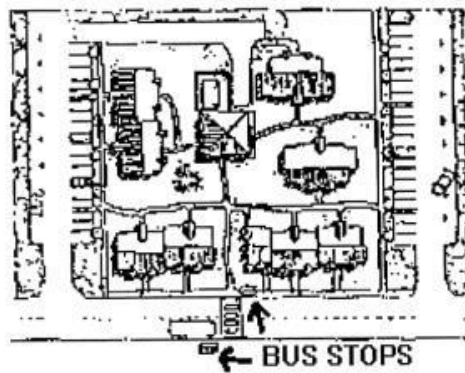
20           b.   The center should be directly connected by a series of walkways to all the  
21           multifamily buildings in the complex. These walkways should be barrier free,  
22           landscaped, and lighted with fixtures not to exceed fifteen feet in height. The walkways  
23           should provide visual contrast where they cross driveways or streets.

24       2.   Site Lighting.

25           a.   Site lighting (pedestrian-scale and low level) should be provided throughout the  
26           project.

27           b.   Security lighting should be provided in parking areas and play areas.

- 1           c. Lighting should not shine into the dwelling units in the development.
- 2           d. Lighting should be directed away from neighboring development.
- 3       3. Mailboxes. If common mailboxes are used, they should be located near the project entry
- 4       or near the recreational facilities. The architectural character should be similar in form,
- 5       materials, and colors to the surrounding buildings. Mailboxes should be well lit and
- 6       pedestrian accessible.
- 7       4. Bus Stops. The multifamily walkway network shall provide convenient pedestrian
- 8       access to the nearest transit stop.



- 10
- 11   **F.17.470.060 Grading and tree/vegetation retention.**
- 12   A. Requirement. To the extent reasonable and practicable, multifamily projects shall be
- 13   designed to minimize impacts to existing topography and vegetation.
- 14   B. Guidelines.
- 15       1. Incorporate the natural grades in the overall design of the project.
- 16       2. Incorporate existing groups of trees/vegetation to be protected and retained on the site.
- 17       3. Minimize disturbance of open space to better facilitate storm water infiltration.
- 18       4. Stepping the building down a hillside to match the topography can reduce the impact of
- 19       the building on smaller, nearby buildings.

1



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3 **F.17.470.070 Open space.**

4 A. Requirement. Open space shall be provided in or adjacent to multifamily development for  
5 all the residents of the development.

6 B. Guidelines.

7 1. Where possible, combine the open space of contiguous properties to provide for larger  
8 viable open space areas.

9 2. Site permanent outdoor recreation equipment away from storm drainage facilities.

10 3. Use walkways to connect the open spaces to the multifamily buildings, parking areas,  
11 and adjacent neighborhoods.

12 4. Incorporate a variety of activities for all age groups in the active recreational open space.

13 5. Consider drainage/retention areas that enhance the environment and open space usage.

14



15

16 **F.17.470.080 Landscape design.**

17 A. Requirement. In addition to the requirements in Chapter 17.500, landscaping and supporting  
18 elements (such as trellises, planters, site furniture or similar features) shall be appropriately  
19 incorporated into the project design.

20 B. Guidelines.

21 1. Minimize tree removal and incorporate larger caliper trees to obtain the immediate  
22 impact of more mature trees when the project is completed.

- 1        2. Provide frameworks such as trellises or arbors for plants to grow on.
- 2        3. Incorporate planter guards or low planter walls as part of the architecture.
- 3        4. Landscape the open areas created by building modulation.
- 4        5. Incorporate upper story planter boxes or roof plants.
- 5        6. Retain natural greenbelt vegetation that contributes to greenbelt preservation.
- 6        7. On streets with uniform planting of street trees and/or distinctive species, plant street
- 7        trees that match the street tree spacing and/or species.
- 8        8. Use plants that require low amounts of water, including native drought-resistant species,
- 9        and require low amounts of chemicals and fertilizers.
- 10       9. Incorporate vegetation-based LID BMPs.

11    **F.17.470.090 Multifamily – Site design – Parking location and design.**

12    A. Requirement. Minimize the impact of driveways and parking lots on pedestrians and

13    neighboring properties by designing and locating parking lots, carports, and garages in a way that

14    creates few interruptions on the street, sidewalk or building facade (UVC).

