



Executive Summary

Issue Title:	Zoning Use Table Update
Meeting Date:	November 22, 2021
Time Required:	30 minutes
Department:	Department of Community Development (DCD)
Attendees:	Jeff Rimack, Angie Silva, Liz Williams, Darren Gurnee, and Melissa Shumake

Action Requested At This Meeting: None – Project status update

Background

The Kitsap County Department of Community Development (Department) is updating its zoning allowed use tables found in Kitsap County Code Title 17 'Zoning', Chapter 17.410. Since 2019, the primary goal of the Zoning Use Table Update is to reduce barriers to investment in Urban Growth Areas (UGA), Limited Areas of More Intense Rural Development (LAMIRD), and the rural commercial and rural industrial zones. The project will address:

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

Planning Commission Process

The Kitsap County Planning Commission held a public hearing on the proposed amendments on September 21, 2021, and at that meeting extended the written comment period to September 24, 2021.

Staff transmitted public comments and staff responses to the Planning Commission on October 4, 2021 and October 15, 2021.

The Planning Commission began deliberations on the amendments, public comments, and staff responses on October 5, continued the deliberations to October 19 (the meeting had to be continued to October 26 due to technical difficulties), and concluded deliberations and made a recommendation to approve the proposed amendments as amended during the deliberations at the November 9 meeting.

The Planning Commission took action on the Findings of Fact at the November 16, 2021 regular meeting. Attachment 1 includes the draft Findings of Fact considered by the Planning Commission on November 16th. The Department will transmit via email a signed version of Findings of Fact no later than fourteen days following signature from the chairperson of the Planning Commission per Kitsap County Code 21.08.100(G).

Recent and Upcoming Outreach

Consistent with the approved Public Participation Plan, outreach efforts since the Board's last briefing on August 16, 2021, include:

- November 1, 2021 – Manchester Zoning Committee Consultation - *complete*
- November 9, 2021 – Planning Commission deliberation session #3 - *complete*
- November 16, 2021 – Planning Commission Findings of Fact
- December 13, 2021 – Board of County Commissioners briefing
- January and February 2022 – CAC briefings

Next Steps

- Board of County Commissioners Work Study sessions in mid to late January 2022
- Board of County Commissioners Public Hearing in mid-February 2022
- Board of County Commissioners Adoption in late March 2022
- Effective date end of June 2022

Attachments:

1. Planning Commission Findings of Fact (signed)

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

5 **Section 1. General Findings.**

6 The Kitsap County Planning Commission finds as follows:

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

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

29 The Kitsap County Planning Commission finds as follows:

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

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

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

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

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

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

4 The Kitsap County Planning Commission finds as follows:

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

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

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

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

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

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

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

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

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

28
29

30
31 **BY** 
32 **JOE PHILLIPS, CHAIR**

Ordinance No. ____ - 2022

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

BE IT ORDAINED:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3
4 **17.110.043 Adult entertainment.**

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

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

9
10 **17.110.045 Adult family home.**

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

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

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

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

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

24
25 **17.110.053 Airport.**

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

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

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

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

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

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

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

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

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

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

9
10 **17.110.091 Auction house.**

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

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

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

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

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

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

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

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

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

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

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

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

38
39 **17.110.112 Boarding house.**

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

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

6
7 **17.110.147 Campground.**

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

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

13
14 **17.110.149 Car washes.**

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

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

19
20 **17.110.150 Caretaker’s dwelling**

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

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

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

28
29 **17.110.161 Case management.**

30 See Section 17.505.020 A, Case management.

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

33
34 **17.110.163 Cemeteries.**

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

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

39
40 **17.110.164 Clinic.**

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

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

6 **17.110.165 Club.**

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

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

11 **17.110.166 Clubhouse.**

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

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

17
18 **17.110.167 College.**

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

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

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

25
26 **17.110.172 Composting.**

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

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

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

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

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

1
2 **17.110.177 Conference center.**

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

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

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

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

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

18 **17.110.200 Day-care center.**

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

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

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

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

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

34
35 **17.110.226 Dispatch facility.**

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

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

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

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

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

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

12
13 **17.110.229 Drinking establishments.**

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

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

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

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

25
26 **17.110.245 ~~Dwelling, d~~Duplex.**

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

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

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

35
36 **17.110.255 Dwelling unit.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7
8 **17.110.267 Espresso stands.**

