



Planning Commission Executive Summary

Issue Title: 2019 Zoning Use Table Update
Meeting Date: August 20, 2019
Time Required: 90 minutes
Department: Department of Community Development (DCD)
Attendees: Dave Ward, Liz Williams, Darren Gurnee, and Carmen Smith

Action Requested at This Meeting:

No action requested – conduct a work study session to develop proposed amendments for the 2019 Zoning Use Table Update Project

Background

- The Board of County Commissioners approved funding in 2019 to review and revise the Kitsap County Code (KCC) Zoning Use Tables (KCC 17.410).
- On 5/21/2019, the Planning Commission was briefed on the project work plan.
- On 7/30/2019, the Planning Commission conducted an initial work study session and reviewed the following:
 - Results of the recent customer survey (Attachment 1)
 - Comparison of land uses by jurisdiction (Attachment 2)
 - Kitsap county zone purpose statements (Attachment 3)
 - Kitsap County Code footnote analysis (Attachment 4)
 - Preliminary discussion draft – level of permit review by zone (Attachment 5)

Schedule

The Department proposes the following schedule for the Planning Commission as we develop the proposed amendment for this project:

Mtg Date	Purpose
8/20/2019	Work Study Session #2 (90 min) <ul style="list-style-type: none">• Results of the county-wide survey• Review preliminary discussion draft – level of permit review by zone
9/17/2019	Work Study Session #3 (90 min) <ul style="list-style-type: none">• New definitions, land uses & development regulations
9/24/2019 Special Meeting	Work Study Session #4 (90 min) <ul style="list-style-type: none">• Reorganized use table and footnotes

Attachments

Attachment 1 – Results of the recent customer survey

Attachment 2 – Comparison of Land Uses by Jurisdiction

Attachment 3 – Kitsap County Code Zone Purpose Statements

Attachment 4 – Kitsap County Code Footnote Analysis

Attachment 5A – Preliminary Discussion Draft – Level of Permit Review for Residential Zones (Part 1)

Attachment 5B – Preliminary Discussion Draft – Level of Permit Review for Commercial and Industrial Zones (Part 2)

Attachment 5C – Preliminary Discussion Draft – Level of Permit Review for Limited Area of More Intensive Rural Development (LAMIRD) Zones (Part 3)

Attachment 6 – Comparison of Kitsap County Permit Types

Attachment 7 – Results of the county-wide survey (**will be provided at the 8/20 meeting**)

For the 8/20/2019 work study session, Commissioners should review in advance the preliminary discussion draft – level of permit review by zone (Attachment 5A, 5B, and 5C). Keep in mind this is a discussion draft and does not constitute a recommendation by the Department. Staff found it helpful to reference the Kitsap County Code zone purpose statements (Attachment 3) when considering changes to the level of permit review. Commissioners may also find it helpful to review the comparison of Kitsap County permit types (Attachment 6) to understand the requirements of a Permitted Use (P), an Administrative Conditional Use Permit (ACUP), and a Conditional Use Permit (CUP). At the 8/20 work study session, staff will ask which categorical uses Commissioners would like to discuss in greater detail, instead of going through them individually. Based on the discussion, the Department will make additional changes to the preliminary discussion draft – level of permit review by zone.



Kitsap County Department of Community Development 2019 Zoning Use Table Update Summary of Recent Customer Survey

In July 2018, Kitsap County Department of Community Development conducted a survey for a project that will update the County’s allowed land use tables. The purpose of the survey was to understand the experience of our recent customers and how they navigate the County’s development regulations. The survey contained six questions that focused on:



- how frequently participants worked with the Department;
- at what point in the permit planning process they contacted the Department;
- if they encountered any surprises in the permit review process; and
- what suggestions they had to improve their experience in the future.

The survey was distributed to 1,552 customers that contacted the Department in the last 12 months for land use questions or to obtain a permit. The survey was distributed via the County’s GovDelivery electronic notification system and was open for two weeks. A total of 105 responses were received.

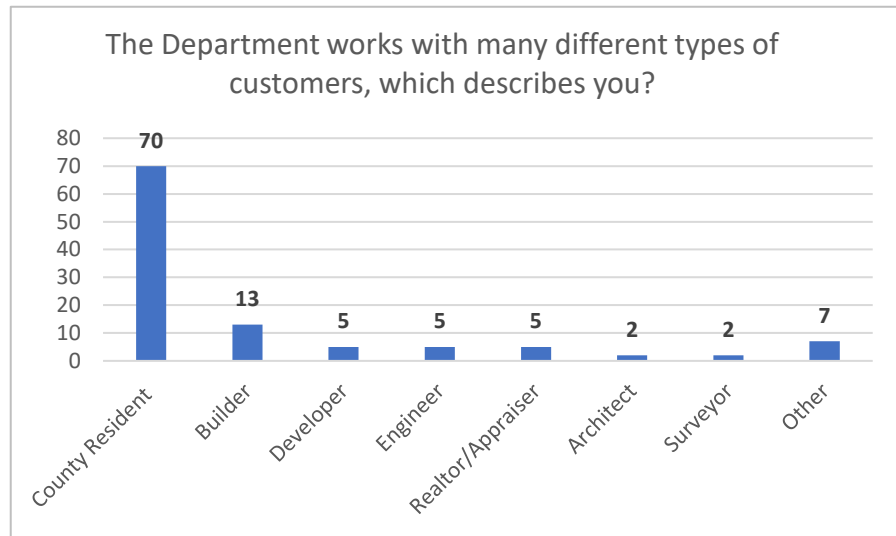
The major themes that emerged from the recent customer survey include:

- **Most respondents have only interacted with the Department once or twice:** Approximately 42% of respondents reported that they have only worked with the Department once or twice.
- **Most respondents contacted the Department for projects they knew were allowed:** Approximately 50% of participants reported that they contacted the Department because they needed a permit for a project and/or land use that they knew was allowed.
- **Inconsistent or Unclear Information and Requirements:** Many participants expressed that they had difficulty understanding the language of the regulations/requirements online to determine what was required of them for their permit and/or project. Participants also reported inconsistencies between what they read online and what they were told in person by staff. To improve the process, participants suggested having better staff availability to spend more time with customers and having an option to submit permits in person.
- **Amount of Reports and Permits Needed:** Many participants reported that they were surprised by the amount of reports, permits, and/or inspections that their project needed, such as Geotechnical Reports or Health Department Review. Several participants also expressed that they felt there were unnecessary or rigid regulations and suggested that the Department be more flexible in their requirements and permits required for a project.
- **Costs and Length of Process:** Many participants indicated that they were surprised by the costs associated with the process, such as technical reports or permit fees, and the length of the process. Participants suggested the Department be clearer upfront about the costs, reduce costs, and improve processing time.

The graphs that follow display the categorized responses to questions asked in the recent customer survey.

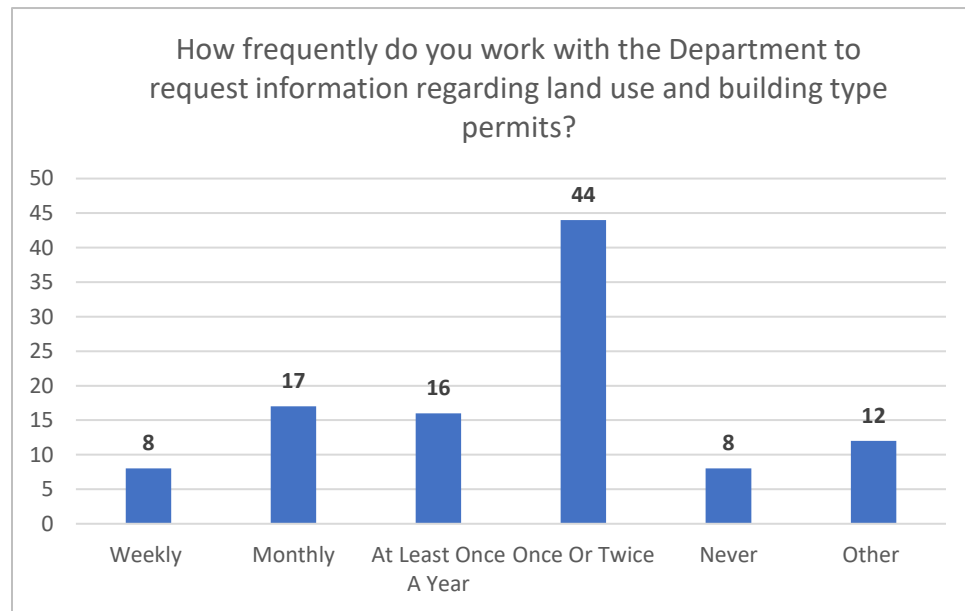
Customer Type

Participants were first asked what type of customer they were. Participants selected multiple responses to this question. Approximately 67% of participants reported that they were County residents. Approximately 12% of participants reported that they were builders. Additionally, approximately 5% reported they were developers, engineers, or realtors/appraisers and approximately 2% were architects or surveyors.



Frequency

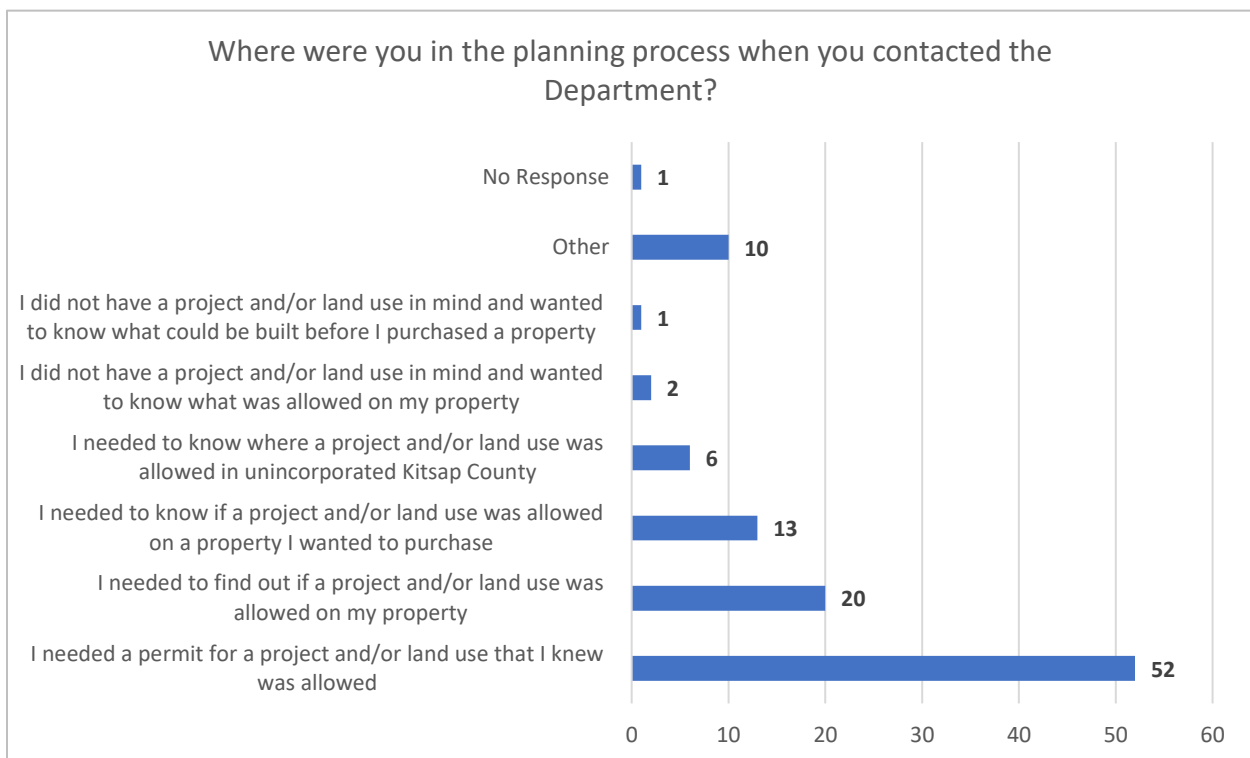
Participants were asked how frequently they worked with the Department to request information regarding land use and building permits. Approximately 42% of participants reported that they have worked with the Department



once or twice. Approximately 16% participants reported they work with the Department monthly and approximately 15% reported they work with the Department at least once a year. Additionally, approximately 8% work with the Department weekly and approximately 8% reported that they had never worked with the Department.

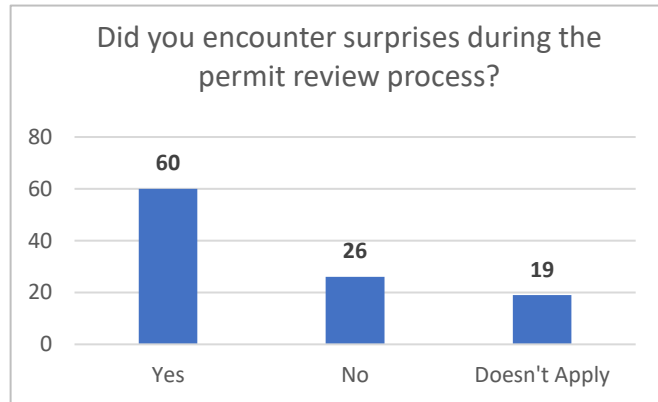
Stage of the Permit Planning Process

Participants were asked where in the permit planning process they were when they contacted the Department. Approximately half (50%) of the participants reported that they contacted the Department when they needed a permit for a project and/or land use that they knew was allowed. For participants that wanted to know if a project and/or land use was allowed, approximately 19% were inquiring if the use was allowed on their property and approximately 12% were inquiring if the use was allowed on a property they wanted to purchase. Approximately 6% of participants contacted the Department because they needed to know where a project and/or land use was allowed in unincorporated Kitsap County. For participants that did not have a specific project and/or land use in mind, approximately 2% wanted to know what was allowed on their property and one participant wanted to know what could be built before they purchased a property. Responses in the Other category include responses specific to the respondent’s experience with the Department, such as wanting information on an adjacent property or questions about an existing permit they have.

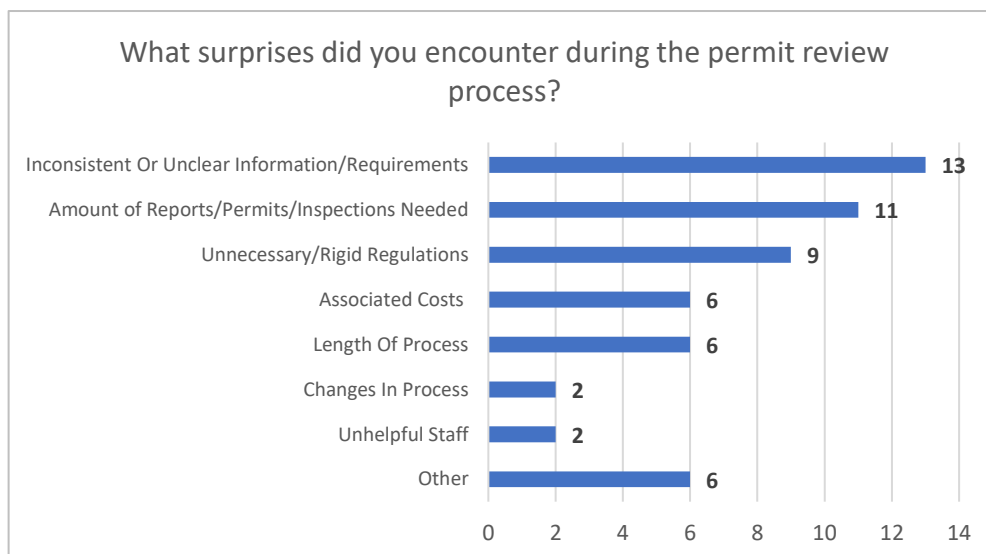


Surprises

Participants were asked if they encountered any surprises in the permit review process. Approximately 56% of participants reported that they did encounter a surprise. Approximately 25% of participants reported that they did not encounter a surprise and approximately 18% reported that the question did not apply.



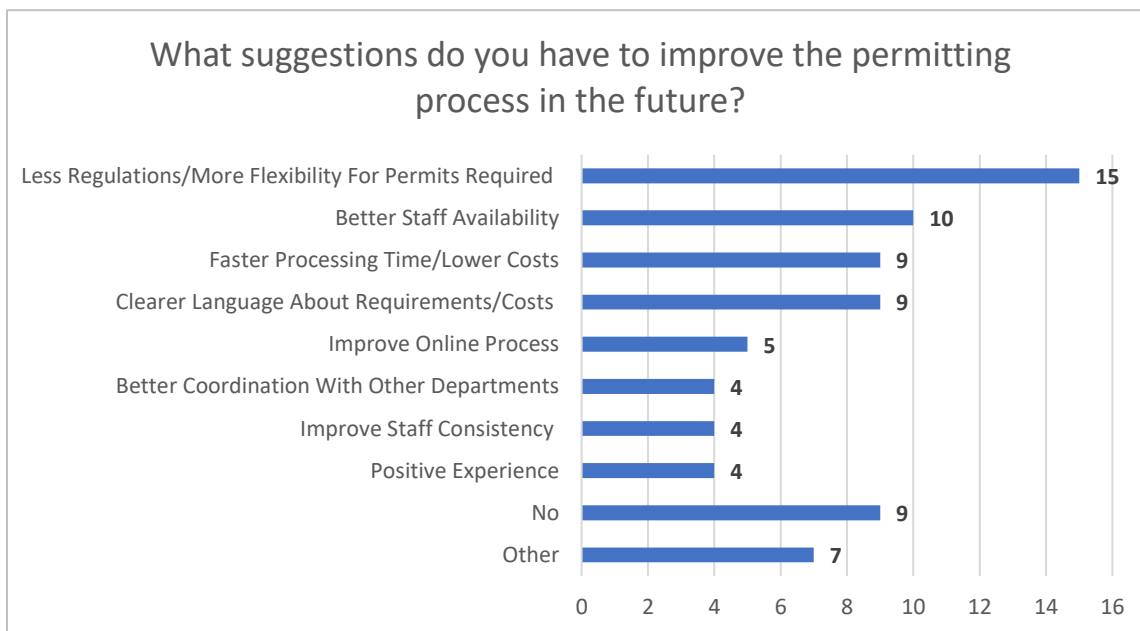
Participants were asked to describe surprises they encountered during the permit review process. 49 participants responded to this question and shared multiple surprises. Approximately 26% of participants reported they encountered inconsistent or unclear information about the requirements for their project. Responses in this category include participants who expressed they had difficulty understanding the language of the regulations/requirements online, inconsistencies between what they read online and what they were told by staff, and inconsistencies in what they heard from different staff members. Approximately 22% of participants reported that they were surprised by the amount of reports, permits, and/or inspections required for their project, such as a Health Department Review, Geotechnical Report, or multiple permits for the same project. Approximately 18% of participants expressed that they ran into unnecessary and/or rigid regulations. Responses in this category include requiring a Site Development Activity Permit (SDAP), Critical Areas Ordinance (CAO) regulations, limitations in where their project could be built, and needing to meet density requirements. Approximately 12% of participants were surprised by the costs associated with their permit and the length of the permitting process. Approximately 4% of



participants reported they were surprised by changes in the permitting process and approximately 4% were surprised by unhelpful staff.