15    B. Guideline.

- 16       1. Locate surface parking at rear or side of lot (UVC);
- 17       2. Break large parking lots into small ones, and share with adjacent property owners where
- 18       possible (UVC);
- 19       3. Minimize the number and width of driveways and curb cuts (UVC);
- 20       4. Share driveways with adjacent property owners (UVC);
- 21       5. Locate parking in areas that are less visible from the street (UVC);
- 22       6. Locate driveways so they are visually less dominant (UVC);
- 23       7. Berm and landscape parking lots when they are visible from the street (UVC);
- 24       8. Screen parking lots abutting single-family residences with landscaping and/or fencing
- 25       (UVC); and
- 26       9. Limit parking lots on street frontages to thirty percent of the street frontage (UVC).

27    **F.17.470.100 Multifamily – Site design – Screening.**

28    A. Requirement. Provide adequate screening for support facility needs associated with

29    multifamily developments (UVC).

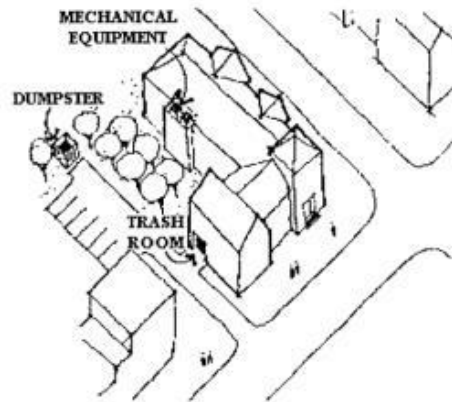
30    B. Guideline. Support areas should be located adjacent to parking areas and should be fully

31    screened with a minimum six-foot-high fence. The screening material should match the main

32    buildings, and the perimeters planted with shrubs and ornamental trees (UVC).



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3 **Service elements located away from the street edge and not generally visible from the**  
4 **sidewalk.**

5 **F.17.470.110 Multifamily – Signs.**

6 A. Requirement. Minimize the amount of signage needed to identify the multifamily  
7 development (UVC). Signs shall conform to Chapter 17.510, Sign Code.

8 B. Guideline.

9 1. Multifamily projects should have a sign at the main entry from the street to identify the  
10 project. The sign should also include the street address (UVC).

11 2. Internal directional signs showing the building locations and building numbers are  
12 encouraged (UVC, NC).

13 3. Each building will have clearly displayed street numbers, building numbers, and  
14 building name, if applicable. Choose materials for the signs that are used in the architectural  
15 details of the buildings (UVC).

16 **Chapter F.17.520**

17 **MARIJUANA REGULATIONS**

18 Sections:

19 F.17.520.010 Findings and application.

20 F.17.520.020 Definitions.

21 F.17.520.030 Location.

22 F.17.520.040 Permits.

23 F.17.520.050 Public nuisance.

24 F.17.520.060 Nonconforming uses.

1 **F.17.520.010 Findings and application.**

2 A. Marijuana is illegal under Federal Controlled Substances Act, 21 U.S.C. Section 801 et seq.  
3 State and local regulations do not preempt federal law. People and businesses involved in the  
4 production, processing, sales, and possession of marijuana could still be subject to prosecution  
5 under federal law. Local zoning and other regulations are not a defense against a violation of  
6 federal law.

7 B. This chapter is necessary to protect the public health, safety and welfare of Kitsap County  
8 citizens. Nothing in this chapter shall be construed as an authorization to circumvent or violate  
9 state or federal law, as permission to any person or entity to violate federal law, or to supersede  
10 any legislation prohibiting the uses subject to this chapter.

11 C. This chapter shall apply to those marijuana producers, processors and retailers that are  
12 licensed by the Washington State Liquor and Cannabis Board under Chapter 314-55 WAC.

13 **F.17.520.020 Definitions.**

14 For purposes of this chapter, the following definitions shall apply. Where these definitions  
15 conflict with RCW 69.50.101, as now or hereafter amended, those in state law shall govern.