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

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

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

16
17 **17.110.268 Exotic animal.**

18 “Exotic animal” means:

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

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

31
32 **17.110.269 Event facility**

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

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

39
40 **17.110.270 Family.**

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

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

6
7 **17.110.271 Family living.**

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

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

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

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

20
21 **17.110.278 Fitness center.**

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

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

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

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

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

34
35 **17.110.291 Fuel distributors.**

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

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

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

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

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

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

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

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

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

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

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

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

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

42

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

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

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

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

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

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

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

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

43

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18
19 **17.110.473 Manufacturing and fabrication.**

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

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

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

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

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

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

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

5
6 **17.110.474 Marijuana.**

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

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

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

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

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

32
33 **17.110.476 Marijuana producer**

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

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

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

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

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

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

11
12 **17.110.478 Marijuana retailer.**

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

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

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

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

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

30
31 **17.110.482 Marina support services.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

31 **17.110.583 Personal services.**

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

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

38 **17.110.590 Pet, nontraditional.**

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

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

3
4 **17.110.640 Public facilities.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8
9 **17.110.653 Recycling Center**

10 “Recycling center” means a facility that processes and converts waste into reusable material.

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

13
14 **17.110.657 Religious organization.**

15 See Section 17.505.020(F), Religious organization.

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

18
19 **17.110.658 Research laboratory.**

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

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

25
26 **17.110.661 Resort.**

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

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

33
34 **17.110.662 Restaurant, with drive-thru service.**

35 ~~“Restaurant” means an establishment where food and/or beverages are served to customers~~
36 ~~for compensation.~~

37 “Restaurant, with drive-thru service” means retail establishments providing food and/or
38 beverages for sale, and which are distinguished by one or more of the following:

39 A. Use of disposable food containers and utensils;

40 B. Self-service is available;

41 C. The principal business is take-out foods and beverages;

42 D. Drive-in or drive-thru service is available.

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

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

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

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

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

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

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

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

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

15
16 **17.110.664 Rezone.**

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

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

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

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

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

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

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

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

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

40
41 **17.110.670 School.**

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

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

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

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

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

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

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

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

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

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

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

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

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

35
36 **17.110.676 Shelter.**

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

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

42

1 **17.110.677 Shipping-container Setback.**

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

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

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

8
9 **17.110.677 Shipping container.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9
10 **17.110.681 Sign permit.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27
28 **17.110.696 Storage, outdoor.**

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

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

34
35 **17.110.697 Streetscape Storage container.**

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

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

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

3
4 **17.110.698 Street.**

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

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

11
12 **17.110.699 Streetscape.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 ~~septic systems (LOSS), community sewage disposal systems, and existing properly~~
2 ~~functioning on-site septic systems.~~
3 “Transportation terminals, non-marine” means a building, structure, or area designed for
4 persons changing transportation modes. This definition excludes marine transportation
5 terminals.

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

8
9 **17.110.729 Transshipment facilities.**

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

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

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

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

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

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

26
27 **17.110.736 Use.**

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

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

32
33 **17.110.737 Useable marijuana**

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

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

39
40 **17.110.742 Vocational school.**

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

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

6
7 **17.110.743 Warehousing and distribution.**

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

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

12
13 **17.110.762 Wetland mitigation bank.**

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

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

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

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

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

29 1. Density;

30 2. Lot dimensions;

31 3. Lot coverage standards;

32 4. Height regulations;

33 5. Setbacks.