Suggestions

Participants were asked what suggestions they had to improve the permitting process in the future. 71 participants responded to this question and offered multiple suggestions. Approximately 21% of participants suggested there be less regulations and more flexibility on permits required for a project. Responses in this category include carrying over review from one permit to another (if multiple permits are required for the same project), incorporating SDAP into other permits/review, being more flexible in evaluating permits on a project by project basis, and generally fewer regulations. Approximately 14% of participants offered suggestions relating to better staff availability, such as taking more time with customers, visiting project sites, and having an option to submit permits in person. Faster processing times and lower costs associated with the permit review process were suggested by approximately 13% of participants. Additionally, approximately 13% suggested changing the language of the requirements to be clearer and more user-friendly. Approximately 7% suggested improving the online portal by fixing glitches and adding more information to the County’s mapping platform Parcel Search. Approximately 6% of participants would like to see better coordination with other departments, such as the Kitsap County Health Department and the Washington State Department of Ecology. Approximately 6% of participants offered suggestions related to improving staff consistency, such as having the same inspector for each inspection at a project or making sure all inspectors have the same interpretation of code. Additionally, approximately 6% reported that they had a positive experience and approximately 13% of participants reported that they had no suggestions for improvements.



Legend

- 100 = Kitsap County categorical use
- (1) = Kitsap County footnote requirement
- x = Categorical use is listed in jurisdiction's code
- █ = New land uses identified in code suggestion catalog

Comparison of Land Uses by Jurisdiction



		Kitsap	Bremerton	Bainbridge Island	Port Orchard (form based code)	Poulsbo	King	Pierce	Snohomish	Clark	Mason	Thurston	Jefferson	Skagit	Eugene	Redmond
100	Accessory dwelling units (1)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Temporary dwelling for relative								X			X		X		
	Special care units															
	Temporary dwellings									X			X			
102	Accessory living quarters (1)	X														
	Accessory apartment (attached dwelling)				X											
104	Accessory use or structure (1)(18)(51)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
106	Adult family home	X	X	X	X	X				X				X	X	X
	Group residential home		X	X		X	X	X	X		X					
	Group Home (up to 8)				X											
	Group Home (over 9)				X											
	Adult daycare facility/dayhouses										X					
	Homeless shelter					X									X	
	Confidential shelter					X										
	Foster home		X	X					X			X				
	Dormitory					X	X			X					X	X
	Homestead parcel								X							
108	Bed and breakfast house or vacation rental	X	X	X		X	X	X	X	X	X	X	X	X	X	X
	Level 1: Vacation rentals or similar short-term house/room rentals				X											
	Level 2: Bed and breakfast (up to 7 rooms)				X											
109	Boarding house (102)	X			X				X						X	
110	Caretaker's dwelling	X							X	X		X	X	X		
112	Convalescent home or congregate care facility (97)	X	X		X	X		X		X			X			X
114	Cottage housing developments	X			X		X		X	X	X					X
	Backyard cottage				X											
	Co-housing/intentional communities												X	X		
116	Dwelling, duplex	X	X		X				X	X			X	X	X	
118	Dwelling, existing	X		X		X				X				X		
120	Dwelling, multifamily	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Two-Family				X											
122	Dwelling, single-family attached	X	X		X				X	X			X		X	X
124	Dwelling, single-family detached (includes manufactured homes)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Size-limited dwelling															X
	Residential P.U.D.									X						
	Zero lot-line developments									X						X
	Fourplex				X											
	Townhouse		X		X		X		X							
	Rowhouse														X	
	Commercial/residential mixed use			X		X				X						
	Shopfront house				X											
	Loft-living quarters													X		
	Residential suite															X
	Garage sales									X						
126	Guest house (1)	X				X	X		X							
128	Home business (1)(53)	X		X	X	X	X		X	X				X		X
	Home occupation		X		X	X	X		X		X	X			X	
	Live/work units				X	X										
130	Hotel/motel (1)(52)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Inn			X		X				X	X	X				
	Cabins (as lodging)												X			
	Motor hotel											X		X		
	Lodging House				X											
132	Mobile homes	X			X			X	X			X				
	Manufactured home park/ park models/ tiny home park, long term		X		X	X				X	X	X	X		X	
	RV Park, long term															
	Mobile home park				X		X	X	X							
	Tiny home park - transitory															
	Controlled income and rent housing														X	
134	Residential care facility	X	X	X		X	X	X	X	X	X		X		X	X
	Senior living/retirement apartments								X		X					X
	Infill residential development					X										
Commercial/Business Uses																
200	Accessory use or structure (1)(17)(51)	X	X				X								X	
	Adaptive reuse of commercial buildings		X													
202	Adult entertainment (1)	X			X	X	X	X	X				X	X		X
	Billboards							X	X					X		
	Signs									X	X					
204	Ambulance service	X				X				X	X					X
206	Auction house (55)	X					X			X	X	X		X		
208	Auto parts and accessory stores (65)	X				X	X	X				X	X		X	
210	Automobile rentals	X				X	X	X	X					X		

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Categorical Uses															
Light vehicle and light tool or construction equipment sales and rental				X											
Heavy vehicle and heavy tool or construction equipment sales and rental				X											
212 Automobile repair and car washes (65)	X	X	X	X	X	X	X	X	X	X	X	X		X	
Vehicle service and repair, minor				X											
Vehicle service and repair, major				X											
Vehicle service and repair, commercial vehicle				X											
214 Automobile service station (6)	X	X	X	X	X	X	X	X	X	X	X	X	X		
fuel or charging station, with Convenience store				X											
Convenience store without fuel pumps				X											
Fuel or charging station, without convenience store				X											
Electric vehicle charging stations, without convenience store				X	X			X	X				X		X
216 Automobile, recreational vehicle or boat sales	X	X	X		X	X	X	X	X	X	X	X	X	X	X
218 Nonmotorized recreation rentals (95)	X									X					
240 Equipment rentals	X				X	X	X	X	X	X		X		X	X
Rental store, indoor (ex. electronics, video)										X		X		X	
220 Boat/marine supply stores	X	X	X		X								X	X	
Equipment repair, indoor (ex-furniture, TV)										X	X		X		
Equipment repair, outdoor			X		X	X			X	X	X	X	X		
Manufactured home, park models, tiny homes sales											X			X	
222 Brew pubs	X		X		X										
224 Clinic, medical	X	X	X	X	X	X	X	X	X	X		X	X	X	X
226 Conference center	X			X	X							X	X		
228 Custom art and craft stores	X					X					X				
230 Day-care center (14)	X	X	X	X	X	X	X	X		X		X		X	X
232 Day-care center, family (14)	X	X	X	X	X	X		X	X	X			X	X	X
234 Drinking establishments	X	X			X	X	X		X	X	X		X	X	X
236 Engineering and construction offices	X														
238 Espresso stands (58) (72)	X				X					X		X			
242 Farm and garden equipment and sales	X	X	X		X	X	X		X		X		X	X	
244 Financial, banking, mortgage and title institutions	X	X			X			X	X	X	X			X	X
245 Fitness center	X	X							X	X	X				
General building				X											
246 General office and management services – less than 4,000 s.f.	X	X	X		X	X	X	X	X	X	X	X	X	X	X
248 General office and management services – 4,000 to 9,999 s.f.	X														
250 General office and management services – 10,000 s.f. or greater	X														
All Office				X											
Bail Bonds				X											
Incubator business		X													
Craft shop				X											
Cottage industry										X		X			
Commercial centers							X								
Single-story shopfront				X											
Mixed-use shopfront				X											
252 General retail merchandise stores – less than 4,000 s.f.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
254 General retail merchandise stores – 4,000 to 9,999 s.f.	X			X											
256 General retail merchandise stores – 10,000 to 15,000 s.f.	X			X											
258 General retail merchandise stores – 15,001 to 24,999 s.f.	X			X											
260 General retail merchandise stores – 25,000 s.f. or greater	X			X											
Retail establishment (over 50,000 gross floor area)				X											
Firework sales				X											
262 Kennels or pet day-cares (1)	X		X		X	X		X	X	X		X	X	X	X
264 Kennels, hobby	X							X				X			
266 Laundromats and laundry services	X				X	X			X	X	X			X	
268 Lumber and bulky building material sales	X	X			X	X	X		X		X			X	
Hay, grain, and feed stores									X		X				
270 Mobile home sales	X				X						X		X		
Neighborhood services								X							
272 Nursery, retail	X	X		X	X	X		X	X	X	X	X	X	X	
274 Nursery, wholesale	X			X						X	X	X	X		

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Categorical Uses															
276 Off-street private parking facilities	X								X						
Off-street required parking lot						X									
Structured parking		X	X	X	X									X	
Surface parking: commercial parking, commuter lease parking or park and ride, remote parking				X											
Surface parking			X												
Parking, private										X	X				
Parking, commercial										X	X				
Commercial vehicle home basing								X							
Ultralight airpark								X							
278 Personal services – skin care, massage, manicures, hairdresser/barber (66)	X	X	X	X	X	X		X	X		X	X		X	X
Business Services				X											
Professional service (ex. locksmith, catering, towing)								X	X	X	X			X	X
280 Pet shop – retail and grooming	X				X	X				X					X
Animal Shelter or Adoption Center				X											
Animal Care, indoor				X											
Animal Care, outdoor				X											
282 Research laboratory	X		X	X	X			X	X		X		X		
284 Restaurants	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
286 Restaurants, high-turnover	X		X		X					X					
Drive-through facility															
Cottage food facilities															
Mobile retail food establishment			X		X										
Food truck				X											
Farmer's market					X	X		X	X	X	X		X		
Roadside/seasonal farm stand									X		X	X	X		X
Agricultural product sales						X							X	X	
Open air work activities (restaurants, walk-up vendors, espresso carts, flower stands)									X						
Open air display of plants and produce									X						
Outdoor display				X											
288 Recreational vehicle rental	X					X									
290 Temporary offices and model homes (27)	X							X							
292 Tourism facilities, including outfitter and guide facilities	X				X							X	X		X
294 Tourism facilities, including seaplane and tour boat terminals	X														
296 Transportation terminals	X	X	X	X				X	X		X	X	X	X	X
Transit Park & Ride Lot				X											
Transit Bus Base				X											
Transportation service						X	X		X						X
298 Veterinary clinics/animal hospitals	X	X	X		X	X		X	X	X	X	X	X	X	X
Marijuana retailer			X	X		X		X				X	X		X
Marijuana processor			X	X		X		X				X	X		X
Marijuana producer			X	X				X				X	X		X
Medical marijuana cooperative				X											
Wedding facility								X							
Event facility, indoor				X					X						
Resort								X				X			
Recreational/Cultural Uses															
300 Accessory use or structure (1)(17)(51)	X	X												X	
302 Amusement centers	X		X			X		X	X					X	
Amusement center, indoor									X	X					
Amusement center, outdoor			X						X	X	X	X	X		X
Recreation facility, indoor			X	X							X				X
Recreation facility, outdoor			X						X						X
Amusement and recreation							X								
Paintball range, indoor						X									
Paintball range, outdoor						X									
Shooting/gun range, indoor				X								X	X		
Shooting/gun range, outdoor						X		X	X	X		X	X		
Archery range, outdoor												X			
Skating, roller rinks									X						
Swimming pool								X						X	X
Ski area						X									
Basketball court														X	
Tennis court														X	
Volleyball court														X	
Soccer field														X	
Skatepark														X	
Aerial recreation activities												X			
Theatrical production facility						X									
304 Carnival or circus	X					X		X	X				X		
306 Club, civic or social (12)	X		X		X	X		X	X	X	X		X	X	
Club or lodge				X											
Equestrian facility			X			X		X	X	X		X	X	X	X
Horse stable, riding academy, equestrian center				X											
308 Golf courses	X	X		X	X	X		X	X			X	X	X	X
310 Marinas	X		X		X	X		X	X	X			X	X	X
Marina, indoor (upland areas)				X											
312 Movie/performance theaters, indoor	X	X			X	X			X	X				X	X

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Categorical Uses															
314 Movie/performance theaters, outdoor	X					X			X					X	X
316 Museum, galleries, aquarium, historic or cultural exhibits (67)	X	X	X	X	X	X		X	X		X	X	X	X	X
Entertainment use		X	X												
318 Parks and open space	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Park, recreation field				X											
Wetland mitigation banking															X
Model hobby park								X							
320 Race track, major	X														
322 Race track, minor	X														
Racetrack						X		X					X		
Racetrack, indoor													X		
Motocross racetrack								X						X	
Off road vehicle park												X	X		
324 Recreational facilities, private	X	X			X				X						
326 Recreational facilities, public	X	X							X			X			
328 Recreational vehicle camping parks	X					X		X	X	X	X	X		X	
Campground, travel trailer park, RV park (does not include mobile home park)				X											
Campgrounds						X			X		X	X	X	X	
Sports stadium/arena					X	X			X				X	X	X
Game farm, wild dangerous animals												X			
Game farm, nondangerous wild animals												X			
Wildlife shelters						X								X	
330 Zoo	X				X	X			X			X	X		X
Institutional Uses															
400 Accessory use or structure (1)(17)(51)	X														
402 Government/public structures	X	X	X		X	X	X	X	X	X	X	X	X	X	X
Non-profits															X
Welfare and charitable services and facility		X			X	X		X							X
All Social Service				X											
Community and cultural services							X								
Jail				X		X			X		X	X	X	X	
Commnity facilities for juveniles							X	X							
Secure community transition facility															X
Inpatient substance abuse and mental health facilities/methadone clinic												X	X	X	
404 Hospital	X	X		X	X	X			X	X			X	X	
406 Places of worship (12)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Community center									X		X			X	
Community college, university, trade or technical school (8,000 square feet or less)				X											
Community college, university, trade or technical school (more than 8,000 square feet)				X											
Vocational/trade instruction facilities			X		X	X			X	X	X	X	X		X
408 Private or public schools (20)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Private or public related school classes occuring in homes															
Educational services									X						
School district support facility						X									
410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	X	X	X		X	X	X	X	X		X	X	X	X	X
Minor utility				X											
Major utility				X											
Public Use				X											
Railroad right-of-way								X							
Private stormwater management facility						X									
Wireless communications facilities		X	X		X		X	X	X		X		X		X
Personal wireless service facilities							X						X		
Communication/broadcasting facility		X				X		X	X					X	
Monopole or lattice tower			X												
Small cell wireless telecommunication facility				X											
Public communications tower			X	X										X	
Amateur radio atenna structure				X										X	
Fiber optic station														X	
Pump station														X	
Water reservoir														X	
Small wind energy generator			X												
Server farms													X		

Legend

- 100 = Kitsap County categorical use
- (1) = Kitsap County footnote requirement
- x = Categorical use is listed in jurisdiction's code
- = New land uses identified in code suggestion catalog

Comparison of Land Uses by Jurisdiction



	Kitsap	Bremerton	Bainbridge Island	Port Orchard (form based code)	Poulsbo	King	Pierce	Snohomish	Clark	Mason	Thurston	Jefferson	Skagit	Eugene	Redmond
Categorical Uses															
Call centers, web-hosting													X		
Battery exchange station															X
Industrial Uses															
500 Accessory use or structure (1)(17)(51)	X	X						X							
502 Air pilot training schools	X								X				X		
504 Assembly and packaging operations	X														
506 Boat yard	X	X	X							X			X		
Lumberyard						X		X		X		X	X		
Lumber mill								X		X	X		X		
508 Cemeteries, mortuaries, and crematoriums (10)	X	X	X	X	X	X			X	X		X		X	X
510 Cold storage facilities (69)	X										X		X		
512 Contractor's storage yard (21)	X						X	X	X	X	X		X	X	
Commercial laundry, dry cleaning or carpet cleaning facility															
Winery															
514 Food production, brewery or distillery	X				X	X	X	X	X		X	X			
Food and beverage processing, industrial															
Food and beverage processing, boutique (area used for processing less than 3,000 square feet)															
Brewery, distillery under 5,000 square feet															
Brewery, distillery 5,001 – 15,000 square feet															
Brewery, distillery over 15,000 square feet															
516 Fuel distributors	X				X			X					X		
Distribution facilities									X	X					
Freight and cargo service						X	X		X	X					
518 Helicopter pads (13)	X					X			X		X				X
Float plane facility															X
Manufacturing, small scale			X												
Manufacturing, general			X												
Manufacturing											X				X
520 Manufacturing and fabrication, light	X	X	X	X	X	X	X	X	X	X		X	X	X	
522 Manufacturing and fabrication, medium	X				X	X	X	X	X					X	
524 Manufacturing and fabrication, heavy	X	X			X	X	X	X	X	X		X	X	X	
526 Manufacturing and fabrication, hazardous	X	X				X	X	X	X					X	
Sheet metal, welding, machine shop, tool and equipment manufacturing, vehicle painting facility															
All heavy industrial															
Pesticide application service										X					
528 Recycling centers	X		X		X	X	X	X		X		X	X	X	
All waste-related service, including wastewater treatment facilities, decant facilities and recycling centers															
530 Rock crushing	X												X	X	
532 Slaughterhouse or animal processing	X		X				X	X					X	X	
534 Storage, hazardous materials	X	X	X		X	X	X	X	X	X	X		X		X
536 Storage, indoor	X							X						X	
538 Storage, outdoor	X	X	X		X	X	X	X	X	X	X	X	X		
Outdoor storage, low-impact															
Outdoor storage, high-impact															
540 Storage, self-service	X	X	X	X	X	X		X		X	X	X	X		
Self-storage as accessory use to apartment building															
542 Storage, vehicle and equipment (1)	X	X	X		X	X	X	X	X	X	X	X	X		
Vehicle service and repair, accessory to a residential use															
544 Top soil production, stump grinding	X														
546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X		X												
548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	X					X		X	X	X	X	X	X		
550 Warehousing and distribution (68)	X		X	X	X	X	X	X	X	X	X	X	X		X
Wholesale										X	X	X	X		X
552 Wrecking yards and junk yards (1)	X						X	X		X		X	X		
Resource Land Uses															
600 Accessory use or structure (1)(17)(51)	X					X			X	X	X	X	X	X	
Natural resource support services													X		
Natural resource training/research facility													X		
Farm worker housing						X		X			X	X	X		

Legend

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Comparison of Land Uses by Jurisdiction



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Categorical Uses															
Temporary logging crew quarters								X	X						
602 Aggregate extractions sites	X		X	X		X	X	X	X	X	X	X	X	X	X
Resource extraction – mining, dredging, raw mineral processing, except:				X											
Stockpiling of sand, gravel or other aggregate materials				X											
Dams, power plants, and associated uses								X	X						
Electric energy generation													X		
Watershed management facilities											X				
606 Aquaculture practices	X					X	X	X		X		X	X		
608 Forestry	X					X	X	X	X	X	X		X		
Forestry uses -wood waste recycling, manufacturing wood ocontainers and products											X				
Timber harvesting in the absence of concurrent development				X											
Firewood cutting															
Silviculture									X						
610 Shellfish/fish hatcheries and processing facilities	X					X	X						X		
Agricultural activity			X	X		X	X	X	X	X	X	X	X	X	X
Agricultural processing, excluding marijuana processing															
Agricultural use, accessory, or agritourism			X		X	X	X				X	x		X	
Agriculture structure			X					X			X	X	X		
Agricultural anaerobic digester						X							X		
Manure lagoon													X		
Livestock keeping				X											
Small animal husbandry								X							
Fishing, hunting, and trapping									X						
Concentrated animal feeding operations													X		
Community Garden			X												
Temporary Uses															
Construction building			X												
Container storage			X												
Commercial parking			X												
Public events or gatherings			X									X			
Ferry parking			X												
Seasonal sales			X									X			
Homeless encampment			X												



Kitsap County Department of Community Development 2019 Zoning Use Table Update Zone Purpose Statements

Mineral Resource Overlay (MRO)

- Purpose: The intent of this overlay is to protect and enhance significant sand, gravel and rock deposits as identified mineral resource lands. It is also used to ensure the continued or future use without disrupting or endangering adjacent land uses, while safeguarding life, property, and the public welfare. Provisions of state statutes applicable to Kitsap County pertaining to surface mining are hereby adopted by reference.