16 A. “Marijuana” means all parts of the plant Cannabis, whether growing or not, with a THC  
17 concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted  
18 from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or  
19 preparation of the plant, its seeds or resin. The term does not include the mature stalks of the  
20 plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other  
21 compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the  
22 resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable  
23 of germination.

24 B. “Marijuana processor” means a person licensed by the State Liquor and Cannabis Board to  
25 process marijuana into useable marijuana, and marijuana-infused products, package and label  
26 marijuana concentrates, useable marijuana, and marijuana-infused products for sale in retail  
27 outlets, and sell marijuana concentrates, useable marijuana, and marijuana-infused products at  
28 wholesale to marijuana retailers.

29 C. “Marijuana producer” means a person licensed by the State Liquor and Cannabis Board to  
30 produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

31 D. “Marijuana-infused products” means products that contain marijuana or marijuana extracts  
32 and are intended for human use. The term “marijuana-infused products” does not include useable  
33 marijuana.

34 E. “Marijuana retailer” means a person licensed by the State Liquor and Cannabis Board to sell  
35 marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet.

36 F. “Useable marijuana” means dried marijuana flowers; it does not include marijuana-infused  
37 products.

1 **F.17.520.030 Location.**

2 A. Marijuana Producers. Subject to the requirements of this chapter, marijuana producers may  
3 be located as follows. Further, such facilities and uses may only be located at designated sites  
4 licensed by the state of Washington and fully conforming to state law and this chapter.

5 1. Tier 1, 2, and 3 marijuana producers may be located in the urban industrial (IND), rural  
6 employment center (REC), and 12 Trees employment center (TTEC) zones.

7 2. Tier 1 and 2 marijuana producers may be located in the business park (BP) zone.

8 3. Tier 2 and 3 marijuana producers may be located in the business center (BC) zone.

9 4. Tier 1 and 2 marijuana producers may be located in the rural industrial (RI) zone.

10 B. Marijuana Processors. Subject to the requirements of this chapter, marijuana processors may  
11 be located in the business center (BC), business park (BP), urban industrial (IND), rural  
12 employment center (REC), and 12 Trees employment center (TTEC) zones. Further, such  
13 facilities and uses may only be located at designated sites licensed by the state of Washington  
14 and fully conforming to state law and this chapter.

15 C. Marijuana Retailers. Subject to the requirements of this chapter, marijuana retailers, both  
16 with and without endorsements, may be located as follows. Further, such facilities and uses may  
17 only be located at designated sites licensed by the state of Washington and fully conforming to  
18 state law and this chapter.

19 1. Marijuana retailers may be located in the commercial (C), regional center (RC), low  
20 intensity commercial (LIC), neighborhood commercial (NC) and rural employment center  
21 (REC) zones.

22 D. Marijuana Producers, Processors and Retailers. All marijuana producers, processors and  
23 retailers must be a minimum of one thousand feet away, as measured by the shortest straight line  
24 between property boundaries, from any elementary or secondary school, playground, recreation  
25 center or facility, child care center, public park, public transit center, library or game arcade as  
26 defined in WAC 314-55-010.

27 **F.17.520.040 Permits.**

28 A. Kitsap County makes no representations as to the legality of the use subject to this chapter.  
29 All applicable permits (e.g., administrative conditional use permits, building permits or tenant  
30 improvement permits) shall be required.

31 B. Only state-licensed marijuana producers, processors and retailers may locate within  
32 unincorporated Kitsap County. Upon request, all producers, processors and retailers must supply  
33 a copy of the state-issued license.

34 C. No permit shall be approved unless the applicant demonstrates full compliance with Chapter  
35 69.50 RCW and Chapter 314-55 WAC.

1 **F.17.520.050 Public nuisance.**

2 Any violation of this chapter is declared to be a public nuisance per se, and, in addition to any  
3 other remedy provided by law or equity, may be abated by the county under the applicable  
4 provisions of this code or state law.

5 **F.17.520.060 Nonconforming uses.**

6 No use that constitutes or purports to be a marijuana producer, processor or retailer as those  
7 terms are defined in this chapter that was engaged in that activity prior to the enactment of this  
8 chapter shall be deemed to have been a legally established use under Kitsap County Code and  
9 that use shall not be entitled to claim legal nonconforming status.