34 C. Chapter 17.105, Interpretations and Exceptions.

35 D. Chapter 17.440, Master Planning.

36 E. Chapter 17.450, Performance Based Development.

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

38 G. Chapter 17.500, Landscaping.

39 H. Chapter 17.510, Sign Code.

40 I. Chapter 17.580, Transfer of Development Rights.

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

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

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

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

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

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

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

24 **17.180.030 Special provisions.**

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

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

29 **17.200.030 Special provisions.**

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

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

35 **17.210.030 Special provisions.**

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

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

3 **17.220.030 Special provisions.**

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

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

8 **17.230.030 Special provisions.**

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

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

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

14 **17.300.030 Special provisions.**

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

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

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

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

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

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

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

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

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

22 **17.320.030 Special provisions.**

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

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

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

34 A1. Lot Requirements.

35 1a. Lot area: none.

36 2b. Lot width: none.

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

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

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

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

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

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

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

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

5 **17.330.030 Special provisions.**

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

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

15 A. Lot Requirements.

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

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

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

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

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

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

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

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

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

11
12 **17.410.030 Interpretation of tables.**

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

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

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

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

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

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

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230	Definition ↓	Categorical Use Standards ↓
RESIDENTIAL USES														
100	Accessory dwelling unit, attached	P	P	P	--	--	P	P	P	P	P	--	17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
102	Accessory dwelling unit, detached	C	C	C	--	--	P	P	P	P	P	--	17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
104	Caretaker dwelling	--	--	--	--	P	--	--	--	--	--	--	17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
106	Guest house	P	P	P	--	--	P	P	P	P	P	--	17.110.317 Guest house.	17.415.260 Guest house.
Dwelling, family living														
108	Cottage housing development	--	--	--	--	--	ACUP	ACUP	P	P	P	P	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
110	Duplex	P	P	P	P	--	P	P	P	P	P	P	17.110.245 Duplex.	17.415.160 Duplex.
112	Manufactured/mobile/RV/park- model/tiny home park	C	C	C	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
114	Mobile home	P	P	P	P	P	P	P	P	P	P	--	17.110.490 Mobile home.	17.415.360 Mobile home.
116	Multiple family	--	--	--	--	--	-- ACUP	ACUP	P	P	P	P	17.110.250 Multiple-family.	17.415.365 Multiple family.
118	Single-family attached	C	C	--	C	--	P	P	P	P	P	P	17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.
120	Single-family detached (includes manufactured homes)	P	P	P	C	--	P	P	P	P	P	P	17.110.683 Dwelling, single-family detached. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230	Definition ↓	Categorical Use Standards ↓
Dwelling, group living														
122	Adult family home	P	P	P	--	--	P	P	P	P	P	P	17.110.045 Adult family home.	17.415.030 Adult family home.
124	Group Living (1 to 6 rooms)	--	--	--	--	--	P	P	P	P	P	P	17.110.318 Group living	17.415.250 Group Living (1 to 6 rooms)
126	Group Living (7 or more rooms)	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	P	P	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
128	Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
Other Residential Uses														
130	Bed and breakfast house, 1-4 rooms	ACUP	ACUP	ACUP	--	--	ACUP	ACUP	ACUP	P	ACUP	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
132	Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	C	C	C	--	--	C	C	C	C	C	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
134	Home business, incidental	P	P	P	P	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
136	Home business, minor	P	P	P	P	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
138	Home business, moderate	ACUP	ACUP	ACUP	ACUP	--	P	P	P	P	P	P	17.110.345 Home business.	17.415.275 Home business.
140	Vacation rentals, 1-4 rooms	ACUP	ACUP	ACUP	--	--	ACUP	ACUP	ACUP	P	ACUP	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
142	Vacation rentals, 5 or more rooms	C	C	C	--	--	C	C	C	C	C	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
COMMERCIAL USES														
Hotels or Hospitality														
200	Adult entertainment	--	--	--	--	--	--	--	--	--	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.
202	Conference center	--	--	--	--	--	--	--	--	--	--	--	17.110.177 Conference center.	17.415.125 Conference center.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓	
		Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)			UH (5)
		Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220			17.230
204	Drinking establishments	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.	
206	Espresso stands	--	--	--	--	--	--	--	--	--	--	P	17.110.267 Espresso stands.	17.415.190 Espresso stands.	
208	Event facility	C	C	--	--	--	--	--	--	--	--	--	17.110.269 Event facility	17.415.185 Event facility.	