Urban Restricted (UR)

- Purpose: The urban restricted zone is applied to areas within urban growth areas that have been identified with a significant concentration of critical areas regulated pursuant to Title 19, or are planned as greenbelts, and are therefore appropriate for lower-density development. These areas may include significant salmon spawning streams, wetlands and/or steep slopes. Actual densities allowed will be determined at the time of land use approval, following a site-specific analysis and review of potential impacts to the on-site or adjacent critical areas.

Greenbelt (GB)

- Purpose: The greenbelt zone is applied to those areas which have identified parcels constrained by critical areas of fifty percent or greater and are within Washington State Department of Fish and Wildlife (DFW) certified wildlife corridors. Development would be limited to a density range of one to four dwelling units per acre. Actual densities allowed will be determined at the time of land use application, following an analysis of the site and review of potential impacts to the critical areas.

Urban Low Residential (UL)

- Purpose: The intent of this zone is to recognize, maintain, and encourage urban low density residential areas by including a full range of urban services and facilities that are adequate at the time of development. This zone is also intended to create cost-efficient residential areas which are capable of allowing the provision of community services in a more economical manner.

Urban Cluster Residential (UCR)

- Purpose: The urban cluster residential zone is intended to apply to areas that are characterized by large contiguous ownership parcels capable of development as a single, unified project. Clustering of appropriate residential densities in areas most suitable for such development, while simultaneously providing a high level of protection for wetlands, streams, critical aquifer recharge areas and wildlife habitat areas, is encouraged. Flexibility related to site planning and affordable housing through innovative design is also encouraged, as the exact locations of uses should be based on the location of critical areas, transportation corridors, community needs and market conditions.
- At the same time, the UCR zone should foster a development pattern that results in the design and construction of an interconnected system of pedestrian and bicycle trails and facilities linking residential neighborhoods with open spaces, recreational areas, transportation corridors and retail and employment opportunities, both within and outside the zone.

Urban Medium Residential (UM)

- Purpose: This zone is intended to provide for higher densities where a full range of community services and facilities are present or will be present at the time of development. This zone is also intended to create energy-efficient residential areas by allowing common wall construction, as well as to facilitate residential development which utilizes cost-efficient design.

Urban High Residential (UH)

- Purpose: This zone is intended to provide for multiple-family residential and professional office development based upon compatibility with surrounding land uses. The primary use of this zone is intended to be high density residential. Professional office use is intended to complement and support the residential use within the zone and be consistent with, and in conjunction with, residential development. It is intended that office developments within these zones will be of a higher standard in recognition of their residential setting. The following factors will be considered in the application of one of these zones to a particular site: proximity to major streets and the available capacity of these streets, availability of public water and sewer, vehicular and pedestrian traffic circulation in the area, proximity to commercial services and proximity to public open space and recreation opportunities. Development within these zones will be reviewed to ensure compatibility with adjacent uses including such considerations as privacy, noise, lighting and design.

Commercial (C)

- This zone is intended to provide for those commercial establishments which serve the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers.

Regional Center (RC)

- The regional center zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to community needs and market conditions. Uses may be mixed either vertically or horizontally. Such a mix of uses is encouraged within individual projects and/or between adjacent projects. This zone is intended to foster a development pattern focused on the public street that will provide for an integrated, compatible mix of higher density housing and commercial businesses and services. Mixed use development as defined by Section 17.110.485 is encouraged and incentivized within this zone but not required.

Neighborhood Commercial (NC)

- These centers are intended to provide for the quick stop shopping needs of the immediate neighborhood in which they are located. These centers should be based upon demonstrated need and shall be sized in a manner compatible with a residential setting.

Low Intensity Commercial (LIC)

- The intent of the low-intensity commercial zoning is to promote mixed uses – retail, hotel, office, services, or attached residential in horizontal or small-scale vertical patterns – and commercial uses designed to maximize shoreline views and allow streamside and shoreline public access where appropriate. A new development pattern reduces impervious surfaces, promotes marine waterfront and creek restoration, promotes landscape and streetscape improvements, promotes pedestrian safety and comfort, and improves vehicular access.

Rural Commercial (RCO)

- The intent and function of the rural commercial zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside established UGAs. The rural commercial zone permits small-scale retail, sales and services located along county roads on small parcels that serve the immediate rural residential population. Rural businesses, which serve the

immediate rural population, may be located at crossroads of county roads, state routes, and major arterials.

Business Center (BC)

- This zone is intended to provide for integrated grouping of medium to large size businesses within an attractive park-like setting. The business center (BC) zone allows flexibility in the amount of space within each business dedicated to office use, warehousing, and/or light manufacturing operations. Permitted businesses are intended to support the creation, development and retention of primary wage employment in the professional and technical fields, and not intended for the general retail commercial needs of the area.

Business Park (BP)

- This zone is intended to provide for integrated grouping of small to medium size businesses within an attractive park-like setting. The business park (BP) zone allows flexibility in the amount of space within each business dedicated to office use, warehousing, and/or light manufacturing operations. Permitted businesses are intended to support the creation, development and retention of primary wage employment in the professional and technical fields, and not intended for the general retail commercial needs of the area.

Industrial (IND)

- This urban zone allows a wide range of industrial activities including heavy industry such as fabrication, warehousing, processing of raw materials, bulk handling and storage, construction, and heavy transportation. This zone is intended to provide sites for activities which require processing, fabrication, storage, and wholesale trade. Generally, these activities require reasonable accessibility to major transportation corridors including highways, rail, airports or shipping.

Rural Industrial (RI)

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

Keyport Village Commercial (KVC)

- This zone is intended to meet many of the village needs for basic retail shopping, tourism, and local services. The zone also recognizes and reflects the historically significant commercial use of the village, as well as the types of uses present in July 1990. The commercial zone may provide for tourist, visitor, and recreation uses. This zone may also support limited new commercial uses including isolated small-scale businesses and cottage industries not designed to serve the town population, but providing jobs to rural residents. Residential densities may approximate historic densities of five dwelling units per acre with the provision for a mixed use development density bonus based upon the historic underlying platted lots.

Keyport Village Residential (KVR)

- This zone is intended to recognize and encourage redevelopment of the historic residential patterns within the village. Residential densities may approximate historic densities but shall not exceed five dwelling units per acre.

Keyport Village Low Residential (KVLR)

- This zone is intended to recognize and encourage redevelopment of the existing residential patterns in the Keyport village area west of Sunset Avenue. Residential densities may approximate historic density maximums of two dwelling units per acre with a provision for performance based developments to allow a maximum of three units per acre per the conditions of Section 17.360A.030(G).

Manchester Rural Village

- The May 7, 1998, Comprehensive Plan stated that the county could use limited areas of more intense rural developments (LAMIRDs) to reconcile historical land development patterns, and Manchester was identified as a candidate for this designation. As result of a public planning effort, the Manchester Community Plan was initially developed in 2002, setting specialized goals and policies for the Manchester village. This subchapter establishes development regulations to implement these goals and policies. In addition to these regulations, the policies and goals of the Manchester Community Plan are incorporated herein by reference, and application within the Manchester LAMIRD must also be able to demonstrate compliance with the Manchester Community Plan. In the event of a conflict between the requirements of these regulations for the Manchester rural village and any other statute, rule, ordinance or regulation, the more restrictive requirement shall govern.

Manchester Village Commercial (MVC)

- This designation is applied to areas where historic commercial development occurred and/or where future development is acceptable. The commercial uses in this zone are of modest intensity and are consistent with the Neighborhood Commercial (NC) land use designation in the Comprehensive Plan. Such uses could include restaurants, dry cleaners, video stores, professional services, laundromats and/or specialty stores.
*taken from 2007 Manchester Community Plan

Manchester Village Residential (MVR)

- This designation is applied to areas within the Manchester Village where the platting of parcels was most intense, primarily along Alaska and California Avenues and in the downtown area. The average size for currently developed lots in these areas is just over .25 acres (10,890 square feet). To acknowledge this historic development, the 2002 Plan set both minimum developable and minimum divisible lot sizes at .25 acres.
*taken from 2007 Manchester Community Plan

Manchester Village Low Residential (MVLRL)

- This designation is applied to areas within the Manchester Village where historic platting has resulted in a variety of densities. Individual short plats over the years created areas without consistent lot sizes. This development pattern is due to the changing zoning through different planning processes and a lack of available services such as sewer and water. The average size for currently developed lots in these areas is just over .50 acres (21,780 square feet), though several vacant smaller lots currently exist. To acknowledge these existing smaller lots, this designation's minimum developable lot size is set at .25 acre.
*taken from 2007 Manchester Community Plan

Suquamish Rural Village

- In 2000, the Suquamish limited area of more intense rural development, or LAMIRD, was established in the Kitsap County Comprehensive Plan and includes Suquamish village commercial (SVC), Suquamish village low residential (SVLR), and Suquamish village residential (SVR). These amendments within the LAMIRD designation provided an opportunity to help reconcile the county's historical land use pattern within the parameters of the Growth Management Act (GMA). The purpose of this section is to reflect the rural character of the Suquamish areas as prescribed by the Suquamish Rural Village Subarea Plan.

Suquamish Village Commercial (SVC)

- Suquamish Village Commercial recognizes that the established Rural Villages often contain historic commercial areas that originally were oriented to water traffic. These areas have evolved over the years to include a variety of services aiding the residents and traveling public. In addition, this designation recognizes existing commercial services located in the Suquamish Village, which are designed to provide for the daily shopping needs of residents. This designation shall be applied to areas where commercial and public facilities are desirable. Buildings and site design shall reflect the historic commercial development on Augusta Avenue and Division Avenue. The “downtown” shall be the primary commercial district with the possibility of expansion to include the northern edge of Parkway, Augusta Avenue, and First Avenue between Center and South Street, and possibly a small portion of Division Avenue. The downtown area shall serve the residents with public facilities, specialty stores, restaurants and retail facilities.

*taken from 2005 Suquamish Community Plan

Suquamish Village Residential (SVR)

- Suquamish Village Residential shall be applied to the central area of the Suquamish Village. Any development within this zone shall be subject to the requirements of the Kitsap County Zoning Ordinance.

*taken from 2005 Suquamish Community Plan

Suquamish Village Low Residential (SVLR)

- Suquamish Village Low Residential shall be applied to those areas identified south of “Suquamish Cutoff Road”, including South Angeline Avenue, and those areas north of Geneva Street, between Park Boulevard and Augusta Avenue. Any development within this zone shall be subject to requirements of the Kitsap County Zoning Ordinance.

*taken from 2005 Suquamish Community Plan

Rural Employment Center (REC) and 12 Trees Employment Center (TTEC)

- The rural employment center (REC) and 12 Trees employment center (TTEC) zones provide for isolated areas of industrial and commercial type uses in the rural areas of Kitsap County. The REC and TTEC are not required to principally serve the existing and projected rural population, but rather to promote the rural economy by providing and creating jobs close to home. This zone encompasses a Type III limited area of more intensive rural development, and shall protect Kitsap County’s rural character, by containing and limiting rural development. Development within this zone must not

conflict with surrounding uses, and must assure visual compatibility with the surrounding area. The methods for achieving such purpose are by providing for buffers and limiting the size and height to be appropriate for the rural areas.



LEGEND

	Add to a new chapter for categorical uses, similar to 17.410.060.	RR	Abbreviated zoning designations
	Re-locate content into special provisions for the zone.	Text	Missing definition in Kitsap County Code

FN ID	17.410.050 FOOTNOTES	Applies to categorical USE(s) <small>(in all tables unless noted otherwise)</small>	Applied to ZONE(s)	Applies to USE in ZONE
1	Where applicable subject to Section 17.410.060, Provisions applying to special uses.	100 Accessory dwelling unit. 102 Accessory living quarters. 104 Accessory use or structure. 126 Guest house. 128 Home business. 130 Hotel/motel. (not in .044 or 056 table) 200 Accessory use or structure. 202 T10 Adult Entertainment 262 Kennel. 300 Accessory use or structure. 400 Accessory use or structure. 500 Accessory use or structure. 542 Storage, vehicles and equipment. 552 Wrecking yard. Junk yard. 600 Accessory use or structure.		
2	Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.			
3	When located within urban growth areas (except UR), duplexes shall require five thousand square feet of minimum lot area. Duplexes located in the UR zone or outside of urban growth areas shall require double the minimum lot area required for the zone.			116 Dwelling, duplex. RR, RP, RW, FRL, UR, UL, KVLR, KVR, MVLR, MVR
4	No greater than two acres for the purpose of construction and maintenance of a timber management road system, provided the total parcel is at least twenty acres.			602 Aggregate extractions sites FRL
5	Provided public facilities do not inhibit forest practices.			410 Public facilities. FRL
6	Where permitted, automobile service stations shall comply with the following provisions: a. Sale of merchandise shall be conducted within a building, except for items used for the maintenance and servicing of automotive vehicles; b. No automotive repairs other than incidental minor repairs or battery or tire changing shall be allowed; c. The station shall not directly abut a residential zone; and d. All lighting shall be of such illumination, direction, and color as not to create a nuisance on adjoining property or a traffic hazard.	214 Automobile service station.		
7	Reserved.			



LEGEND

Add to a new chapter for categorical uses, similar to 17.410.060.		RR	Abbreviated zoning designations		
Re-locate content into special provisions for the zone.		Text	Missing definition in Kitsap County Code		
FN ID	17.410.050 FOOTNOTES	Applies to categorical USE(s) (in all tables unless noted otherwise)		Applied to ZONE(s)	Applies to USE in ZONE
8	A veterinary clinic or animal hospital shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.				298 Veterinary clinics/animal hospital. RR, RP
9	Veterinary clinics and animal hospitals are allowed, provided a major part of the site fronts on a street and the director finds that the proposed use will not interfere with reasonable use of residences by reason of too close proximity to such residential uses, or by reason of a proposed exterior too different from other structures and character of the neighborhood. All activities shall be conducted inside an enclosed building.				298 Veterinary clinics/animal hospital. UH
10	A cemetery, crematorium, mausoleum, or columbarium shall have its principal access on a county roadway with ingress and egress so designed as to minimize traffic congestion, and shall provide required off-street parking spaces. No mortuary or crematorium in conjunction with a cemetery is permitted within two hundred feet of a lot in a residential zone.		508 Cemeteries, mortuaries, and crematoriums		
11	A circus, carnival, animal display, or amusement ride may be allowed through a Type I administrative review in all industrial zones and any commercial zones, except neighborhood commercial (NC), Keyport village commercial (KVC), or Manchester village commercial (MVC) for a term not to exceed ninety days, with a written approval of the director. The director may condition such approval as appropriate to the site. The director’s decision may be appealed to the hearing examiner.				302 Amusement center. 304 Carnival or circus C, RC, UVC, LIC, IND, KVC, MVC, RHTC, SVC
12	All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO, RW, RP, RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer, and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.		306 Club, civic or social 406 Places of worship.	RCO, RI	262 Kennel. RR, RP 306 Club, civic or social RR, RP, MRO, UR, GB 308 Golf course. RR, RP 392 (320) Race track, major. P 322 Race track, minor. RW, FRL, MRO, P 324 Recreational facility, private RR, RP 406 Places of worship. RR, RP



LEGEND

Add to a new chapter for categorical uses, similar to 17.410.060.		RR	Abbreviated zoning designations		
Re-locate content into special provisions for the zone.		Text	Missing definition in Kitsap County Code		
FN ID	17.410.050 FOOTNOTES	Applies to categorical USE(s) <small>(in all tables unless noted otherwise)</small>		Applied to ZONE(s)	Applies to USE in ZONE
13	Heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented that the incidences of aircraft passing directly over dwellings during their landing or taking off patterns are minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights.	518 Helicopter pads 548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc.			
14	In those zones that prohibit residential uses, family day-care centers are only allowed in existing residential structures. Day-care centers shall have a minimum site size of ten thousand square feet and shall provide and thereafter maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. Adequate off-street parking and loading space shall be provided.	230 Day-care center. 232 Day-care center, family.			
15	Reserved.				
16	The erection, construction, alteration, or maintenance of overhead or underground utilities by a public utility, municipality, governmental agency, or other approved party shall be permitted in any zone; provided, that any permanent above-ground structures not located within a right-of-way or easement shall be subject to the review of the director. Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title. Water towers which exceed thirty-five feet in height, solid waste collection, transfer and/or handling sites in any zone shall be subject to a conditional use permit. These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.530.	410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots			
17	Reserved.				
18	One piece of heavy equipment may be stored in any single-family zone; provided, that it is either enclosed within a permitted structure, or screened to the satisfaction of the director.	104 (Residential) accessory use or structure.			542 Storage, vehicles and equipment. RR, RP, KVLR, MVLR, MVR, RHTR, RHTW, SVLR, SVR
19	All development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.			UR, UL, UH, C, RC, NC	
20	Site plans for public schools shall include an area identified and set aside for the future placement of a minimum of four portable classroom units. The area set aside may not be counted towards meeting required landscaping or parking requirements.	408 Private or public schools			



LEGEND

	Add to a new chapter for categorical uses, similar to 17.410.060.	RR	Abbreviated zoning designations	
	Re-locate content into special provisions for the zone.	Text	Missing definition in Kitsap County Code	
FN ID	17.410.050 FOOTNOTES	Applies to categorical USE(s) (in all tables unless noted otherwise)	Applied to ZONE(s)	Applies to USE in ZONE
21	Outdoor contractors’ storage yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a minimum of twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand square feet.	512 Contractor’s storage yard.		
22	Stump grinding, soil-combining and composting in rural protection and rural residential zones must meet the following requirements: a. The subject property(ies) must be one hundred thousand square feet or greater in size; b. The use must take direct access from a county-maintained right-of-way; c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of the property(ies) to provide adequate screening of the use from neighboring properties; d. The subject property(ies) must be adjacent to an industrial zone or a complementary public facility such as a sewage treatment plant or solid waste facility; e. The proposed use must mitigate noise, odor, dust and light impacts from the project; and f. The use must meet all other requirements of this title.			544 Top soil production, stump grinding RR, RP
23	Home businesses located in the forest resource lands (FRL) must be associated with timber production and/or harvest.			128 Home business. FRL
24	Mobile homes are prohibited, except in approved mobile home parks.			132 Mobile home. UR, GB, UL, UCR
25	All uses must comply with the town development objectives of Section 17.360C.020.		RHTC, RHTR, RHTW	
26	Single-family detached dwellings shall only be allowed when the existing parcel size as of August 31, 2016, would only allow the development of one dwelling unit.			122 Dwelling, single-family attached. Single-family dwelling. KVC 124 Dwelling, single-family detached. Manufactured home. Single-family dwelling. UM, UH, KVC
27	Subject to the temporary permit provisions of Chapter 17.105.	290 Temporary offices and model homes Temporary structure. Temporary use.		