1 **Section 187: Adoption.**

2 **NOW THEREFORE, BE IT FURTHER ORDAINED** that the Kitsap County Board of  
3 Commissioners, based on the above findings, \_\_\_\_\_ the amendments herein.

4 **Section 188: Severability.**

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

8 **Section 189: Scrivener's Error.**

9 Should any amendment to Kitsap County Code that was passed by the Board during its  
10 deliberations on this Ordinance be inadvertently left out upon publication, the explicit action of  
11 the Board as discussed and passed shall prevail upon subsequent review and verification by the  
12 Board.

13 **Section 190: Effective Date.**

14 This Ordinance shall take effect immediately.

Zoning Use Table Update  
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

2 **BOARD OF COUNTY COMMISSIONERS**  
3 **KITSAP COUNTY, WASHINGTON**

4 \_\_\_\_\_  
5 **ROBERT GELDER, Chair**

6 \_\_\_\_\_  
7 **CHARLOTTE GARRIDO, Commissioner**

8 \_\_\_\_\_  
9 **EDWARD E. WOLFE, Commissioner**

10  
11  
12  
13 ATTEST:

14 \_\_\_\_\_  
15 Dana Daniels, Clerk of the Board

16 APPROVED AS TO FORM:

17 \_\_\_\_\_  
18 Lisa J. Nickel, Deputy Prosecuting Attorney  
19

20





1 **Planning Commission recommended amendments to draft Ordinance - Change Matrix**

2 The matrix below captures Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 during deliberation sessions on October 5, October 26, and November 9 of 2021. Column one indicates  
3 the page number and line(s) where the amendments occur in the draft Ordinance. Column two identifies the section of the draft Ordinance or Kitsap County Code where the change occurs. Column three identifies the exact  
4 amendments proposed by the Planning Commission in an underline and strikeout format with **red text**.  
5

Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by <b>red text</b> .
Added via Planning Commission deliberations	<b>6.16</b>	<u>Section 6.16 : Kitsap County Code Chapter 6.16, “Mobile home parks,” last amended by Ordinance 23-A (1971) § 7, 1971 is repealed.</u>
Page 4 Line 37-41	<b>17.110.020</b>	17.110.020 Accessory dwelling unit, <u>detached</u> . “Accessory dwelling unit, <u>detached</u> ” means separate living quarters <b>that doesn’t meet the definition of Section 17.110.017 Accessory dwelling unit</b> , attached. <del>detached from the primary residence</del> . No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses.
Page 8 Lines 7-8	<b>17.110.165</b>	17.110.165 Club. “Club” means a place where an association of persons <u>or 501 C3 non-profits</u> organized for some common purpose <del>to</del> meet. <u>This definition may include a clubhouse.</u>
Pages 13-14 Lines 41-3	<b>17.110.292</b>	17.110.292 Fuel or charging station, with convenience store. “Fuel or charging station, with convenience store” means a facility that provides gasoline and/or diesel fuel, electric vehicle charging stations to retail consumers with a facility that sells convenience goods as a secondary activity <b>and may have an accessory car wash limited to a single passenger vehicle capacity.</b>
Page 15 Lines 7-16	<b>17.110.316</b>	17.110.316 Group home. “Group home” means a dwelling unit containing up to eight unrelated persons who are mentally or physically impaired who are protected under the Fair Housing Act, along with support or supervisory personnel or family members who may reside at the facility. A. The term mental or physical impairment includes conditions such as blindness, hearing impairment, mobility impairment, HIV infection, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, <b>cognitive impairment, memory loss</b> , and mental illness. B. Current users of illegal controlled substances, persons convicted for illegal manufacture or distribution of a controlled substance, sex offenders, and juvenile offenders are not considered mentally or physically impaired under the Fair Housing Act.