210	Hotel/motel	--	--	--	--	--	--	--	--	--	--	--	17.110.361 Hotel/motel.	17.415.285 Hotel/motel.	
212	Resort	--	--	--	--	--	--	--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.	
214	Restaurants, with drive-thru service	--	--	--	--	--	--	--	--	--	C	C	17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.	
216	Restaurants, without drive-thru service	--	--	--	--	--	--	--	C	C	ACUP	ACUP	17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.	
Retail															
218	Auction house	--	--	--	--	--	--	--	--	--	--	--	17.110.091 Auction house.	17.415.055 Auction house.	
220	Automobile, mobile home, recreational vehicle, or boat sales	--	--	--	--	--	--	--	--	--	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.	
222	Automobile, recreational vehicle or boat rentals	--	--	--	--	--	--	--	--	--	--	--	17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.	
224	Equipment sales, rentals and repair, heavy	--	--	--	--	--	--	--	--	--	--	--	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.	
226	Equipment sales, rentals and repair, light	--	--	--	--	--	--	--	--	--	--	--	17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.	
228	Equipment sales, rentals and repair, recreational	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	17.110.266 Equipment sales, rentals and repair, recreational	17.415.185 Equipment sales, rentals and repair, recreational.	
230	Fuel or charging station, with convenience store	--	--	--	--	--	--	--	--	--	--	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.	
232	Fuel or charging station, without convenience store	--	--	--	--	--	--	--	--	--	--	--	17.110.293 Fuel or charging station, without convenience store.	17.415.220 Fuel or charging stations.	
234	General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230	Definition ↓	Categorical Use Standards ↓
236	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	C	ACUP	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
238	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
240	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
242	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
244	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.
246	Marijuana retailer	--	--	--	--	--	--	--	--	--	--	--	17.110.478 Marijuana retailer.	17.415.345 Marijuana retailer
248	Nursery, retail	C	C	--	--	--	--	--	--	--	--	--	17.110.520 Nursery, retail.	17.415.370 Nursery, retail.
250	Nursery, wholesale	P	P	P	--	P	--	--	--	--	--	--	17.110.525 Nursery, wholesale.	17.415.375 Nursery, wholesale
Offices and Services														
254	Automobile or recreational vehicle repair	--	--	--	--	--	--	--	--	--	--	--	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.
256	Car washes	--	--	--	--	--	--	--	--	--	--	--	17.110.149 Car washes.	17.415.095 Car washes.
258	Clinic	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.164 Clinic.	17.415.110 Clinic.
260	Day-care center	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	P	P	17.110.200 Day-care center.	17.415.140 Day-care center.
262	Day-care center, home-based	P	P	--	--	--	P	P	P	P	P	P	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.
264	Dispatch facility	--	--	--	--	--	--	--	--	--	--	--	17.110.226 Dispatch facility.	17.415.150 Dispatch facility.
266	Fitness center	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	17.110.278 Fitness center.	17.415.200 Fitness center.
268	General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.302 General office and management services.	17.415.230 General office and management services.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓
		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Zoning Classification (1)(3)(4)→		<u>17.130</u>	<u>17.140</u>	<u>17.150</u>	<u>17.160</u>	<u>17.170</u>	<u>17.180</u>	<u>17.190</u>	<u>17.200</u>	<u>17.210</u>	<u>17.220</u>	<u>17.230</u>		
Categorical Use (1)(3)(4) ↓														
270	General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	C	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
272	General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
274	Kennels or pet day-cares	C	C	--	--	--	--	--	--	--	--	--	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
276	Kennels, hobby	P	P	P	--	--	-- P	P	P	P	P	--	17.110.380 Kennel, hobby.	17.415.295 Kennels, hobby.
278	Off-street parking facilities	--	--	--	--	--	--	--	--	--	--	--	17.110.531 Off-street parking facilities.	17.415.380 Off-street parking facilities.
280	Off-street parking facilities, structured	--	--	--	--	--	--	--	--	--	--	--	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
282	Personal services	--	--	--	--	--	--	--	C	C	ACUP	P	17.110.583 Personal services.	17.415.390 Personal services.
284	Research laboratory, less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
286	Research laboratory, 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110. 658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
288	Research laboratory, 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110. 658 Research laboratory.	17.415.435 Research laboratory, 10,000 s.f. or greater.
290	Tourism facilities, including outfitter and guide facilities	--	--	--	--	--	--	--	--	--	--	--		17.415.540 Tourism facilities, including outfitter and guide facilities.
292	Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--	--	--	--	--	--		17.415.545 Tourism facilities, including seaplane and tour boat terminals.
294	Veterinary clinics/animal hospitals/wildlife shelters	C	C	--	--	--	--	--	--	--	ACUP	ACUP	17.110.740 Veterinary clinic. 17.110.763 Wildlife shelter.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.
Other Commercial Uses														
296	Shared work/maker space	--	--	--	--	--	C	C	C	C	C	C	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230	Definition ↓	Categorical Use Standards ↓
RECREATIONAL/ CULTURAL USES														
300	Arboreta, botanical garden	--	--	--	--	--	C	C	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens
302	Campground	C	C	C	--	--	C	C	C	C	--	--	17.110.147 Campground.	17.415.090 Campground
304	Club	ACUP	C	--	--	--	C	C	C	C	ACUP	ACUP	17.110.165 Club.	17.415.115 Club.
306	Entertainment facility, indoor	--	--	--	--	--	--	--	--	--	ACUP	ACUP	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.
308	Entertainment facility, outdoor	--	--	--	--	--	--	--	--	--	--	C	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
310	Golf courses	C	C	--	--	--	C	C	C	C	--	--	17.110.303 Golf course.	17.415.240 Golf courses.
312	Marinas	--	--	--	--	--	C	C	C	C	C	C	17.110.480 Marina.	17.415.350 Marinas.
314	Marina support services	--	--	--	--	--	--	--	--	--	--	--	17.110.482 Marina support services.	17.415.355 Marina support services.
316	Parks and open space	P	P	P	P	--	P	P	P	P	P	P	17.110.535 Open space.	
318	Race track	--	--	C	C	--	--	--	--	--	--	--	17.110.644 Race track.	17.415.405 Race track
320	Recreational facilities, indoor	C	C	C	--	--	C	C	ACUP	ACUP	ACUP	ACUP	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.
322	Recreational facilities, outdoor	ACUP	ACUP	C	--	--	C	C	C	C	C	C	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.
324	Shooting/gun facility, indoor	C	C	C	--	--	--	--	--	--	--	--	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.
326	Shooting/gun facility, outdoor	C	C	C	--	--	--	--	--	--	--	--	17.110.679 Shooting/gun facility, outdoor.	17.415.490 Shooting/gun facility, outdoor.
328	Zoo, aquarium	--	--	--	--	--	--	--	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium
INSTITUTIONAL USES														