LEGEND

Add to a new chapter for categorical uses, similar to 17.410.060.		RR	Abbreviated zoning designations	
Re-locate content into special provisions for the zone.		Text	Missing definition in Kitsap County Code	
FN ID	17.410.050 FOOTNOTES	Applies to categorical USE(s) (in all tables unless noted otherwise)	Applied to ZONE(s)	Applies to USE in ZONE
28	Allowed only within a commercial center limited in size and scale (e.g., an intersection or corner development).			246 General office and management services less than 4K sf <i>UM</i> 252 General merchandise stores less than 4K sf <i>UM</i> 266 Laundromats and laundry services <i>UM</i> 284 Restaurant. <i>UM</i>
29	Reserved.			
30	The Design Standards for the Community of Kingston set forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.		<i>UM, C, UVC, NC,</i>	
31	Uses permitted only if consistent with an approved master plan pursuant to Chapter 17.440. Where a master plan is optional and the applicant chooses not to develop one, all uses shown as permitted require an administrative conditional use permit.		<i>BC</i>	
32	For properties with an approved master plan, all uses requiring a conditional use permit will be considered permitted uses.		<i>IND</i>	
33	Must be located and designed to serve adjacent area.	286 Restaurant, high-turnover.	<i>C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI</i>	212 Automobile repair and car washes <i>IND</i> 214 Automobile service station. <i>IND, BC, BP</i> 222 Brew pubs. <i>BC, BP</i> 230 Day-care center. <i>IND, BC, BP</i> 232 Day-care center, family. <i>BC, BP</i> 234 Drinking establishments. <i>BC, BP</i> 236 Engineering and construction offices <i>IND, BP</i> 238 Espresso stands <i>IND, BC, BP</i> 244 Financial, banking, mortgage and title institutions <i>IND, BP</i> 246 General office and management services less than 4K sf <i>IND</i> 252 General merchandise stores less than 4K sf <i>IND, BC, BP</i> 266 Laundromats and laundry services <i>BC</i> 284 Restaurant. <i>IND, BC, BP</i>
34	Bed and breakfast houses or vacation rentals with one to four rooms require an administrative conditional use permit; bed and breakfast houses with five or more rooms require a hearing examiner conditional use permit. Bed and breakfast houses serving meals to patrons other than overnight guests require a hearing examiner conditional use permit.			108 Bed and breakfast house. Vacation rental. <i>RR, RP, RW, UR, GB, UL, UM, UVC, NC, RCO, KVC, KVL, KVR, MVL, MVR, RHTC, RHTR, RHTW, SVC, SVL, SVR</i>
35	The use shall be accessory and shall not occupy more than twenty-five percent of the project area.			216 Automobile, recreational vehicle or boat sales <i>IND, BC</i>



LEGEND

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	<i>Add to a new chapter for categorical uses, similar to 17.410.060.</i>	RR	<i>Abbreviated zoning designations</i>	
	<i>Re-locate content into special provisions for the zone.</i>	Text	<i>Missing definition in Kitsap County Code</i>	
36	Requires a conditional use permit when abutting SVR or SVLR zone.			214 Automobile service station. SVC
37	The overall project shall include a residential component. A mixed use project shall be required to meet the minimum density for the zone in which it is located.			224 Clinic, medical UH 230 Day-care center. UM, UH 232 Day-care center, family. UM, UH 238 Espresso stands UH 245 Fitness center. UH 246-250 General office and management services. (all sizes) UH 252 General merchandise stores less than 4K sf UH 266 Laundromats and laundry services UH 278 Personal services – skin care, massage, manicures, hairdresser/barber UH 280 Pet shop – retail and grooming UH 284 Restaurant. UH 298 Animal hospital. UH 314 Movie/performance theater. UH 316 Museum, galleries, aquarium, historic or cultural exhibits UH 540 Storage, self-service. UM, UH
38	Customer service oriented uses over five thousand square feet are prohibited.			248 General merchandise stores. RHTC, RHTW
39	Reserved.			
40	Self-storage facilities must be accessory to the predominant residential use of the property, sized consistently for the number of lots/units being served and may serve only the residents of the single-family plat or multifamily project.			540 Storage, self-service. UR, GB, UL, UCR, UM, UH
41	Adult family homes serving one to six residents (excluding proprietors) are permitted uses. Adult family homes serving more than six applicable residents (excluding proprietors) require an administrative conditional use permit (ACUP).			Use 106 Adult family home. RR, RP, RW, UR, UL, UCR, UM, UH, C, RC, UVC, LIC, RCO, BC, BP, IND, RI, MVC, MVLR, MVR, RHTC, RHTR, RHTW, SVC, SVLR, SVR
42	All business, service repair, processing, storage, or merchandise display on property abutting or across the street from a lot in any residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.		BC, IND, RI	268 Lumber and bulky building material sales C, RC, LIC



LEGEND

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	<i>Re-locate content into special provisions for the zone.</i>	Text	Missing definition in Kitsap County Code

FN ID	17.410.050 FOOTNOTES	Applies to categorical USE(s) <small>(in all tables unless noted otherwise)</small>	Applied to ZONE(s)	Applies to USE in ZONE
43	Where a family member is in need of special, frequent and routine care and assistance by reason of advanced age or ill health, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual requiring or providing such special care subject to the following limitations: a. Not more than two individuals shall be the recipients of special care; b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-family dwelling or manufactured/mobile home as between the recipients or providers of special care; c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated; d. A permit must be obtained from the director authorizing such special care manufactured/mobile home. Such permit shall remain in effect for one year and may, upon application, be extended for one-year periods, provided there has been compliance with the requirements of this section; e. The manufactured/mobile home must be removed when the need for special care ceases; and f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.			124 Dwelling, single-family detached. Manufactured home. Single-family dwelling. RR, RP, RW, FRL, UR, GB, UL, UCR, UM, UH, KVC, KVL, KVR, MVL, MVR, RHTC, RHTR, SVL, SVR 132 Mobile home. RR, FRL, UR, GB, UL, UCR, UM, UH, UVC, KVC, KVL, KVR
44	Certain development standards may be modified for mixed use developments, as set forth in Section 17.420.035 and Chapter 17.430.			
45	Reserved.			
46	Allowed only as an accessory use to a park or recreational facility greater than twenty acres in size.			328 Recreational vehicle camping park. RR, RP, RW
47	As a conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions: a. The project must include a combination of UM and/or UH and commercially zoned land; b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project; c. All setbacks from other residentially zoned land must be the maximum required by the zones included in the project; d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit.		UM, UH	



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FN ID	17.410.050 FOOTNOTES	Applies to categorical USE(s) (in all tables unless noted otherwise)	Applied to ZONE(s)	Applies to USE in ZONE
48	Within urban growth areas, all new residential subdivisions, single-family or multifamily developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units unless exemptions identified in Section 17.460.020 allow for the implementation of a dry sewer.		UL, UCR, UM, UH, C, RC, UVC, NC, LIC	
49	Mixed use development is prohibited outside of urban growth areas.			
50	The Manchester Community Plan, Appendix A – Manchester Design Standards, sets forth policies and regulations for properties within the Manchester village commercial (MVC) district. All development within the MVC district must be consistent with these standards.		MVC	
51	Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.105.090(I).	104, 200, 300, 400, 500, 600 Accessory use or structure.		
52	Aggregate production and processing only. Allowed only if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR).	130 Hotel/motel. Only in 17.410.042 (RR, RP, RW, FRL, MRO, UR, GB, UL, UCR, UM, UH)		522 Manufacturing and fabrication. BC
53	Commercial or industrial uses otherwise prohibited in the zone may be allowed as a component of a home business subject to the requirements of Section 17.410.060(B).	128 Home business.		
54	The gross floor area shall not exceed four thousand square feet.			212 Automobile repair and car washes IND, NC 228 Custom art and craft stores. UVC, NC 230 Day-care center. UVC, NC 232 Day-care center, family. UVC, NC 236 Engineering and construction offices NC 244 Financial, banking, mortgage and title institutions UVC, NC 266 Laundromats and laundry services UVC, NC 278 Personal services – skin care, massage, manicures, hairdresser/barber RC, UVC, NC 280 Pet shop – retail and grooming RC 284 Restaurant. UVC, NC
55	Auction house and all items to be auctioned shall be fully enclosed within a structure.			206 Auction house C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
56	There shall be no more than six rental vehicles kept on site.			210 Automobile rentals UVC, NC



LEGEND

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57	Unless the permit application is a Type III quasi-judicial action, when a component of development located within a commercial or industrial zone involves the conversion of previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type II administrative decision.			C, RC, UVC, NC, LIC	
58	In addition to the other standards set forth in the Kitsap County Code, espresso stands are subject to the following conditions: a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in length) with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities. b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on site. c. All structures must be permanently secured to the ground. d. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement.	238 Espresso stands			
59	Reserved.				
60	All development in Illahee shall be consistent with the Illahee Community Plan.			GB	



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FN ID	17.410.050 FOOTNOTES	Applies to categorical USE(s) (in all tables unless noted otherwise)	Applied to ZONE(s)	Applies to USE in ZONE
61	Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).			210 Automobile rentals RC 212 Automobile repair and car washes BC 214 Automobile service station. RC 232 Day-care center, family. RC, BC 238 Espresso stands RC, BC 240 Equipment rentals RC 242 Farm and garden equipment and sales RC 262 Kennel or pet day cares RC 268 Lumber and bulky building material sales RC, BC 270 Mobile home sales RC 274 Nursery, wholesale. RC 288 Recreational vehicle rental RC, BC 304 Carnival or circus RC 308 Golf course. RC 310 Marina. T22 Marina. RC 392 (320) Race track, major. RC, BC 330 Zoo RC 504 Assembly and packaging operations. RC 506 Boat yard. RC, BC 508 Cemeteries, mortuaries, and crematoriums RC, BC 512 Contractor's storage yard. BC 514 Food production, brewery or distillery RC 516 Fuel distributors RC, BC 520 Manufacturing and fabrication – light. RC 522 Manufacturing and fabrication. – medium. BC 536 Storage, indoor. RC, BC 538 Storage, outdoor. BC 540 Storage, self-service. RC, BC 542 Storage, vehicles and equipment. BC 546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities BC 550 Warehousing and distribution BC
62	General retail merchandise stores greater than one hundred twenty-five thousand square feet in size are prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards). Additional square footage may be allowed for projects greater than twenty-five acres in size.			260 General merchandise stores – 25k sf or greater C, RC
63	Reserved.			286 Restaurant, high-turnover. RC



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64	When a component of development is located within the rural commercial or rural industrial zone and involves the conversion of previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type III hearing examiner decision.		RCO	
65	No car washes allowed in RCO or RI.			208 Auto parts and accessory stores 212 Automobile repair and car washes C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
66	Personal service businesses in the RCO are limited to four chairs and are intended for local use only.			278 Personal services – skin care, massage, manicures, hairdresser/barber C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
67	No aquariums are allowed in the RCO zone. Galleries, museums, historic and cultural exhibits should be geared toward the character of the rural area, rural history, or a rural lifestyle.			316 Museum, galleries, aquarium, historic or cultural exhibits C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
68	In the RI zone, warehousing and distribution should be focused on agricultural, food, or forestry uses only.			550 Warehousing and distribution C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
69	In the RI zone, cold storage facilities are only allowed for agricultural and food uses.			510 Cold storage facilities C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P
70	In the RCO and RI zones, slaughterhouses and animal processing may have a retail component not to exceed four thousand square feet.			532 Slaughterhouse or animal processing. RCO, RI
71	In the RCO zone, custom art and craft stores are limited to studio type and size only.			
72	Must be accessory to an immediate primary use.	238 Espresso stands		236 Engineering and construction offices RI
73	Heavy construction, farming and forestry equipment only.			240 Equipment rentals RI
74	Allowed for existing airports only.			548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. RI
75	All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. Applicant must also demonstrate how the storage would serve the immediate population.			534 Storage, hazardous materials. RCO, RI 536 Storage, indoor. RCO, RI 538 Storage, outdoor. RCO, RI 540 Storage, self-service. RCO, RI 542 Storage, vehicles and equipment. RI



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76	00 square feet = P, 4,001 - 10,000 square feet = ACUP, 10,001 - 15,000 square feet = C, 15,001 square feet and above = X.			206 Auction house REC, TTEC 212 Automobile repair and car washes REC 220 Boat/marine supply stores REC 228 Custom art and craft stores. REC 236 Engineering and construction offices REC, TTEC 244 Financial, banking, mortgage and title institutions REC, TTEC 280 Pet shop – retail and grooming REC 284 Restaurant. REC, TTEC 286 Restaurant, high-turnover. REC 290 Temporary offices and model homes Temporary structure. Temporary use. REC, TTEC 292 Tourism facilities, including outfitter and guide facilities REC
77	Reserved.			
78	Reserved.			
79	No residential uses are allowed within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.			106 Adult family home. LIC 108 Bed and breakfast house. Vacation rental. LIC 112 Convalescent, nursing or rest home. Congregate care facility. LIC 120 Dwelling, multiple-family. LIC 122 Dwelling, single-family attached. Single-family dwelling. LIC 130 Home business. LIC 134 Residential care facility. LIC 214 Automobile service station. LIC 230 Day-care center. LIC, P 232 Day-care center, family. LIC 302 Amusement center. LIC 304 Carnival or circus LIC 540 Storage, self-service. LIC 608 Forestry. T19 Forest practices. T22 Forest practices (commercial forestry). LIC, P
80	Use prohibited within the Gorst urban growth area.			120 Dwelling, multiple-family. UR 264 Kennel, hobby. UR 308 Golf course. UR 310 Marina. T22 Marina. UR 608 Forestry. T19 Forest practices. T22 Forest practices (commercial forestry). UR
81	Use permitted outright in the Gorst urban growth area.			