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by <b>red text</b> .
Page 15 Lines 20-33	<b>17.110.318</b>	17.110.318 Group living. “Group living” means the residential occupancy of a structure that does not meet the definition of family living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training. Group living includes the following: A. Assisted living facility. B. Boarding house, rooming house, or lodging house. C. Congregate care facility. <del>D. Convalescent, nursing or rest home.</del> <b>ED.</b> Dormitory. <b>FE.</b> Hospice. <b>GF.</b> Monastery or convent. <b>HG.</b> Independent living facility. <b>IH.</b> Shelter, non-transitory accommodation. <b>JL.</b> Skilled nursing care facility, <u>memory care, convalescent, or rest home.</u>
Added via Planning Commission deliberations	<b>17.110.655</b>	<u>Section . : Kitsap County Code Section 17.110.655, “Recreational vehicle camping park,” last amended by Ordinance 534-2016 is repealed.</u>
Added via Planning Commission deliberations	<b>17.110.728-9</b>	<u>17.110.XXX “Urban Port” means a Port District with public taxing authority established under RCW 53.04.010 that is located within a designated unincorporated Urban Growth Area that operates an existing marina and that owns, manages, and maintains properties that are contiguous to or near the waterfront for the purposes of economic development.</u>
Pages 56, 60 Lines N/A	<b>17.410.044., “Commercial, industrial, parks, and public facility zones use table,”</b>	17.410.044., “Commercial, industrial, parks, and public facility zones use table,” See table below for Planning Commission recommended changes.



Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		<a href="#">17.240</a>	<a href="#">17.250</a>	<a href="#">17.280</a>	<a href="#">17.260</a>	<a href="#">17.270</a>	<a href="#">17.290</a>	<a href="#">17.300</a>	<a href="#">17.310</a>	<a href="#">17.330</a>	<a href="#">17.330</a>	<a href="#">17.340</a>	Definition ↓	Categorical Use Standards ↓
272	General office and management services – 10,000 s.f. or greater	P	P	P	ACUP	--	--	P	P	-- <del>ACUP</del>	--	--	17.110.302 General office and management services.	17.415.230 General office and management services.
542	Slaughterhouse or animal processing	--	--	--	--	--	C	ACUP	ACUP	C	<del>€</del> <del>ACUP</del>	--	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.

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8



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by <b>red text</b> .
Pages 62-70 Lines N/A	<b>17.410.046.,</b> “ <b>Limited</b> <b>areas of more</b> <b>intensive</b> <b>rural</b> <b>development</b> <b>(LAMIRD)</b> <b>zones use</b> <b>table.,”</b>	Section 179: Kitsap County Code Section 17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.” See table below for Planning Commission recommended changes.

9

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS											TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓	
	Keyport Rural Village <a href="#">17.360A</a>			Manchester LAMIRD <a href="#">17.360B</a>			Rural Historic LAMIRD <a href="#">17.360C</a>			Suquamish LAMIRD <a href="#">17.360D</a>			REC <a href="#">17.360</a> <u>E</u>			TTEC <a href="#">17.360</a> <u>E</u>
Zoning Classification (1)(3)(4) →	KVC	KVL R	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR				
Categorical Use (1)(3)(4) ↓																
100 Accessory dwelling unit, attached	ACUP	P	P	<b>ACUP</b> =	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 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	<b>ACUP</b> =	ACUP	ACUP				C	ACUP	ACUP	--	--	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.
108	Cottage housing development	ACUP	P	P	€	ACUP	ACUP	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	ACUP	ACUP	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
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.
126	Group Living (7 or more rooms)	C	C	C	C	ACUP	ACUP				C	ACUP	ACUP	--	--	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
208	Event facility	€	--	--	€	--	--				€	--	--	--	--	17.110.269 Event facility	17.415.185 Event facility.
212	Resort	€	--	--	--	--	--				--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.
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.
224	Equipment sales, rentals and repair, heavy	€	--	--	€	--	--				€	--	--	P	ACUP	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
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.
234	General retail merchandise stores – less than 4,000 s.f.	P	--	--	P	--	--				P	--	--	P	P	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	--	--	<del>€</del> =	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	<del>€</del> =	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
254	Automobile or recreational vehicle repair	ACUP	--	--	<del>ACUP</del> =	--	--				ACUP	--	--	ACUP	<del>ACUP</del> =	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.
256	Car washes	P	--	--	<del>P</del> =	--	--				P	--	--	ACUP	<del>P</del> =	17.110.149 Car washes.	17.415.095 Car washes.
272	General office and management services – 10,000 s.f. or greater	C	--	--	<del>€</del> =	--	--				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	--	--	<del>ACUP</del> =	C	C				ACUP	--	--	P	P	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
280	Off-street parking facilities, structured	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
284	Research laboratory, less than 4,000 s.f.	P	--	--	<del>P</del> =	--	--				--	--	--	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	--	--	<del>ACUP</del> =	--	--				--	--	--	ACUP	ACUP	17.110. 658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
296	Shared work/maker space	<del>P</del> ACUP	--	--	<del>P</del> ACUP	--	--				<del>P</del> ACUP	--	--	<del>P</del> ACUP	<del>P</del> ACUP	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.
312	Marinas	C	--	--	C	--	--				C	C	C	<del>ACUP</del> =	<del>ACUP</del> =	17.110.480 Marina.	17.415.350 Marinas.
314	Marina support services	ACUP	--	--	ACUP	--	--	ACUP	ACUP	ACUP	<del>P</del> =	<del>P</del> =	17.110.482 Marina support services.	17.415.355 Marina support services.			
420	Transportation terminals, marine	<del>C</del>	--	--	<del>C</del>	--	--	<del>C</del>	--	--	<del>C</del>	<del>C</del>	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine			