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230	Definition ↓	Categorical Use Standards ↓
400	Government/public structures	ACUP	ACUP	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.304 Government/public structures.	17.415.245 Government/public structures.
402	High-risk secured facility	--	--	--	--	--	--	--	--	--	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.
404	Hospital	--	--	--	--	--	--	--	--	--	--	C	17.110.360 Hospital.	17.415.280 Hospital.
406	Places of worship	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.600 Places of worship.	17.415.395 Places of worship.
408	Public facilities (greater than 300 square feet).	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.640 Public facilities.	17.415.400 Public facilities.
409	Public facilities (300 square feet or less).	P	P	P	P	P	P	P	P	P	P	P	17.110.640 Public facilities.	17.415.400 Public facilities.
410	School, elementary and middle school/junior high	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, elementary and middle school/junior high.	17.415.460 School, elementary, middle school, or junior high.
412	School, high school	C	C	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, high school.	17.415.465 School, high school.
414	School, college/vocational – less than 8,000 s.f.	C	--	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, college/vocational school	17.415.120 College/vocational school.
416	School, college/vocational school – 8,000 s.f. or greater	C	--	--	--	--	--	--	--	--	--	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
418	Secure community transition facility	--	--	--	--	--	--	--	--	--	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.
420	Transportation terminals, marine	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine
422	Transportation terminals, non-marine	--	--	--	--	--	--	--	C	C	ACUP	ACUP	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine
424	Wireless communications facilities	P	P	P	P	P	P	P	P	P	P	P	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
INDUSTRIAL USES														
500	Airports	--	--	--	--	--	--	--	--	--	--	--	17.110.053 Airport.	17.415.045 Airport.
502	Boat yard	--	--	--	--	--	--	--	--	--	--	--	17.110.120 Boat yard.	17.455.085 Boat Yard