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82	Use requires a conditional use permit in the Gorst urban growth area.			
83	In the Gorst urban growth area, must take access from state route. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain.			208 Auto parts and accessory stores LIC 210 Automobile rentals LIC 212 Automobile repair and car washes LIC 214 Automobile service station. LIC 216 Automobile, recreational vehicle or boat sales LIC 220 Boat/marine supply stores LIC
84	Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)			104 Accessory use or structure. RC 106 Adult family home. RC 110 Caretaker’s dwelling. RC 112 Convalescent, nursing or rest home. Congregate care facility. RC 122 Dwelling, single-family attached. Single-family dwelling. 130 Hotel/motel. RC 134 Residential care facility. RC 204 Ambulance service RC 208 Auto parts and accessory stores RC 210 Automobile rentals RC 212 Automobile repair and car washes RC 214 Automobile service station. RC 216 Automobile, recreational vehicle or boat sales RC 220 Boat/marine supply stores RC 232 Day-care center, family. RC 236 Engineering and construction offices RC 238 Espresso stands RC RC 240 Equipment rentals 242 Farm and garden equipment and sales RC 248 - 250 General office and management services. 4K sf or greater RC 254 – 260 General merchandise stores 4K sf or greater RC 262 Kennel or pet day-cares RC 266 Laundromats and laundry services RC 268 Lumber and bulky building material sales RC 270 Mobile home sales RC 272 Nursery, retail. RC 274 Nursery, wholesale. RC 280 Pet shop – retail and grooming Pet. Pet, nontraditional. RC 286 Restaurant, high-turnover. RC 288 Recreational vehicle rental RC 294 Tourism facilities, including seaplane and tour boat terminals RC



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				298 Veterinary clinics/ Animal hospital. RC 304 Carnival or circus RC 308 Golf course. RC 310 Marina. T22 Marina. RC 392 Race track, major. RC 330 Zoo RC 404 Hospital. RC 406 Places of worship. RC 500 Accessory use or structure. RC 502 Air pilot training schools RC 504 Assembly and packaging operations. RC 506 Boat yard. RC 508 Cemeteries, mortuaries, and crematoriums RC 514 Food production, brewery or distillery RC 516 Fuel distributors RC 518 Helicopter pads RC 520 Manufacturing and fabrication - light RC 536 Storage, indoor. RC 540 Storage, self-service. RC 600 Accessory use or structure. RC 606 Aquaculture practices. T22 Aquaculture. RC 608 Forestry. T19 Forest practices. T22 Forest practices (commercial forestry). RC



LEGEND

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85	Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)			120 Dwelling, multiple-family. RC 222 Brew pubs. RC 226 Conference center. RC 228 Custom art and craft stores. RC 230 Day-care center. RC 244 Financial, banking, mortgage and title institutions RC 276 Off-street private parking facilities. Parking area, public. RC 284 Restaurant. RC 296 Transportation terminals RC 306 Club, civic or social RC 312 Movie/performance theater, indoor RC 316 Museum, galleries, aquarium, historic or cultural exhibits RC
86	If located on the Central Kitsap Community Campus, any mixed use development must be in a single building, and total floor area devoted to commercial uses shall not exceed seventy percent. Other mixed use development standards and waivers set forth in Section 17.420.035 shall not apply to the Central Kitsap Community Campus. (See Silverdale Design Standards.)			
87	If located on the Central Kitsap Community Campus, retail/office uses are allowed if accessory and directly related to priority public or community uses. (See the Silverdale Design Standards.)			222 Brew pubs. RC 224 Clinic, medical RC 228 Custom art and craft stores. RC 234 Drinking establishments. RC 244 Financial, banking, mortgage and title institutions RC 278 Personal services – skin care, massage, manicures, hairdresser/barber RC
88	Uses allowed on the Poplar’s property, as defined by the Silverdale Design Standards, shall not be subject to footnotes 84 through 87 until such time it is substantially redeveloped; but will be subject to all special provisions of this title.		RC	
89	Reserved.			
90	Equipment storage located externally is not allowed.			236 Engineering and construction offices MVC
91	Permitted in the Manchester village commercial zone if less than five thousand square feet.			272 Nursery, retail. MVC
92	Drive-through lanes are not allowed.			286 Restaurant, high-turnover. MVC
93	Terminals or facilities for motorized equipment are not allowed.			292 Tourism facilities, including outfitter and guide facilities MVC



LEGEND

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94	Any combination of structures shall not exceed five thousand square feet. Zoos and aquariums are prohibited.			316 Museum, galleries, aquarium, historic or cultural exhibits MVC
95	Allowed on all port district owned property.	218 Nonmotorized recreational rentals.		
96	Reserved.			
97	Cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process.	112 Convalescent, nursing or rest home. Congregate care facility.		
98	Number of individual boarding rooms may not exceed the maximum density for the zone or six boarding rooms, whichever is greater.			109 Boarding house. UR, GB, UL, UCR, KVC, KVLR, KVR, RHTC, RHTR
99	The number of individual boarding rooms must meet the minimum density for the zone or equal six boarding rooms, whichever is greater.			109 Boarding house. UM, UH, C, RC, UVC, NC, LIC, RCO, P
100	Allowed only as micro-gyms less than five thousand square feet in size. All other fitness centers are prohibited.			245 Fitness center. RC, BC, IND, RI, REC, and TTEC
101	Transitory accommodations allowed only pursuant to Chapter 17.505.		All zones except FRL and MRO	
102	Boarding houses must have health district approval prior to occupancy.	109 Boarding house.		



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	MRO	Proposed MRO	UR (19) (101)	Proposed UR	GB (60) (101)	Proposed GB	UL (19) (48) (101)	Proposed UL	UCR (48) (101)	Proposed UCR	UM (30) (47) (48) (101)	Proposed UM	UH (19) (47) (48) (101)	Proposed UH
RESIDENTIAL USES															
100	Accessory dwelling units (1)	--		P		P		P		P		P		--	
102	Accessory living quarters (1)	--		P		P		P		P		P		--	Change (Allow)
104	Accessory use or structure (1)(18)(51)	P		P		P		P		P		P		P	
106	Adult family home	--		ACUP P (41)		--	Change (More Discussion Needed)	ACUP P (41)		P (41)		ACUP P (41)		ACUP P (41)	
108	Bed and breakfast house or vacation rental	--		ACUP C (34)	Change (More Discussion Needed)	ACUP C (34)	Change (More Discussion Needed)	ACUP C (34)	Change (More Discussion Needed)	P	Change (More Discussion Needed)	ACUP C (34)	Change (More Discussion Needed)	--	Change (More Discussion Needed)
109	Boarding house (102)	--		ACUP (98)	Change (More Discussion Needed)	ACUP (98)	Change (Reduce Permitting)	ACUP (98)	Change (Reduce Permitting)	ACUP (98)	Change (Reduce Permitting)	P (99)(102)		P (99)(102)	
110	Caretaker's dwelling	--	Change (Allow)	--		--		--		--		ACUP	Change (Prohibit)	--	
112	Convalescent home or congregate care facility (97)	--		--		--		C	Change (Reduce Permitting)	ACUP		C	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)
114	Cottage housing developments	--		ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	P		ACUP	Change (Reduce Permitting)	--	Change (Allow)
116	Dwelling, duplex	--		P (3)		P		P (3)		P		P		--	Change (Allow)
118	Dwelling, existing	P		P		P		P		P		P		P	
120	Dwelling, multifamily	--		C -- (80)	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	P		P	
122	Dwelling, single-family attached	--		P		P		P		P		P		ACUP	Change (Allow)
124	Dwelling, single-family detached (includes manufactured homes)	--		P (43)		P (43)		P (43)		P (43)		P (26)(43)		P (26)(43)	Change (Prohibit)
126	Guest house (1)	--		P	Change (Prohibit)	P	Change (Prohibit)	P		P		P	Change (Prohibit)	--	
128	Home business (1)(53)	--		P		P		P		P		ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)
130	Hotel/motel (1)(52)	--		--		--		--		--		--		ACUP	Change (Reduce Permitting)



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	MRO	Proposed MRO	UR (19) (101)	Proposed UR	GB (60) (101)	Proposed GB	UL (19) (48) (101)	Proposed UL	UCR (48) (101)	Proposed UCR	UM (30) (47) (48) (101)	Proposed UM	UH (19) (47) (48) (101)	Proposed UH
132	Mobile homes	P	Change (Prohibit)	C (24) (43)	Change (Reduce Permitting)	C (24) (43)	Change (Reduce Permitting)	C (24) (43)	Change (Reduce Permitting)	C (43)	Change (More Discussion Needed)	C (24) (43)	Change (Reduce Permitting)	-- (24) (43)	
134	Residential care facility	--		ACUP		ACUP		ACUP		P	Change (Increase Permitting)	P		P	
COMMERCIAL/BUSINESS USES															
200	Accessory use or structure (1)(51)	P	Change (Prohibit)	P		P		P		P		P		P	
202	Adult entertainment (1)	--		--		--		--		--		--		--	Change (Allow)
204	Ambulance service	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
206	Auction house	--		--		--		--		--		--		--	Change (Allow)
208	Auto parts and accessory stores	--		--		--		--		--		--	Change (Allow)	--	
210	Automobile rentals	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
212	Automobile repair and car washes	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
214	Automobile service station (6)	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
216	Automobile, recreational vehicle or boat sales	--		--		--		--		--		--		--	Change (Allow)
218	Nonmotorized recreation rentals (95)	--		--		--		--		ACUP	Change (Increase Permitting)	ACUP	Change (Reduce Permitting)	ACUP	
220	Boat/marine supply stores	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
222	Brew pubs	--		--		--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	--	Change (Allow)
224	Clinic, medical	--		--		--		--		--		--	Change (Allow)	ACUP (37)	Change (Reduce Permitting)
226	Conference center	--		--		--		P	Change (Increase Permitting)	--		--	Change (Allow)	--	Change (Allow)
228	Custom art and craft stores	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
230	Day-care center (14)	--		C	Change (More Discussion Needed)	C	Change (More Discussion Needed)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP (37)	Change (Reduce Permitting)	ACUP (37)	Change (Reduce Permitting)



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	MRO	Proposed MRO	UR (19) (101)	Proposed UR	GB (60) (101)	Proposed GB	UL (19) (48) (101)	Proposed UL	UCR (48) (101)	Proposed UCR	UM (30) (47) (48) (101)	Proposed UM	UH (19) (47) (48) (101)	Proposed UH
232	Day-care center, family (14)	--		P	Change (Prohibit)	C	Change (More Discussion Needed)	P	Change (Increase Permitting)	P	Change (Increase Permitting)	ACUP (37)	Change (Reduce Permitting)	ACUP (37)	Change (Reduce Permitting)
234	Drinking establishments	--		--		--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	--	Change (Allow)
236	Engineering and construction offices	--		--		--		--		--		--		--	Change (Allow)
238	Espresso stands (58)	--		--		--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	P (37)	
240	Equipment rentals	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
242	Farm and garden equipment and sales	--		--		--		--		--		--		--	Change (Allow)
244	Financial, banking, mortgage and title institutions	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
245	Fitness center	--		--		--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	ACUP (37)	
246	General office and management services – less than 4,000 s.f.	--		--		--		--		C (28)	Change (Prohibit)	--	Change (Allow)	ACUP (37)	Change (Reduce Permitting)
248	General office and management services – 4,000 to 9,999 s.f.	--		--		--		--		--		--	Change (Allow)	ACUP (37)	Change (Reduce Permitting)
250	General office and management services – 10,000 s.f. or greater	--		--		--		--		--		--	Change (Allow)	ACUP (37)	Change (Reduce Permitting)
252	General retail merchandise stores – less than 4,000 s.f.	--		--		--		--	Change (Allow)	C (28)	Change (More Discussion Needed)	--	Change (Allow)	ACUP (37)	
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
260	General retail merchandise stores – 25,000 s.f. or greater	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
262	Kennels or pet day-cares (1)	--		--		--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	--	Change (Allow)
264	Kennels, hobby	--		P --		P		P		P		P		--	Change (Allow)
266	Laundromats and laundry services	--		--		--		--	Change (Allow)	C (28)	Change (Allow)	--	Change (Allow)	ACUP (37)	Change (Reduce Permitting)



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	MRO	Proposed MRO	UR (19) (101)	Proposed UR	GB (60) (101)	Proposed GB	UL (19) (48) (101)	Proposed UL	UCR (48) (101)	Proposed UCR	UM (30) (47) (48) (101)	Proposed UM	UH (19) (47) (48) (101)	Proposed UH
268	Lumber and bulky building material sales	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
270	Mobile home sales	--		--		--		--		--		--		--	Change (Allow)
272	Nursery, retail	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
274	Nursery, wholesale	--		--		--		--	Change (Allow)	--		--		--	Change (Allow)
276	Off-street private parking facilities	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
278	Personal services – skin care, massage, manicures, hairdresser/barber	--		--		--		--	Change (Allow)	C	Change (More Discussion Needed)	--	Change (Allow)	ACUP (37)	Change (Reduce Permitting)
280	Pet shop – retail and grooming	--		--		--		--		--	Change (Allow)	--	Change (Allow)	ACUP (37)	Change (Reduce Permitting)
282	Research laboratory	--		--		--		--		--		--		--	
284	Restaurants	--		--		--		--		C (28)	Change (Prohibit)	--		ACUP (37)	
286	Restaurants, high-turnover	--		--		--		--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)
288	Recreational vehicle rental	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
290	Temporary offices and model homes (27)	--		P		P		P		P		P		P	Change (Prohibit)
292	Tourism facilities, including outfitter and guide facilities	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
294	Tourism facilities, including seaplane and tour boat terminals	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
296	Transportation terminals	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
298	Veterinary clinics/animal hospitals	--		--		--		--	Change (Allow)	--		--	Change (Allow)	C (9) (37)	Change (Reduce Permitting)
RECREATIONAL/CULTURAL USES															
300	Accessory use or structure (1)(51)	P		P		P		P		P		P		P	
302	Amusement centers	--		--		--		--		--		--		--	
304	Carnival or circus	--		--		--		--		--		--		--	
306	Club, civic or social (12)	C (12)	Change (Prohibit)	C (12)	Change (Reduce Permitting)	C (12)	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP	Change (Increase Permitting)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	MRO	Proposed MRO	UR (19) (101)	Proposed UR	GB (60) (101)	Proposed GB	UL (19) (48) (101)	Proposed UL	UCR (48) (101)	Proposed UCR	UM (30) (47) (48) (101)	Proposed UM	UH (19) (47) (48) (101)	Proposed UH
308	Golf courses	--		C -- (80)		C		C		ACUP	Change (Increase Permitting)	C	Change (Prohibit)	ACUP	Change (Prohibit)
310	Marinas	--		C -- (80)		C		C		ACUP	Change (Increase Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)
312	Movie/performance theaters, indoor	--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
314	Movie/performance theaters, outdoor	--		--		--		--		--		--		ACUP (37)	Change (Increase Permitting)
316	Museum, galleries, aquarium, historic or cultural exhibits	--		--		--		--		--		--	Change (Allow)	ACUP (37)	Change (Reduce Permitting)
318	Parks and open space	P	Change (Prohibit)	P		P		P		P		P		P	
320	Race track, major	--		--		--		--		--		--		--	
322	Race track, minor	C (12)	Change (Prohibit)	--		--		--		--		--		--	
324	Recreational facilities, private	--		C		C		C		ACUP	Change (Increase Permitting)	C		ACUP	
326	Recreational facilities, public	--		P		P		P		P		P		ACUP	
328	Recreational vehicle camping parks	--	Change (Allow)	C		C		C		--		--		--	
330	Zoo	--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	--	
INSTITUTIONAL USES															
400	Accessory use or structure (1)(51)	P		P		P		P		P		P		P	
402	Government/public structures	--		ACUP		ACUP		ACUP		ACUP		ACUP		ACUP	
404	Hospital	--		--		--		--		--		--	Change (Allow)	C	Change (Reduce Permitting)
406	Places of worship (12)	--		C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP	
408	Private or public schools (20)	--		C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	Change (Prohibit)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP	Change (Increase Permitting)	C	Change (Reduce Permitting)	ACUP	
INDUSTRIAL USES															
500	Accessory use or structure (1)(51)	P		P		P		P		P		P		P	
502	Air pilot training schools	--		--		--		--		--		--		--	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	MRO	Proposed MRO	UR (19) (101)	Proposed UR	GB (60) (101)	Proposed GB	UL (19) (48) (101)	Proposed UL	UCR (48) (101)	Proposed UCR	UM (30) (47) (48) (101)	Proposed UM	UH (19) (47) (48) (101)	Proposed UH
504	Assembly and packaging operations	--		--		--		--		--		--		--	
506	Boat yard	--		--		--		--		--		--		--	
508	Cemeteries, mortuaries, and crematoriums (10)	--		C		C		C		C		C	Change (Reduce Permitting)	C	Change (Reduce Permitting)
510	Cold storage facilities	--		--		--		--		--		--		--	
512	Contractor's storage yard (21)	ACUP	Change (Prohibit)	--		--		--		--		--		--	
514	Food production, brewery or distillery	--		--		--		--		--		--		--	
516	Fuel distributors	--		--		--		--		--		--		--	
518	Helicopter pads (13)	--		--		--		--		--		--		--	
520	Manufacturing and fabrication, light	--		--		--		--		--		--		--	
522	Manufacturing and fabrication, medium	--		--		--		--		--		--		--	
524	Manufacturing and fabrication, heavy	--		--		--		--		--		--		--	
526	Manufacturing and fabrication, hazardous	--		--		--		--		--		--		--	
528	Recycling centers	--		--		--		--		--		--		--	
530	Rock crushing	ACUP	Change (Increase Permitting)	--		--		--		--		--		--	
532	Slaughterhouse or animal processing	--		--		--		--		--		--		--	
534	Storage, hazardous materials	--		--		--		--		--		--		--	
536	Storage, indoor	--		--		--		--		--		--	Change (Allow)	--	
538	Storage, outdoor	--		--		--		--		--		--	Change (Allow)	--	
540	Storage, self-service	--		C (40)	Change (More Discussion Needed)	C (40)	Change (More Discussion Needed)	C (40)	Change (More Discussion Needed)	C (40)	Change (More Discussion Needed)	C (37)(40)	Change (Reduce Permitting)	C (37)(40)	Change (Reduce Permitting)
542	Storage, vehicle and equipment (1)	--		--		--		--		--		--		--	
544	Top soil production, stump grinding	C	Change (Reduce Permitting)	--		--		--		--		--		--	
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	P		--		--		--		--		--		--	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	MRO	Proposed MRO	UR (19) (101)	Proposed UR	GB (60) (101)	Proposed GB	UL (19) (48) (101)	Proposed UL	UCR (48) (101)	Proposed UCR	UM (30) (47) (48) (101)	Proposed UM	UH (19) (47) (48) (101)	Proposed UH
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)	--		--		--		--		--		--		--	
RESOURCE USES															
600	Accessory use or structure (1)(51)	P		P		P		P		P		P		P	
602	Aggregate extractions sites	C		--		--		--		--		--		--	
606	Aquaculture practices	--		C		C		C		C	Change (Prohibit)	C	Change (Prohibit)	C	Change (Prohibit)
608	Forestry	P		P	Change (Prohibit)	P	Change (Prohibit)	P	Change (Prohibit)	--		P	Change (Prohibit)	P	Change (Prohibit)
610	Shellfish/fish hatcheries and processing facilities	--		--		--		--		--		--		--	

DRAFT



Preliminary Discussion Draft - Proposed Changes in the Level of Permit Review for Commercial and Industrial Zones