422	Transportation terminals, non-marine	ACUP	--	--	ACUP	--	--				ACUP	--	--	ACUP	ACUP	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine
604	Aquaculture practices	--	ACUP	ACUP	--	ACUP	ACUP				--	ACUP	ACUP	ACUP	--	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
700	Accessory use or structure	ACUP <u>P</u>	P	P	P	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.

10

Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by red text.
Page 82 Lines 38-39	17.415.010	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. To encourage the provision of affordable housing, an Accessory Dwelling Unit (ADU) located in an Urban Growth Area (UGA) shall meet the following criteria: ... G. Size. Dimensions are determined by interior measurements. An ADU shall not exceed <del>900</del> <u>1200</u> sf <del>or 60% of the habitable area of the primary dwelling, whichever is smaller.</del>
Page 88 Lines 19-34	17.415.070	17.415.070 Automobile or recreational vehicle repair. A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Section 17.700 Appendix C3). B. Use must take access from state route in the Gorst urban growth area. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain. C. In the Industrial (I) zone, automobile or recreational vehicle repair shall be located and designed to serve adjacent area. D. In the Neighborhood Commercial (NC) zone, automobile or recreational vehicle repair shall not exceed 4,000 square feet of gross floor area. <del>E. In the Rural Employment Center (REC) zone, automobile or recreational vehicle repair shall be subject to the following permit review:</del> <del>1. 0—3,999 square feet = P</del> <del>2. 4,000—9,999 square feet = ACUP</del> <del>3. 10,000—15,000 square feet = C</del> <del>4. 15,001 square feet and above = X</del>
Page 89 Lines 10-21	17.415.095	17.415.095 Car washes. A. Use must take access from state route in the Gorst urban growth area. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain. B. In the Neighborhood Commercial (NC) zone, car washes shall not exceed 4,000 square feet of gross floor area. <del>C. In the Rural Employment Center (REC) zone, car washes shall be subject to the following permit review:</del> <del>1. 0—3,999 square feet = P</del> <del>2. 4,000—10,000 square feet = ACUP</del> <del>3. 10,001—15,000 square feet = C</del> <del>4. 15,001 square feet and above = X</del>