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	Definition ↓	Categorical Use Standards ↓	
		Zoning Classification (1)(3)(4)→	RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)			UH (5)
		Categorical Use (1)(3)(4) ↓	17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220			17.230
504	Cemeteries	C	C	C	--	--	C	C	C	C	C	C	17.110.163 Cemeteries.	17.415.105 Cemeteries.	
506	Contractor's storage yard	C	C	--	--	ACUP	--	--	--	--	--	--	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.	
508	Food and beverage production, less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.	
510	Food and beverage production, 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.	
512	Food and beverage production, 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.	
514	Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.	
516	Funeral homes	C	C	C	--	--	C	C	C	C	C	C	17.110.294 Funeral home.	17.415.225 Funeral homes.	
518	Helicopter pads	--	--	--	--	--	--	--	--	--	--	--	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.	
520	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--	--	--	--	--	--	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales	
522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous	
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.	
526	Manufacturing and fabrication, light	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.	
528	Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.	
530	Marijuana processor	--	--	--	--	--	--	--	--	--	--	--	17.110.475 Marijuana processor.	17.415.335 Marijuana processor.	
532	Marijuana producer, Tier 1	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.	
534	Marijuana producer, Tier 2	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.	

Comprehensive Plan Land Use Designation		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource Overlay	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential		
Zoning Classification (1)(3)(4)→		RR (2)	RP	RW (2)	FRL	MRO	UR (5)	GB (5)	UL (5)	UCR (5)	UM (5)	UH (5)		
Categorical Use (1)(3)(4) ↓		17.130	17.140	17.150	17.160	17.170	17.180	17.190	17.200	17.210	17.220	17.230	Definition ↓	Categorical Use Standards ↓
536	Marijuana producer, Tier 3	--	--	--	--	--	--	--	--	--	--	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.
538	Recycling centers	--	--	--	--	--	--	--	--	--	--	--	17.110.653 Recycling Center	17.415.420 Recycling center.
540	Rock crushing	--	--	C	C	C	--	--	--	--	--	--	17.110.665 Rock crushing.	17.415.455 Rock crushing.
542	Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.
544	Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.
546	Storage, indoor	--	--	--	--	--	--	--	C	C	C	C	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.
548	Storage, outdoor	--	--	--	--	--	--	--	C	C	C	C	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.
550	Top soil production, stump grinding, firewood cutting, and composting	C	C	--	--	ACUP	--	--	--	--	--	--	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.
552	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	P	--	--	--	--	--	--	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.
554	Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.
556	Wrecking yards and junk yards	--	--	--	--	--	--	--	--	--	--	--	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.
RESOURCE														
600	Aggregate extractions sites	C	C	C	P	C	--	--	--	--	--	--	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.
602	Agricultural use, primary	P	P	P	P	P	P	P	--	--	--	--	17.455.030 Definitions	17.415.040 Agricultural use, primary.
604	Aquaculture practices	C	C	C	--	--	C	C	C	C	C	C	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
606	Forestry	P	P	P	P	P	-- P	P	P	--	P	P	17.110.280 Forestry.	17.415.210 Forestry.