Use # ↓	Zoning Classification → Use Description ↓	C (19) (30) (48) (57) (101)	Proposed C	RC (19) (48) (57)(88) (101)	Proposed RC	NC (19) (30) (48) (57) (101)	Proposed NC	LIC (48) (57) (101)	Proposed LIC	RCO (12) (64) (101)	Proposed RCO	BC (31) (42) (101)	Proposed BC	BP (101)	Proposed BP	IND (32) (42) (101)	Proposed IND	RI (32) (42) (101)	Proposed RI	P (101)	Proposed P
RESIDENTIAL USES																					
100	Accessory dwelling units (1)	--		--		--		--		--		--		--		--		--		--	
102	Accessory living quarters (1)	--		--		--		--		--		--		--		--		--		--	
104	Accessory use or structure (1)(18)(51)	P		P (84)		P		P		P		P		P		P		P		--	Change (Allow)
106	Adult family home	ACUP P (41)	Change (Split by number of residents)	ACUP P (41) (84)	Change (Split by number of residents)	--	Change (Split by number of residents)	ACUP P (41) (79)	Change (Split by number of residents)	ACUP P (41)	Change (Split by number of residents)	ACUP P (41)	Change (Split by number of residents)	ACUP P (41)	Change (Split by number of residents)	ACUP P (41)	Change (Split by number of residents)	ACUP P (41)	Change (Split by number of residents)	--	Change (Split by number of residents)
108	Bed and breakfast house or vacation rental	--	Separate Project	--	Separate Project	ACUP C (34)	Separate Project	ACUP (79)	Separate Project	ACUP C (34)	Separate Project	--	Separate Project	--	Separate Project	--	Separate Project	--	Separate Project	--	Separate Project
109	Boarding house (102)	P (99)		P (99)		P (99)		P (99)		P (99)		--		--		--		--		ACUP(99)	Change (Prohibit)
110	Caretaker's dwelling	ACUP	Change (Prohibit)	ACUP (84)	Change (Prohibit)	ACUP	Change (Prohibit)	ACUP		P		P	Change (Prohibit)	P	Change (Prohibit)	P		P		P	
112	Convalescent home or congregate care facility (97)	ACUP	Change (Reduce Permitting)	ACUP (84)	Change (Reduce Permitting)	C		ACUP -- (79)		--		--		--		--		--		--	
114	Cottage housing developments	--	Change (Allow)	--	Change (Allow)	--		--		--		--		--		--		--		--	
116	Dwelling, duplex	--	Change (Allow)	--		P	Change (Prohibit)	--		--		--		--		--		--		--	
118	Dwelling, existing	P		P		P		P		P		P		P		P		P		--	Change (Allow)
120	Dwelling, multifamily	ACUP	Change (More Discussion Needed)	ACUP C (85)	Change (Reduce Permitting)	P	Change (Prohibit)	P -- (79)		--		--		--		--		--		--	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	C (19) (30) (48) (57) (101)	Proposed C	RC (19) (48) (57)(88) (101)	Proposed RC	NC (19) (30) (48) (57) (101)	Proposed NC	LIC (48) (57) (101)	Proposed LIC	RCO (12) (64) (101)	Proposed RCO	BC (31) (42) (101)	Proposed BC	BP (101)	Proposed BP	IND (32) (42) (101)	Proposed IND	RI (32) (42) (101)	Proposed RI	P (101)	Proposed P
122	Dwelling, single-family attached	ACUP	Change (Prohibit)	ACUP C (84)	Change (Reduce Permitting)	P	Change (Increase Permitting)	P -- (79)		--		--		--		--		--		--	
124	Dwelling, single-family detached (includes manufactured homes)	--		--		P	Change (Prohibit)	--		--		--		--		--		--		--	
126	Guest house (1)	--		--		--		--		--		--		--		--		--		--	
128	Home business (1)(53)	--		--	Change (Allow)	ACUP	Change (More Discussion Needed)	--	Change (Allow)	ACUP	Change (Prohibit)	--		--		--		--		--	
130	Hotel/motel (1)(52)	P		P (84)		C	Change (Prohibit)	ACUP -- (79)		--		--		--		--		--		--	
132	Mobile homes	--		--		--		--		--		--		--		--		--		--	
134	Residential care facility	ACUP	Change (Reduce Permitting)	ACUP (84)	Change (More Discussion Needed)	--	Change (Allow)	ACUP -- (79)		--		--		--		--		--		--	
COMMERCIAL/BUSINESS USES																					
200	Accessory use or structure (1)(51)	P		P		P		P		P		P		P		P		P		P	Change (Prohibit)
202	Adult entertainment (1)	C		C (84)		--		--		--		C	Change (Prohibit)	--		C	Change (Prohibit)	--		--	
204	Ambulance service	P		P (84)		C		P	Change (Increase Permitting)	--	Change (Allow)	P		ACUP	Change (Reduce Permitting)	ACUP	Change (Prohibit)	--		--	
206	Auction house	P		P (84)		--		P	Change (Increase Permitting)	C		ACUP	Change (Reduce Permitting)	ACUP		P	Change (Prohibit)	C		--	
208	Auto parts and accessory stores	P		P (84)		P	Change (Prohibit)	P (83)		C	Change (Reduce Permitting)	--		--		--		--		--	
210	Automobile rentals	P		P (61)(84)		P (56)		P (83)		--		--		--		--		--		--	
212	Automobile repair and car washes	P		P (84)		ACUP (54)	Change (Reduce Permitting)	P (83)	Change (More Discussion Needed)	C	Change (Reduce Permitting)	P (61)	Change (Prohibit)	ACUP	Change (Prohibit)	P (33)		C	Change (Reduce Permitting)	--	
214	Automobile service station (6)	P		P (61)(84)		ACUP	Change (Reduce Permitting)	P (79)(83)	Change (More Discussion Needed)	C	Change (Reduce Permitting)	C (33)	Change (More Discussion Needed)	C (33)	Change (Prohibit)	P (33)		C	Change (Reduce Permitting)	--	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	C (19) (30) (48) (57) (101)	Proposed C	RC (19) (48) (57)(88) (101)	Proposed RC	NC (19) (30) (48) (57) (101)	Proposed NC	LIC (48) (57) (101)	Proposed LIC	RCO (12) (64) (101)	Proposed RCO	BC (31) (42) (101)	Proposed BC	BP (101)	Proposed BP	IND (32) (42) (101)	Proposed IND	RI (32) (42) (101)	Proposed RI	P (101)	Proposed P
216	Automobile, recreational vehicle or boat sales	ACUP	Change (Reduce Permitting)	ACUP (84)		--		P (83)		--	Change (Allow)	ACUP(35)	Change (Prohibit)	--		ACUP(35)	Change (Reduce Permitting)	--		--	
218	Nonmotorized recreation rentals (95)	P		P		P		P		P		--		--		--		--		P	
220	Boat/marine supply stores	P		P (84)		--		P (83)		C	Change (Reduce Permitting)	--		--		--		--		--	
222	Brew pubs	P		PC (85)(87)	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	P		--	Change (Allow)	ACUP(33)	Change (Prohibit)	ACUP(33)	Change (Prohibit)	ACUP	Change (Prohibit)	--		--	
224	Clinic, medical	P		P (87)		ACUP	Change (Reduce Permitting)	P	Change (Increase Permitting)	--	Change (Allow)	P		ACUP	Change (Reduce Permitting)	C	Change (Prohibit)	--		--	
226	Conference center	P		PC (85)	Change (More Discussion Needed)	--		P		--		--	Change (Allow)	--	Change (Allow)	--		--		ACUP	
228	Custom art and craft stores	P		PC (85)(87)		P (54)		P		C	Change (Reduce Permitting)	--		--		--		--		--	
230	Day-care center (14)	P		PC (85)	Change (More Discussion Needed)	P (54)	Change (More Discussion Needed)	P (79)	Change (More Discussion Needed)	ACUP	Change (Reduce Permitting)	P (33)	Change (Increase Permitting)	P (33)	Change (Increase Permitting)	P (33)	Change (Prohibit)	--		ACUP--(79)	Change (Prohibit)
232	Day-care center, family (14)	P	Change (Prohibit)	P (61)(84)	Change (Prohibit)	ACUP (54)	Change (More Discussion Needed)	P (79)		--	Change (Allow)	P(33)(61)	Change (Increase Permitting)	P (33)	Change (Increase Permitting)	--		--		--	
234	Drinking establishments	C	Change (Reduce Permitting)	C (87)	Change (More Discussion Needed)	C	Change (Reduce Permitting)	P		C	Change (Reduce Permitting)	P (33)	Change (Prohibit)	C (33)	Change (Prohibit)	--		--		--	
236	Engineering and construction offices	P		P (84)		P (54)	Change (Prohibit)	P		ACUP	Change (Reduce Permitting)	P		P (33)		P (33)	Change (Prohibit)	ACUP(72)	Change (Prohibit)	--	
238	Espresso stands (58)	P		P (61)(84)		P		P		ACUP	Change (Reduce Permitting)	P(33)(61)		P (33)		P (33)		ACUP	Change (Reduce Permitting)	--	
240	Equipment rentals	P		P (61)(84)		--	Change (Allow)	--	Change (Allow)	ACUP	Change (Reduce Permitting)	P		P		P		ACUP(73)	Change (Reduce Permitting)	--	Change (Allow)
242	Farm and garden equipment and sales	P		P (61)(84)		--		P		ACUP	Change (Reduce Permitting)	--		--		--	Change (Allow)	C	Change (Reduce Permitting)	--	
244	Financial, banking, mortgage and title institutions	P		P (85)(87)		P (54)		P		--	Change (Allow)	P		P (33)		ACUP(33)	Change (Prohibit)	--		--	
245	Fitness center	P		P		--	Change (Allow)	--	Change (Allow)	P (100)		P (100)	Change (Prohibit)	--		P (100)		P (100)	Change (Prohibit)	--	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	C (19) (30) (48) (57) (101)	Proposed C	RC (19) (48) (57)(88) (101)	Proposed RC	NC (19) (30) (48) (57) (101)	Proposed NC	LIC (48) (57) (101)	Proposed LIC	RCO (12) (64) (101)	Proposed RCO	BC (31) (42) (101)	Proposed BC	BP (101)	Proposed BP	IND (32) (42) (101)	Proposed IND	RI (32) (42) (101)	Proposed RI	P (101)	Proposed P
246	General office and management services – less than 4,000 s.f.	P		P		P		P		ACUP	Change (Reduce Permitting)	P		P		P (33)		--	Change (Allow)	--	
248	General office and management services – 4,000 to 9,999 s.f.	P		P (84)		ACUP	Change (Prohibit)	P		C	Change (Reduce Permitting)	P		P		--		--		--	
250	General office and management services – 10,000 s.f. or greater	P		P (84)	Change (More Discussion Needed)	--		P	Change (Increase Permitting)	--		P		P	Change (Prohibit)	--		--		--	
252	General retail merchandise stores – less than 4,000 s.f.	P		P		P		P		ACUP	Change (Reduce Permitting)	P (33)		P (33)		ACUP(33)	Change (Prohibit)	--	Change (Allow)	--	
254	General retail merchandise stores – 4,000 to 9,999 s.f.	P		P (84)		ACUP	Change (Prohibit)	P		C	Change (Reduce Permitting)	--		--		--		--		--	
256	General retail merchandise stores – 10,000 to 15,000 s.f.	P		P (84)	Change (More Discussion Needed)	--		--	Change (Allow)	--		--		--		--		--		--	
258	General retail merchandise stores – 15,001 to 24,999 s.f.	P		P (84)	Change (More Discussion Needed)	--		--		--		--		--		--		--		--	
260	General retail merchandise stores – 25,000 s.f. or greater	ACUP (62)	Change (Reduce Permitting)	ACUP (62) (84)	Change (More Discussion Needed)	--		ACUP	Change (Prohibit)	--		--		--		--		--		--	
262	Kennels or pet day-cares (1)	C		C (61)(84)	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C		C	Change (Reduce Permitting)	P	Change (Prohibit)	ACUP	Change (Prohibit)	ACUP	Change (Prohibit)	C	Change (Reduce Permitting)	--	
264	Kennels, hobby	--		--		P	Change (Prohibit)	--		--		--		--		--		--		--	
266	Laundromats and laundry services	P		P (84)		P (54)		P		--	Change (Allow)	P (33)	Change (Prohibit)	P	Change (Prohibit)	ACUP	Change (Prohibit)	--		--	
268	Lumber and bulky building material sales	ACUP (42)	Change (Reduce Permitting)	ACUP (42) (61) (62) (84)	Change (Reduce Permitting)	--		ACUP(42)	Change (Reduce Permitting)	C	Change (Reduce Permitting)	P (61)		--		P		ACUP	Change (Reduce Permitting)	--	
270	Mobile home sales	ACUP	Change (Reduce Permitting)	ACUP (61)(84)	Change (Reduce Permitting)	--		--	Change (Allow)	--		--		--		--	Change (Allow)	--		--	
272	Nursery, retail	P		P (84)		ACUP	Change (Reduce Permitting)	P		ACUP	Change (Reduce Permitting)	--		--		--		--		--	
274	Nursery, wholesale	P		P (61)(84)	Change (More Discussion Needed)	ACUP	Change (Prohibit)	P	Change (Prohibit)	P		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	P		--	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	C (19) (30) (48) (57) (101)	Proposed C	RC (19) (48) (57)(88) (101)	Proposed RC	NC (19) (30) (48) (57) (101)	Proposed NC	LIC (48) (57) (101)	Proposed LIC	RCO (12) (64) (101)	Proposed RCO	BC (31) (42) (101)	Proposed BC	BP (101)	Proposed BP	IND (32) (42) (101)	Proposed IND	RI (32) (42) (101)	Proposed RI	P (101)	Proposed P
276	Off-street private parking facilities	P		P ^C (85)		ACUP	Change (Reduce Permitting)	--	Change (Allow)	--		--		--		--		--		--	
278	Personal services – skin care, massage, manicures, hairdresser/barber	P		P (87)		P (54)		P		ACUP (54)	Change (Reduce Permitting)	--		--		--		--		--	
280	Pet shop – retail and grooming	P		P (84)		ACUP	Change (Reduce Permitting)	P		ACUP (54)	Change (Reduce Permitting)	--		--		--		--		--	
282	Research laboratory	--	Change (Allow)	--	Change (Allow)	--		--		--		P		P		P		C	Change (Prohibit)	--	
284	Restaurants	P		ACUP P (85)		P (54)		P		C	Change (Reduce Permitting)	P (33)		C (33)		ACUP(33)	Change (Reduce Permitting)	--		--	
286	Restaurants, high-turnover	P		P (63) (84)		C	Change (Reduce Permitting)	P		--	Change (Allow)	P		P		P		--		--	
288	Recreational vehicle rental	ACUP	Change (Reduce Permitting)	ACUP (61)(84)		--		--	Change (Allow)	--		ACUP(61)		ACUP	Change (Prohibit)	ACUP	Change (Prohibit)	--		--	
290	Temporary offices and model homes (27)	--		--		--		--		--		--		--		--		--		--	
292	Tourism facilities, including outfitter and guide facilities	P		P		P		P		ACUP	Change (Reduce Permitting)	P		P	Change (Prohibit)	ACUP	Change (Prohibit)	--		--	Change (Allow)
294	Tourism facilities, including seaplane and tour boat terminals	ACUP	Change (More Discussion Needed)	ACUP (84)	Change (More Discussion Needed)	--	Change (Allow)	--	Change (Allow)	C		--		--		--		--		--	Change (Allow)
296	Transportation terminals	ACUP	Change (More Discussion Needed)	ACUP C (85)	Change (More Discussion Needed)	C		C	Change (Reduce Permitting)	--		P		--		ACUP	Change (Reduce Permitting)	--	Change (Allow)	--	Change (Allow)
298	Veterinary clinics/animal hospitals	P		P (84)	Change (More Discussion Needed)	ACUP	Change (Reduce Permitting)	P		ACUP	Change (Reduce Permitting)	P		ACUP	Change (Reduce Permitting)	ACUP	Change (Prohibit)	--		--	
RECREATIONAL/CULTURAL USES																					
300	Accessory use or structure (1)(51)	P		P		P		P		P		P		P		P		P		P	
302	Amusement centers	ACUP (11)		ACUP (11)		C	Change (Prohibit)	ACUP (11) -- (79)		--	Change (Allow)	--	Change (Allow)	--		C (11)		--	Change (Allow)	ACUP	Change (Increase Permitting)
304	Carnival or circus	ACUP (11)		ACUP (11) (61) (84)	Change (Reduce Permitting)	C	Change (Prohibit)	ACUP (11) -- (79)		--	Change (Allow)	--	Change (Allow)	--		ACUP(11)	Change (Increase Permitting)	--	Change (Allow)	ACUP	Change (Increase Permitting)
306	Club, civic or social (12)	P		ACUP P (85)	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	P	Change (Increase Permitting)	C	Change (Reduce Permitting)	ACUP	Change (Prohibit)	--		ACUP	Change (Prohibit)	--		ACUP	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	C (19) (30) (48) (57) (101)	Proposed C	RC (19) (48) (57)(88) (101)	Proposed RC	NC (19) (30) (48) (57) (101)	Proposed NC	LIC (48) (57) (101)	Proposed LIC	RCO (12) (64) (101)	Proposed RCO	BC (31) (42) (101)	Proposed BC	BP (101)	Proposed BP	IND (32) (42) (101)	Proposed IND	RI (32) (42) (101)	Proposed RI	P (101)	Proposed P
308	Golf courses	ACUP	Change (Increase Permitting)	ACUP (61)(84)	Change (Prohibit)	ACUP	Change (Prohibit)	--		--		--	Change (Allow)	--		--		--		ACUP	
310	Marinas	ACUP	Change (More Discussion Needed)	ACUP (61)(84)	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	--	Change (Allow)	C	Change (Reduce Permitting)	--		--		C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (More Discussion Needed)
312	Movie/performance theaters, indoor	P		ACUP P (85)	Change (More Discussion Needed)	ACUP	Change (Reduce Permitting)	P		--	Change (Allow)	--		--		--		--		--	
314	Movie/performance theaters, outdoor	C	Change (Reduce Permitting)	ACUP	Change (Increase Permitting)	--	Change (Allow)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Prohibit)	ACUP	Change (Prohibit)	--		--		C	Change (Reduce Permitting)
316	Museum, galleries, aquarium, historic or cultural exhibits	P		P C (85)	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	P		C	Change (Reduce Permitting)	P	Change (Prohibit)	ACUP	Change (Increase Permitting)	--		--		ACUP	Change (Reduce Permitting)
318	Parks and open space	P		P		P		P		P		P		P		P	Change (Prohibit)	P	Change (Prohibit)	P	
320	Race track, major	C	Change (Prohibit)	C (61)(84)	Change (Prohibit)	--		--		--		C (61)	Change (Prohibit)	C	Change (Prohibit)	C	Change (Prohibit)	--		C (12)	Change (Prohibit)
322	Race track, minor	--	Change (More Discussion Needed)	--		--		--		--		--	Change (Allow)	--		C	Change (Prohibit)	--		C (12)	Change (More Discussion Needed)
324	Recreational facilities, private	ACUP	Change (Reduce Permitting)	ACUP		ACUP	Change (Reduce Permitting)	ACUP		C	Change (Reduce Permitting)	P	Change (Prohibit)	C	Change (Prohibit)	C	Change (Prohibit)	--		ACUP	Change (Prohibit)
326	Recreational facilities, public	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	P		ACUP	Change (Reduce Permitting)	P	Change (Prohibit)	C	Change (Prohibit)	C	Change (Prohibit)	--		ACUP	Change (Reduce Permitting)
328	Recreational vehicle camping parks	C	Change (Prohibit)	--		C	Change (Prohibit)	--	Change (Allow)	--	Change (Allow)	--		--		--		--		ACUP	
330	Zoo	C	Change (Prohibit)	C (61)(84)	Change (Prohibit)	--		C	Change (Reduce Permitting)	--		--		--		--		--		--	Change (Allow)
INSTITUTIONAL USES																					
400	Accessory use or structure (1)(51)	P		P		P		P		P		P		P		P		P			
402	Government/public structures	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	P	Change (Increase Permitting)	P		P		C	Change (Reduce Permitting)		
404	Hospital	ACUP	Change (Reduce Permitting)	ACUP (84)	Change (Reduce Permitting)	--		ACUP	Change (Prohibit)	--		C	Change (Reduce Permitting)	C		C	Change (Prohibit)	--			
406	Places of worship (12)	ACUP	Change (Reduce Permitting)	ACUP (84)	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Prohibit)	--		C	Change (Prohibit)	--			
408	Private or public schools (20)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)	P	Change (Prohibit)	ACUP	Change (Prohibit)	ACUP	Change (Prohibit)	C	Change (Prohibit)		
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP		ACUP		ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)		