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by <b>red text</b> .
Page 90 Lines 24-27	17.415.135	17.415.135 Cottage housing development. <del>Reserved. Cottage housing is an allowed use in conjunction with Group Living (1 to 6 rooms or 7+ rooms) facilities and shall be reviewed under the Group Living (1 to 6 rooms or 7+ rooms) permit review process.</del>
Page 93 Line 12	17.415.195	17.415.195 Event facility. In Rural Residential and Rural Protection zones, an event facility shall comply with the following standards: ... E. Landscaping and fencing. The event facility shall include a site obscuring fence, wall or landscape buffer <u>as defined in 17.500.027(B)(1)</u> :
Page 94-95 Lines 36-3	17.415.230	17.415.230 General office and management services. A. In the Business Park (BP) zone or Industrial (I) zone, engineering and construction offices and financial, banking, mortgage and title institutions must be located and designed to serve adjacent area. B. In the Industrial (I) zone, general office and management services that are less than 4,000 square feet must be located and designed to serve adjacent area. C. In the Neighborhood Commercial (NC) zone, engineering and construction offices must not exceed 4,000 square feet of gross floor area. D. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone, financial, banking, mortgage and title institutions and laundromats and laundry services must not exceed 4,000 square feet of gross floor area. E. In the Rural Industrial (RI) zone, use must be accessory to an immediate primary use. <del>F. In the Manchester Village Commercial (MVC) zone, equipment storage located externally is not allowed for engineering and construction offices.</del>
Page 95 Lines 38-44	17.415.250	17.415.250 Group Living (1 to 6 rooms). A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16. B. Boarding houses shall meet the minimum density and shall not exceed the maximum density for the zone or six boarding rooms, whichever is greater. Each room shall be considered a dwelling unit when calculating the required minimum or maximum density. C. Boarding houses must have health district approval prior to occupancy. D. In the Urban Village Center (UVC) zone, a boarding house shall be permitted outright. <u>E. Except in the Manchester Village Commercial (MVC), Manchester Village Residential Low (MVL) and Manchester Village Residential (MVR), cottage housing may be used in conjunction with Group Living (1 to 6 rooms) facilities and reviewed under the Group Living (1 to 6 rooms) permit review process.</u>
Page 96 Lines 2-6	17.415.255	17.415.255 Group Living (7 or more rooms). A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16. B. Boarding houses shall meet the minimum density and shall not exceed the maximum density for the zone or six boarding rooms, whichever is greater. Each room shall be considered a dwelling unit when calculating the required minimum or maximum density. <u>C. Except in the Manchester Village Commercial (MVC), cottage housing may be used in conjunction with Group Living (7+ rooms) facilities and reviewed under the Group Living (7+ rooms) permit review process.</u>



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by <b>red text</b> .
Page 99 Lines 15-40	<b>17.415.305</b>	<p>17.415.305 Manufactured/mobile/RV/park-model/tiny home park. Manufactured home/mobile/RV park/park-model/tiny home park must meet the following requirements:</p> <p>A. Utilities. The use, individual units, or individual sites shall be completely and adequately served by utilities for potable water and sanitation approved by the Health District.</p> <p><del>B. Building lot coverage. The maximum building lot coverage is sixty percent, including accessory buildings.</del></p> <p><del>CB.</del> Accessory buildings. Buildings and structures accessory to a home shall be allowed. <del>An accessory roof or awning may be attached to a home and shall be considered a part thereof.</del> Automobile parking spaces may be covered with a carport.</p> <p><del>DC.</del> Access. All drives within the park shall be constructed in accordance with Title 12. Drives, sidewalks and paths shall be provided consistent with county road standards <del>and residential subdivision standards outlined in Title 16.</del></p> <p><del>E. Setbacks. There shall be at least a ten-foot setback between homes, and between any building(s) within the park. There shall be at least a ten-foot setback between any designated parking space and any building.</del></p> <p><del>FD.</del> Screening. There shall be sight-obscuring fencing, or landscaping or natural vegetated buffers at least eight feet wide on all sides of the park. Such screening shall contain openings suitable to provide direct pedestrian access to adjoining streets and trails.</p> <p><del>G. Recreational Areas/Open Space. At least five hundred square feet for each home space shall be made available in a centralized location or locations for recreational uses.</del></p> <p><del>HE.</del> <del>Binding s</del>Site plan. A complete and detailed <del>binding</del> site plan shall be submitted in support of the permit. The <del>binding</del> site plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways, parking, and roads and recreational areas. <del>Consistent with the underlying zoning, standards set forth in KCC 16.24.040 and 16.24.050 apply.</del> The Director may <u>also</u> require additional information as necessary to determine whether all the above conditions and other applicable provisions of this code are met.</p>