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

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

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
	C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
Categorical Use (1)(3)(4)(5) ↓													
RESIDENTIAL USES													
100 Accessory dwelling unit, attached	P	P	P	P	P	--	--	--	--	--	--	17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
102 Accessory dwelling unit, detached	P	P	P	P	P	--	--	--	--	--	--	17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
104 Caretaker dwelling	P	P	P	ACUP	P	P	P	P	P	P	P	17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
106 Guest house	P	P	P	P	P	--	--	--	--	--	--	17.110.317 Guest house.	17.415.260 Guest house.
Dwelling, family living													
108 Cottage housing development	ACUP	ACUP	-- ACUP	ACUP	ACUP	--	--	--	--	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
110 Duplex	P	P	-- P	P	P	--	--	--	--	--	--	17.110.245 Duplex.	17.415.160 Duplex.
112 Manufactured/mobile/RV/park-model/tiny home park	C	--	--	--	C	--	--	--	--	--	ACUP	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
114 Mobile home	--	--	--	--	--	--	--	--	--	--	--	17.110.490 Mobile home.	17.415.360 Mobile home.
116 Multiple family	P	P	-- P	ACUP	P	--	--	--	--	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
118 Single-family attached	P	P	-- P	P	P	--	--	--	--	--	--	17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
Categorical Use (1)(3)(4)(5) ↓		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
120	Single-family detached (includes manufactured homes)	P	P	P	P	P	--	--	--	--	--	--	17.110.683 Dwelling, single-family detached. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).
Dwelling, group living														
122	Adult family home	P	P	P	P	P	P	P	P	P	P	--	17.110.045 Adult family home.	17.415.030 Adult family home.
124	Group Living (1 to 6 rooms)	P	P	P	ACUP P	P	P	--	--	--	--	ACUP	17.110.318 Group living	17.415.250 Group Living (1 to 6 rooms)
126	Group Living (7 or more rooms)	ACUP	ACUP	ACUP	ACUP P	ACUP	ACUP	--	--	--	--	ACUP	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
128	Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
Other Residential Uses														
130	Bed and breakfast house, 1-4 rooms	--	--	ACUP	ACUP	ACUP	ACUP	--	--	--	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
132	Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	--	--	ACUP	C	C	C	--	--	--	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.
134	Home business, incidental	P	P	-- P	P	P	P	--	--	--	--	--	17.110.345 Home business.	17.415.275 Home business.
136	Home business, minor	P	P	-- P	P	P	P	--	--	--	--	--	17.110.345 Home business.	17.415.275 Home business.
138	Home business, moderate	P	P	-- P	P	P	P	--	--	--	--	--	17.110.345 Home business.	17.415.275 Home business.
140	Vacation rentals, 1-4 rooms	--	--	ACUP	ACUP	ACUP	ACUP	--	--	--	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
142	Vacation rentals, 5 or more rooms	--	--	ACUP	C	C	C	--	--	--	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.
COMMERCIAL USES														

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
Categorical Use (1)(3)(4)(5) ↓														
Hotels or Hospitality														
200	Adult entertainment	C	C	--	--	--	--	C	--	C	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.
202	Conference center	P	P	P	P	--	--	--	--	--	--	ACUP	17.110.177 Conference center.	17.415.125 Conference center.
204	Drinking establishments	P	P	P	ACUP	P	ACUP	--	--	--	--	--	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.
206	Espresso stands	P	P	P	P	P	ACUP	P	P	P	ACUP	--	17.110.267 Espresso stands.	17.415.190 Espresso stands.
208	Event facility	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	--	--	--	ACUP	17.110.269 Event facility	17.415.185 Event facility.
210	Hotel/motel	P	P	ACUP	ACUP	C	--	--	--	--	--	--	17.110.361 Hotel/motel.	17.415.285 Hotel/motel.
212	Resort	ACUP	ACUP	ACUP	ACUP	--	--	--	--	--	--	ACUP	17.110.661 Resort.	17.415.440 Resort.
214	Restaurants, with drive-thru service	P	P	C	ACUP	C	--	P	P	P	--	--	17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.
216	Restaurants, without drive-thru service	P	P	P	P	P	P	P	P	P	--	--	17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.
Retail														
218	Auction house	P	P	P	ACUP	--	C	P	P	P	C	--	17.110.091 Auction house.	17.415.055 Auction house.
220	Automobile, recreational vehicle, or boat sales	P	P	P	--	--	--	ACUP	--	ACUP	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.
222	Automobile, recreational vehicle or boat rentals	P	P	P	-- P	P	--	--	--	--	--	--	17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.
224	Equipment sales, rentals and repair, heavy	--	--	--	-- ACUP	--	C	ACUP	ACUP	P	ACUP	--	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
226	Equipment sales, rentals and repair, light	P	P	--	ACUP	--	ACUP	P	P	P	ACUP	--	17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.
228	Equipment sales, rentals and repair, recreational	P	P	P	ACUP P	P	P	--	--	--	--	P	17.110.266 Equipment sales, rentals and repair, recreational	17.415.185 Equipment sales, rentals and repair, recreational.
230	Fuel or charging station, with convenience store	P	ACUP	P	--	ACUP	C	C	C	P	C	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.