Proposed Changes in the Level of Permit Review

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INDUSTRIAL USES																					
500	Accessory use or structure (1)(51)	P		P (84)		P		P		P		P		P		P		P		--	
502	Air pilot training schools	P		P (84)		--		--		--		P		P		P	Change (Prohibit)	--		--	
504	Assembly and packaging operations	C	Change (Prohibit)	C (61)(84)	Change (Prohibit)	--		--		--		P	Change (Increase Permitting)	--	Change (Allow)	ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--	
506	Boat yard	ACUP	Change (Increase Permitting)	ACUP (61)(84)	Change (Increase Permitting)	--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	P (61)		ACUP		ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--	
508	Cemeteries, mortuaries, and crematoriums (10)	ACUP		ACUP (61)(84)		C	Change (Reduce Permitting)	--	Change (Allow)	C	Change (Allow)	ACUP(61)		--	Change (Allow)	ACUP		C	Change (Reduce Permitting)	--	
510	Cold storage facilities	--		--		--		--		C	Change (Prohibit)	--	Change (Allow)	ACUP	Change (Reduce Permitting)	P		C	Change (Reduce Permitting)	--	
512	Contractor's storage yard (21)	--	Change (Allow)	--		--		--		--		P (61)		--		P		ACUP	Change (Reduce Permitting)	--	
514	Food production, brewery or distillery	C	Change (Reduce Permitting)	C (61)(84)	Change (Reduce Permitting)	--		Change (Allow)		C	Change (Prohibit)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--	
516	Fuel distributors	C	Change (Prohibit)	C (61)(84)	Change (Prohibit)	--		--		--		C (61)	Change (Reduce Permitting)	--		C		C		--	
518	Helicopter pads (13)	C		C (84)		--		C		--		ACUP	Change (Increase Permitting)	--		ACUP	Change (Increase Permitting)	ACUP	Change (Increase Permitting)	--	
520	Manufacturing and fabrication, light	C	Change (Prohibit)	C (61)(84)	Change (Prohibit)	--		--		--		P		P		P	Change (Increase Permitting)	C	Change (Reduce Permitting)	--	
522	Manufacturing and fabrication, medium	--		--		--		--		--		C(52)(61)	Change (Reduce Permitting)	ACUP		P	Change (Increase Permitting)	C	Change (Reduce Permitting)	--	
524	Manufacturing and fabrication, heavy	--		--		--		--		--		--	Change (Allow)	--		ACUP	Change (Reduce Permitting)	--		--	
526	Manufacturing and fabrication, hazardous	--		--		--		--		--		--		--		C		--	Change (Allow)	--	
528	Recycling centers	--		--		--		--		C	Change (Prohibit)	--		--		ACUP	Change (More Discussion Needed)	C		--	
530	Rock crushing	--		--		--		--		--		--		--		C	Change (Reduce Permitting)	C		--	
532	Slaughterhouse or animal processing	--		--		--		--		C (70)		--		--		C	Change (Reduce Permitting)	C (70)	Change (Reduce Permitting)	--	



Proposed Changes in the Level of Permit Review

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534	Storage, hazardous materials	--		--		--		--		C (75)	Change (Prohibit)	--	Change (Allow)	--	Change (Allow)	C		C (75)		--	
536	Storage, indoor	C	Change (Reduce Permitting)	C(61)(84)	Change (Reduce Permitting)	--	Change (Allow)	--	Change (Allow)	C (75)		P (61)		P		P		ACUP	Change (Reduce Permitting)	--	
538	Storage, outdoor	--		--		--		--		C (75)		ACUP (61)	Change (Reduce Permitting)	--		P		P (75)		--	
540	Storage, self-service	ACUP	Change (Prohibit)	ACUP (61)(84)	Change (More Discussion Needed)	C	Change (More Discussion Needed)	ACUP (79)		C (75)		ACUP (61)	Change (Reduce Permitting)	--	Change (Allow)	P		P (75)		--	
542	Storage, vehicle and equipment (1)	ACUP	Change (Increase Permitting)	--		--		--		C		ACUP (61)	Change (Reduce Permitting)	--		P		C (75)	Change (Reduce Permitting)	--	
544	Top soil production, stump grinding	--		--		--		--		C		--	Change (Allow)	--		ACUP	Change (Reduce Permitting)	ACUP	Change (Increase Permitting)	--	
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--		--		--		--	Change (Allow)	--		P (61)	Change (More Discussion Needed)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C		--	
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--		--		--		--		--		--		--		C		C (74)		--	
550	Warehousing and distribution	--		--		--		--		--		P (61)		P		P		ACUP		--	
552	Wrecking yards and junk yards (1)	--		--		--		--		--		--		--		C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--	
RESOURCE USES																					
600	Accessory use or structure (1)(51)	P		P (84)		P		P		P		P		P		P		P		P	Change (Prohibit)
602	Aggregate extractions sites	--		--		--		--		C	Change (Prohibit)	P	Change (Prohibit)	--		C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--	
606	Aquaculture practices	C	Change (Prohibit)	C (84)	Change (Prohibit)	C	Change (Prohibit)	C		C	Change (Reduce Permitting)	P	Change (Prohibit)	--		C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	P	Change (Prohibit)
608	Forestry	P	Change (Prohibit)	P (84)	Change (Prohibit)	P	Change (Prohibit)	P (79)	--	Change (Prohibit)	P	Change (Prohibit)	P	Change (Prohibit)	Change (Prohibit)	P	Change (Prohibit)	P	Change (Prohibit)	P--(79)	Change (Prohibit)
610	Shellfish/fish hatcheries and processing facilities	--		--		--		--	Change (Allow)	--		--	Change (Allow)	--	Change (Allow)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--	



Preliminary Discussion Draft - Proposed Changes in the Level of Permit Review for Limited Areas of More Intensive Rural Development (LAMIRD) Zones

Use # ↓	Zoning Classification → Use Description ↓	KVC (101)	Proposed KVC	KVLR (101)	Proposed KVLR	KVR (101)	Proposed KVR	MVC (50) (101)	Proposed MVC	MVLR (101)	Proposed MVLR	MVR (101)	Proposed MVR	SVC (101)	Proposed SVC	SVLR (101)	Proposed SVLR	SVR (101)	Proposed SVR	REC (101)	Proposed REC	TTEC (101)	Proposed TTEC
RESIDENTIAL USES																							
100	Accessory dwelling units (1)	ACUP	Change (Prohibit)	P		P		--	Change (Allow)	C	Change (Reduce Permitting)	C		C	Change (More Discussion Needed)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	--		--	
102	Accessory living quarters (1)	ACUP	Change (More Discussion Needed)	P		P		--	Change (Allow)	P		P		C	Change (Reduce Permitting)	P		P		--		--	
104	Accessory use or structure (1)(18)(51)	ACUP	Change (Reduce Permitting)	P		P		ACUP	Change (Reduce Permitting)	P		P		P	Change (Increase Permitting)	P		P		--	Change (Allow)	--	Change (Allow)
106	Adult family home	ACUP	Change (Split by number of residents)	C	Change (Split by number of residents)	C	Change (Split by number of residents)	C (41)	Change (Split by number of residents)	C (41)	Change (Split by number of residents)	C (41)	Change (Split by number of residents)	ACUP P (41)	Change (Split by number of residents)	ACUP P (41)	Change (Split by number of residents)	ACUP P (41)	Change (Split by number of residents)	--	Change (Split by number of residents)	--	Change (Split by number of residents)
108	Bed and breakfast house or vacation rental	ACUP (34)	Separate Project	P (34)	Separate Project	P (34)	Separate Project	--	Separate Project	ACUP C (34)	Separate Project	ACUP (34)	Separate Project	ACUP C (34)	Separate Project	ACUP P (34)	Separate Project	ACUP P (34)	Separate Project	--	Separate Project	--	Separate Project
109	Boarding house (102)	C (98)	Change (Reduce Permitting)	C (98)	Change (Reduce Permitting)	C (98)	Change (More Discussion Needed)	--	Change (Allow)	--	Change (Allow)	--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	--		--	
110	Caretaker's dwelling	ACUP	Change (Prohibit)	--		--		--	Change (Allow)	--	Change (Allow)	--		--	Change (Allow)	--	Change (Allow)	--	Change (Allow)	P		P	
112	Convalescent home or congregate care facility (97)	ACUP		C	Change (Prohibit)	C	Change (Prohibit)	ACUP		--	Change (Allow)	--		--		--	Change (Allow)	--	Change (Allow)	--		--	
114	Cottage housing developments	C	Change (More Discussion Needed)	ACUP		ACUP		--		--	Change (Allow)	--		--		C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--		--	
116	Dwelling, duplex	C	Change (More Discussion Needed)	ACUP (3)	Change (Reduce Permitting)	ACUP (3)	Change (Reduce Permitting)	--		P (3)		P (3)		--		C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--		--	
118	Dwelling, existing	P		P		P		P		P		P		P		P		P		P		P	
120	Dwelling, multifamily	C	Change (More Discussion Needed)	C	Change (Reduce Permitting)	C		--		--	Change (Allow)	--		--		--	Change (Allow)	--	Change (Allow)	--		--	
122	Dwelling, single-family attached	C (26)	Change (More Discussion Needed)	P		P		--		P		P		C	Change (Prohibit)	P		P		--		--	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	KVC (101)	Proposed KVC	KVLR (101)	Proposed KVLR	KVR (101)	Proposed KVR	MVC (50) (101)	Proposed MVC	MVLR (101)	Proposed MVLR	MVR (101)	Proposed MVR	SVC (101)	Proposed SVC	SVLR (101)	Proposed SVLR	SVR (101)	Proposed SVR	REC (101)	Proposed REC	TTEC (101)	Proposed TTEC
124	Dwelling, single-family detached (includes manufactured homes)	C (26) (43)	Change (More Discussion Needed)	P (43)		P (43)		--		P (43)		P (43)		C	Change (Prohibit)	P (43)		P (43)		--		--	
126	Guest house (1)	--	Change (More Discussion Needed)	--	Change (Allow)	--	Change (Allow)	--		P		P		C	Change (Prohibit)	P		P		--		--	
128	Home business (1)(53)	ACUP	Change (More Discussion Needed)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	--	Change (Allow)	ACUP	Change (Reduce Permitting)	ACUP		--	Change (More Discussion Needed)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	--		--	
130	Hotel/motel (1)(52)	ACUP	Change (More Discussion Needed)	--		--		C		--		--		--		--		--		--		--	
132	Mobile homes	C (43)	Change (Prohibit)	C (43)	Change (Prohibit)	C (43)	Change (Prohibit)	--		--	Change (Allow)	--		--		--	Change (Allow)	--	Change (Allow)	--		--	
134	Residential care facility	ACUP	Change (Reduce Permitting)	ACUP		ACUP		--	Change (Allow)	--	Change (Allow)	--		C	Change (Reduce Permitting)	--	Change (Allow)	--	Change (Allow)	--		--	
COMMERCIAL/BUSINESS USES																							
200	Accessory use or structure (1)(51)	ACUP	Change (Reduce Permitting)	P		P		ACUP	Change (Reduce Permitting)	P		P		P		P		P		P		P	
202	Adult entertainment (1)	--		--		--		--		--		--		--		--		--		--		--	
204	Ambulance service	--		--		--		--		--		--		--		--		--		ACUP		ACUP	
206	Auction house	--		--		--		--		--		--		--		--		--		P (76)		P- Indoor Only (76)	
208	Auto parts and accessory stores	ACUP	Change (Reduce Permitting)	--		--		C	Change (Reduce Permitting)	--		--		C	Change (Reduce Permitting)	--		--		P		--	Change (Allow)
210	Automobile rentals	C	Change (Prohibit)	--		--		--		--		--		--		--		--		--		--	
212	Automobile repair and car washes	ACUP	Change (Reduce Permitting)	--		--		--	Change (Allow)	--		--		C	Change (Reduce Permitting)	--		--		ACUP (76)		--	Change (Allow)
214	Automobile service station (6)	--	Change (Allow)	--		--		--	Change (Allow)	--		--		ACUP (36)	Change (Reduce Permitting)	--		--		ACUP	Change (Reduce Permitting)	--	Change (Allow)
216	Automobile, recreational vehicle or boat sales	--		--		--		--		--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
218	Nonmotorized recreation rentals (95)	P		--		--		P		--		--		P		--		--		--	Change (Allow)	--	Change (Allow)
220	Boat/marine supply stores	ACUP	Change (Reduce Permitting)	--		--		P		--		--		C	Change (Reduce Permitting)	--		--		P (76)		--	Change (Allow)



Proposed Changes in the Level of Permit Review

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222	Brew pubs	ACUP	Change (Reduce Permitting)	--		--		ACUP	Change (Reduce Permitting)	--		--		C	Change (Reduce Permitting)	--		--		ACUP		--	Change (Allow)
224	Clinic, medical	ACUP	Change (Reduce Permitting)	--		--		ACUP	Change (Reduce Permitting)	--		--		C	Change (Reduce Permitting)	--		--		C	Change (Reduce Permitting)	P	
226	Conference center	--		--		--		--		--		--		--		--		--		--	Change (Allow)	--	Change (Allow)
228	Custom art and craft stores	ACUP	Change (Reduce Permitting)	--		--		P		--		--		P		--		--		P (76)		--	Change (Allow)
230	Day-care center (14)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)	C		C		ACUP	Change (Reduce Permitting)	C		C		P		P	Change (Prohibit)
232	Day-care center, family (14)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	ACUP	Change (More Discussion Needed)	ACUP	Change (Increase Permitting)	ACUP	Change (Increase Permitting)	ACUP	Change (Reduce Permitting)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--		--	
234	Drinking establishments	C	Change (Reduce Permitting)	--		--		C	Change (Reduce Permitting)	--		--		C	Change (Reduce Permitting)	--		--		P		--	Change (Allow)
236	Engineering and construction offices	ACUP	Change (Reduce Permitting)	--		--		P (90)		--		--		C	Change (Reduce Permitting)	--		--		P (76)		P (76)	
238	Espresso stands (58)	ACUP	Change (Reduce Permitting)	--		--		P		--		--		C	Change (Reduce Permitting)	--		--		P		P	
240	Equipment rentals	--	Change (Allow)	--		--		--	Change (Allow)	--		--		--	Change (Allow)	--		--		P		--	Change (Allow)
242	Farm and garden equipment and sales	C	Change (Reduce Permitting)	--		--		--	Change (Allow)	--		--		C	Change (Reduce Permitting)	--		--		P		--	Change (Allow)
244	Financial, banking, mortgage and title institutions	ACUP	Change (Reduce Permitting)	--		--		P		--		--		C	Change (Reduce Permitting)	--		--		P (76)		P (76)	
245	Fitness center	ACUP	Change (Reduce Permitting)	--		--		ACUP	Change (Reduce Permitting)	--		--		ACUP	Change (Reduce Permitting)	--		--		P (100)		P (100)	
246	General office and management services – less than 4,000 s.f.	ACUP	Change (Reduce Permitting)	--		--		P		--		--		ACUP	Change (Reduce Permitting)	--		--		P		P	
248	General office and management services – 4,000 to 9,999 s.f.	ACUP		--		--		ACUP		--		--		ACUP		--		--		ACUP	Change (Reduce Permitting)	P	
250	General office and management services – 10,000 s.f. or greater	ACUP	Change (Increase Permitting)	--		--		--	Change (Allow)	--		--		ACUP	Change (Reduce Permitting)	--		--		C	Change (Reduce Permitting)	P	Change (Increase Permitting)
252	General retail merchandise stores – less than 4,000 s.f.	ACUP	Change (Reduce Permitting)	--		--		P		--		--		ACUP	Change (Reduce Permitting)	--		--		P		--	Change (Allow)
254	General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP	Change (Reduce Permitting)	--		--		ACUP	Change (Reduce Permitting)	--		--		ACUP		--		--		ACUP		--	Change (Allow)



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	KVC (101)	Proposed KVC	KVLR (101)	Proposed KVLR	KVR (101)	Proposed KVR	MVC (50) (101)	Proposed MVC	MVLR (101)	Proposed MVLR	MVR (101)	Proposed MVR	SVC (101)	Proposed SVC	SVLR (101)	Proposed SVLR	SVR (101)	Proposed SVR	REC (101)	Proposed REC	TTEC (101)	Proposed TTEC
256	General retail merchandise stores – 10,000 to 15,000 s.f.	C	Change (Reduce Permitting)	--	--	--	--	--	Change (Allow)	--	--	--	--	C	--	--	--	--	--	--	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	C	Change (Prohibit)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
262	Kennels or pet day-cares (1)	C	Change (Reduce Permitting)	--	--	--	--	--	Change (Allow)	C	Change (Prohibit)	C	Change (Prohibit)	--	Change (Allow)	--	--	--	--	P	--	P	--
264	Kennels, hobby	C	Change (More Discussion Needed)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--	Change (Allow)	P	Change (Increase Permitting)	P	Change (Increase Permitting)	--	Change (Allow)	P	Change (Increase Permitting)	P	Change (Increase Permitting)	--	--	--	--
266	Laundromats and laundry services	C	Change (Reduce Permitting)	--	--	--	--	C	Change (Reduce Permitting)	--	--	--	--	ACUP	Change (Reduce Permitting)	--	--	--	--	--	Change (Allow)	--	Change (Allow)
268	Lumber and bulky building material sales	--	Change (Allow)	--	--	--	--	--	Change (Allow)	--	--	--	--	ACUP	Change (Reduce Permitting)	--	--	--	--	P	--	--	Change (Allow)
270	Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Change (Allow)	--	Change (Allow)
272	Nursery, retail	ACUP	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP (91)	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	P	--	--	Change (Allow)
274	Nursery, wholesale	ACUP	Change (Increase Permitting)	C	Change (Increase Permitting)	C	Change (Reduce Permitting)	--	Change (Allow)	C	--	C	--	ACUP	Change (Increase Permitting)	C	--	C	--	P	--	--	Change (Allow)
276	Off-street private parking facilities	C	Change (Prohibit)	--	--	--	--	C	Change (Prohibit)	--	--	--	--	--	--	--	--	--	--	--	Change (Allow)	--	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	ACUP	Change (Reduce Permitting)	--	--	--	--	P	--	--	--	--	--	ACUP	Change (Reduce Permitting)	--	--	--	--	--	Change (Allow)	--	Change (Allow)
280	Pet shop – retail and grooming	ACUP	Change (Reduce Permitting)	--	--	--	--	P	--	--	--	--	--	C	Change (Reduce Permitting)	--	--	--	--	P (76)	--	--	Change (Allow)
282	Research laboratory	C	Change (More Discussion Needed)	--	--	--	--	--	Change (Allow)	--	--	--	--	--	Change (Allow)	--	--	--	--	P	--	P	--
284	Restaurants	ACUP	Change (Reduce Permitting)	--	--	--	--	P	--	--	--	--	--	ACUP	Change (Reduce Permitting)	--	--	--	--	P (76)	--	P (76)	--
286	Restaurants, high-turnover	C	--	--	--	--	--	ACUP (92)	Change (Increase Permitting)	--	--	--	--	C	--	--	--	--	--	P (76)	--	--	Change (Allow)
288	Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Change (Allow)	--	Change (Allow)
290	Temporary offices and model homes (27)	C	Change (Prohibit)	--	--	--	--	--	--	ACUP	Change (Prohibit)	ACUP	Change (Prohibit)	--	--	--	--	--	--	ACUP (76)	Change (Prohibit)	ACUP (76)	Change (Prohibit)



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	KVC (101)	Proposed KVC	KVLR (101)	Proposed KVLR	KVR (101)	Proposed KVR	MVC (50) (101)	Proposed MVC	MVLR (101)	Proposed MVLR	MVR (101)	Proposed MVR	SVC (101)	Proposed SVC	SVLR (101)	Proposed SVLR	SVR (101)	Proposed SVR	REC (101)	Proposed REC	TTEC (101)	Proposed TTEC
292	Tourism facilities, including outfitter and guide facilities	C	Change (Reduce Permitting)	--	--	--	--	P (93)	--	--	--	--	--	C	Change (Reduce Permitting)	--	--	--	--	ACUP (76)	Change (Reduce Permitting)	P	--
294	Tourism facilities, including seaplane and tour boat terminals	C	Change (Reduce Permitting)	--	--	--	--	--	Change (Allow)	--	--	--	--	C	--	--	--	--	--	--	--	--	--
296	Transportation terminals	--	Change (Allow)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	Change (Prohibit)	ACUP	Change (Prohibit)
298	Veterinary clinics/animal hospitals	ACUP	Change (Reduce Permitting)	--	--	--	--	ACUP	Change (Reduce Permitting)	--	--	--	--	ACUP	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (Reduce Permitting)	ACUP	Change (Reduce Permitting)
RECREATIONAL/CULTURAL USES																							
300	Accessory use or structure (1)(51)	P	--	P	--	P	--	P	--	P	--	P	--	P	--	P	--	P	--	P	--	P	--
302	Amusement centers	C (11)	--	--	--	--	--	C (11)	--	--	--	--	--	-- (11)	Change (Allow)	--	--	--	--	--	Change (Allow)	--	--
304	Carnival or circus	C (11)	--	--	--	--	--	C (11)	--	--	--	--	--	-- (11)	Change (Allow)	--	--	--	--	--	Change (Allow)	--	--
306	Club, civic or social (12)	ACUP	Change (Reduce Permitting)	--	--	--	--	P	ACUP	Change (Prohibit)	ACUP	Change (Prohibit)	ACUP	ACUP	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (Prohibit)	--	--
308	Golf courses	C	Change (Prohibit)	--	--	--	--	--	--	--	--	--	--	ACUP	Change (Prohibit)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (Prohibit)	--	--
310	Marinas	ACUP	Change (Reduce Permitting)	--	--	--	--	ACUP	Change (Increase Permitting)	--	--	--	--	ACUP	Change (Increase Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (Prohibit)	--	--
312	Movie/performance theaters, indoor	C	Change (Reduce Permitting)	--	--	--	--	ACUP	Change (Reduce Permitting)	--	--	--	--	--	Change (Allow)	--	--	--	--	--	--	--	--
314	Movie/performance theaters, outdoor	C	--	--	--	--	--	C	--	--	--	--	--	--	Change (Allow)	--	--	--	--	--	--	--	--
316	Museum, galleries, aquarium, historic or cultural exhibits	ACUP	Change (Reduce Permitting)	--	--	--	--	ACUP (94)	Change (Reduce Permitting)	--	--	--	--	ACUP	Change (Reduce Permitting)	--	--	--	--	--	--	--	--
318	Parks and open space	P	--	P	--	P	--	P	--	P	--	P	--	P	--	P	--	P	--	P	--	P	--
320	Race track, major	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
322	Race track, minor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
324	Recreational facilities, private	C	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	C	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	--	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (Prohibit)	--	--
326	Recreational facilities, public	C	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	C	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (Reduce Permitting)	C	Change (Prohibit)	C	Change (Prohibit)	ACUP	Change (Prohibit)	--	--
328	Recreational vehicle camping parks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



Proposed Changes in the Level of Permit Review

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330	Zoo	ACUP	Change (Increase Permitting)	--		--		--		--		--		--		--		--		--		--	
INSTITUTIONAL USES																							
400	Accessory use or structure (1)(51)	P		P		P		P		P		P		P		P		P		P		P	
402	Government/public structures	ACUP	Change (Reduce Permitting)	C		C		ACUP		C		C		ACUP		C		C		C		C	
404	Hospital	--		--		--		--		--		--		--		--		--		--		--	
406	Places of worship (12)	ACUP		C		C		ACUP		C		C		ACUP		C		C		C		C	
408	Private or public schools (20)	ACUP	Change (Reduce Permitting)	C		C		ACUP		C		C		ACUP		C		C		ACUP		C	
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP		C		C		ACUP		C		C		P		C		C		ACUP		ACUP	
INDUSTRIAL USES																							
500	Accessory use or structure (1)(51)	P		P		P		P		--	Change (Allow)	--	Change (Allow)	P		P		P		P		P	
502	Air pilot training schools	--		--		--		--		--		--		--		--		--		P		P	
504	Assembly and packaging operations	--		--		--		--		--		--		--	Change (Allow)	--		--		ACUP		Change (Reduce Permitting)	P
506	Boat yard	ACUP		--		--		--	Change (Allow)	--		--		--	Change (Allow)	--		--		P		P	
508	Cemeteries, mortuaries, and crematoriums (10)	C	Change (Reduce Permitting)	--		--		--	Change (Allow)	C	Change (Prohibit)	C	Change (Prohibit)	--	Change (Allow)	--		--		--		--	
510	Cold storage facilities	--		--		--		--		--		--		--		--		--		P		P	
512	Contractor's storage yard (21)	C	Change (Prohibit)	--		--		--		C	Change (Prohibit)	C	Change (Prohibit)	--		--		--		P		--	Change (Allow)
514	Food production, brewery or distillery	--	Change (Allow)	--		--		--	Change (Allow)	--		--		--	Change (Allow)	--		--		P		P	
516	Fuel distributors	--		--		--		--		--		--		--		--		--		P		Change (Increase Permitting)	Change (Allow)
518	Helicopter pads (13)	--		--		--		--		--		--		--		--		--		C		C	
520	Manufacturing and fabrication, light	--	Change (Allow)	--		--		--	Change (Allow)	--		--		--	Change (Allow)	--		--		P		P	
522	Manufacturing and fabrication, medium	--		--		--		--		--		--		--		--		--		ACUP		ACUP	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	KVC (101)	Proposed KVC	KVLR (101)	Proposed KVLR	KVR (101)	Proposed KVR	MVC (50) (101)	Proposed MVC	MVLR (101)	Proposed MVLR	MVR (101)	Proposed MVR	SVC (101)	Proposed SVC	SVLR (101)	Proposed SVLR	SVR (101)	Proposed SVR	REC (101)	Proposed REC	TTEC (101)	Proposed TTEC
524	Manufacturing and fabrication, heavy	--		--		--		--		--		--		--		--		--		C		C	
526	Manufacturing and fabrication, hazardous	--		--		--		--		--		--		--		--		--		C		C	
528	Recycling centers	--		--		--		--		--		--		--		--		--		ACUP		--	Change (Allow)
530	Rock crushing	--		--		--		--		--		--		--		--		--		C		--	Change (Allow)
532	Slaughterhouse or animal processing	--		--		--		--		--		--		--		--		--		ACUP	Change (Increase Permitting)	--	Change (Allow)
534	Storage, hazardous materials	--		--		--		--		--		--		--		--		--		C		P	Change (Increase Permitting)
536	Storage, indoor	--	Change (Allow)	--		--		--	Change (Allow)	--		--		--	Change (Allow)	--		--		P		P	
538	Storage, outdoor	--		--		--		--		--		--		--		--		--		P		--	Change (Allow)
540	Storage, self-service	C		--		--		--	Change (Allow)	--		--		--	Change (Allow)	--		--		P		P	
542	Storage, vehicle and equipment (1)	--		-- (18)		--		--		-- (18)		-- (18)		--		-- (18)		-- (18)		P		P- Indoor or Covered Only	
544	Top soil production, stump grinding	--		--		--		--		--		--		--		--		--		P		--	Change (Allow)
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--		--		--		--		--		--		--		--		--		C		--	Change (Allow)
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--		--		--		--		--		--		--		--		--		ACUP	Change (Increase Permitting)	--	Change (Allow)
550	Warehousing and distribution	--		--		--		--		--		--		--		--		--		P		P	
552	Wrecking yards and junk yards (1)	--		--		--		--		--		--		--		--		--		C	Change (Reduce Permitting)	--	Change (Allow)
RESOURCE USES																							
600	Accessory use or structure (1)(51)	P		P		P		P		P		P		P		P		P		P		P	
602	Aggregate extractions sites	--		--		--		--		--		--		--		--		--		P	Change (Prohibit)	P	Change (Prohibit)
606	Aquaculture practices	--	Change (Allow)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--	Change (Allow)	C	Change (Reduce Permitting)	C	Change (Reduce Permitting)	--		--	Change (Allow)	--	Change (Allow)	C	Change (Reduce Permitting)	--	Change (Allow)
608	Forestry	--		--		--		--		P	Change (Prohibit)	P	Change (Prohibit)	P	Change (Prohibit)	P	Change (Prohibit)	P		P	Change (Prohibit)	--	



Proposed Changes in the Level of Permit Review

Use # ↓	Zoning Classification → Use Description ↓	KVC (101)	Proposed KVC	KVLR (101)	Proposed KVLR	KVR (101)	Proposed KVR	MVC (50) (101)	Proposed MVC	MVLR (101)	Proposed MVLR	MVR (101)	Proposed MVR	SVC (101)	Proposed SVC	SVLR (101)	Proposed SVLR	SVR (101)	Proposed SVR	REC (101)	Proposed REC	TTEC (101)	Proposed TTEC
610	Shellfish/fish hatcheries and processing facilities	C	Change (Prohibit)	--		--		--		--		--		--		--		--		C	Change (Reduce Permitting)	--	Change (Allow)

DRAFT



Kitsap County Department of Community Development 2019 Zoning Use Table Update Permit Review Procedures

Permitted Use (P)

Land use is permitted outright without a hearing or special conditions but is still subject to provisions within Kitsap County Code and other permit review such as Site Development Activity Permits (SDAP) and building permits.

Administrative Conditional Use Permit (ACUP)

Purpose: An administrative conditional use permit (ACUP) is a mechanism by which the county may place special conditions on the use or development of property to ensure that new development is compatible with surrounding properties and achieves the intent of the Comprehensive Plan.

Submittal Requirements: At minimum, a project permit application and any supplemental application shall include the following:

1. A completed original project application form signed by the owner(s) of the property which is the subject of the application;
2. A completed original supplemental application form;
3. Parcel identification;
4. A copy of the pre-application meeting summary, if applicable;
5. The applicable fee(s) adopted by the board for the application(s);
6. If applicable, SEPA compliance documentation;
7. Permit-specific information required by submittal checklists distributed by the department in accordance with this section, or other relevant sections of Kitsap County Code; and
8. Any additional information, identified by the review authority following a pre-application meeting or following determination of a fully complete application, needed to provide the department with sufficient information about the proposed project.

An applicant can request waiver of a submittal requirement when they can demonstrate in writing that a particular requirement is not relevant and can further show that the requirement has been met or is not necessary to demonstrate compliance with applicable requirements. Additional materials may be required by the department as it determines necessary for review of the application, regardless of whether a waiver has been granted.

Type II Administrative Review Procedures: The notice of application and comment procedures are required. A decision shall be made within the timelines specified by this chapter and shall include:

1. A statement of the applicable criteria and standards in this chapter and other applicable law;

2. A statement of the facts relevant to the decision;
3. The basis for a conclusion to approve or deny; and
4. The decision to deny or approve the application and, if approved, any conditions of approval necessary to ensure that the proposed development will comply with applicable law.

Decision Criteria: The department may approve, approve with conditions, or deny an administrative conditional use permit. Approval or approval with conditions may be granted only when all of the following criteria are met:

1. The proposal is consistent with the Comprehensive Plan;
2. The proposal complies with applicable requirements for the use set forth in this code;
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity; and
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

The department may impose conditions to ensure the approval criteria are met. If the approval criteria are not met or conditions cannot be imposed to ensure compliance with the approval criteria, the administrative conditional use permit shall be denied.

Conditional Use Permit (CUP)

Purpose: A conditional use permit is the mechanism by which the county may gather input through an open record hearing and place special conditions on the use or development of land.

Submittal Requirements: At minimum, a project permit application and any supplemental application shall include the following:

1. A completed original project application form signed by the owner(s) of the property which is the subject of the application;
2. A completed original supplemental application form;
3. Parcel identification;
4. A copy of the pre-application meeting summary, if applicable;
5. The applicable fee(s) adopted by the board for the application(s);
6. If applicable, SEPA compliance documentation;
7. Permit-specific information required by submittal checklists distributed by the department in accordance with this section, or other relevant sections of Kitsap County Code; and
8. Any additional information, identified by the review authority following a pre-application meeting or following determination of a fully complete application, needed to provide the department with sufficient information about the proposed project.

An applicant can request waiver of a submittal requirement when they can demonstrate in writing that a particular requirement is not relevant and can further show that the requirement has been met or is not necessary to demonstrate compliance with applicable requirements. Additional materials may be

required by the department as it determines necessary for review of the application, regardless of whether a waiver has been granted.

Type III Quasi-Judicial Review Procedures:

1. Pre-application meetings described in Section 21.04.120(C) are optional, but encouraged for complex or phased projects.
2. Letter of completeness review procedures in Section 21.04.200 are required.
3. The notice of application and comment period procedures of Section 21.04.210 are required.
4. The department shall issue its SEPA threshold determination at least fifteen days prior to the scheduled hearing.
5. After the close of any required comment period, including any threshold determination comment period required by Chapter 43.21C RCW and Chapter 18.04, the department shall coordinate and assemble the comments and recommendations of other county departments and governmental agencies having an interest in the subject application and shall prepare a staff report summarizing the factors involved, including the department findings and supportive recommendations.
6. Notice of public hearing shall be as required by Section 21.04.210.
7. The review authority shall conduct review of the project permit application in an open record pre-decision hearing.
8. A decision shall be made within the timelines specified by this chapter and shall comply with the hearing examiner rules of procedure, as now or hereafter amended. Conditions of approval may be necessary to ensure the proposed development will comply with applicable law and to ensure the project permit would be consistent with the Comprehensive Plan.

Decision Criteria: The hearing examiner may approve, approve with conditions, or deny a hearing examiner conditional use permit. Approval or approval with conditions may be granted only when all the following criteria are met:

1. The proposal is consistent with the Comprehensive Plan;
2. The proposal complies with applicable requirements of this title;
3. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity; and
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

As a condition of approval, the hearing examiner may:

1. Increase requirements in the standards, criteria, or policies established by this title;
2. Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion, landslides, or traffic;
3. Require structural features or equipment essential to serve the same purpose set forth in Chapter 17.420;
4. Include requirements to improve compatibility with other uses permitted in the same zone, protecting them from nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards, and similar matters

5. Assure that the degree of compatibility with the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses, within the general area in which the use is proposed to be located;
6. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, dust, fumes, vibration, odors, and hazard or public need;
7. Require the posting of construction and maintenance bonds or other security sufficient to secure to the county the estimated cost of construction and/or installation and maintenance of required improvements; and
8. Impose any requirement that will protect the public health, safety, and welfare.

If the approval criteria are not met or conditions cannot be imposed to ensure compliance with the approval criteria, the conditional use permit shall be denied.

Cost and Review Time Comparison for ACUP and CUP:

		Fee Schedule						
Year		2019	2018	2017	2016	2015	2014	Average
ACUP	Application Fee Deposit	\$3,510	\$3,510	\$4,160	\$5,200	\$5,200	\$5,200	\$4,463
	Hours	27	27	32	40	40	40	34
CUP	Application Fee Deposit	\$7,020	\$7,020	\$7,020	\$7,410	\$7,410	\$6,630	\$7,085
	Hours	54	54	54	57	57	51	55

		Yearly Analysis						
Year		2019	2018	2017	2016	2015	2014	Average
ACUP	Cost	\$5,980	\$4,290	\$3,510	\$4,160	\$6,240	\$6,370	\$5,122
	Hours	46	33	27	32	48	49	39
CUP	Cost	\$7,930	\$8,970	\$7,280	\$7,020	\$7,280	\$7,540	\$7,670
	Hours	61	69	56	54	56	58	59

*The above is not the full cost of the permit- there is also technology fee, base fee, hearing examiner fee, health district, and public works fees

*Anomaly permits (such as Harrison Hospital) excluded from yearly analysis