Comprehensive Plan Land Use Designation	Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓	
	C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P			
	17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340			
232	Fuel or charging station, without convenience store	P	P	P	--	P	ACUP	ACUP	ACUP	P	C	--	17.110.293 Fuel or charging station, without convenience store.	17.415.220 Fuel or charging stations.
234	General retail merchandise stores – less than 4,000 s.f.	P	P	P	P	P	ACUP	P	P	ACUP	--	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
236	General retail merchandise stores – 4,000 to 9,999 s.f.	P	P	P	ACUP	ACUP	C	--	--	--	--	ACUP	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
238	General retail merchandise stores – 10,000 to 15,000 s.f.	P	P	--	C	--	--	--	--	--	--	C	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
240	General retail merchandise stores – 15,001 to 24,999 s.f.	P	P	--	C	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
242	General retail merchandise stores – 25,000 s.f. or greater	ACUP	ACUP	--	--	--	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
244	Lumber and bulky building material sales	P	P	ACUP	--	--	C	P	P	P	ACUP	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.
246	Marijuana retailer	P	P	P	--	P	--	--	--	--	--	--	17.110.478 Marijuana retailer.	17.415.345 Marijuana retailer
248	Nursery, retail	P	P	P	ACUP	ACUP	ACUP	--	--	--	--	--	17.110.520 Nursery, retail.	17.415.370 Nursery, retail.
250	Nursery, wholesale	P	P	P	--	ACUP	P	--	--	--	P	--	17.110.525 Nursery, wholesale.	17.415.375 Nursery, wholesale
Offices and Services														
254	Automobile or recreational vehicle repair	P	P	P	--	P	P	P	P	P	P	--	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.
256	Car washes	P	P	P	--	P	--	P	P	P	--	--	17.110.149 Car washes.	17.415.095 Car washes.
258	Clinic	P	P	P	ACUP	ACUP	ACUP	P	ACUP	C	--	--	17.110.164 Clinic.	17.415.110 Clinic.
260	Day-care center	P	P	P	P	P	ACUP	ACUP	ACUP	P	--	ACUP	17.110.200 Day-care center.	17.415.140 Day-care center.
262	Day-care center, home-based	P	P	P	ACUP	P	--	ACUP	ACUP	--	--	--	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.
264	Dispatch facility	P	P	P	C	C	--	P	ACUP	ACUP	--	--	17.110.226 Dispatch facility.	17.415.150 Dispatch facility.
266	Fitness center	P	P	P	C	P	P	P	--	P	P	--	17.110.278 Fitness center.	17.415.200 Fitness center.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
		<u>17.240</u>	<u>17.250</u>	<u>17.280</u>	<u>17.260</u>	<u>17.270</u>	<u>17.290</u>	<u>17.300</u>	<u>17.310</u>	<u>17.330</u>	<u>17.330</u>	<u>17.340</u>		
268	General office and management services – less than 4,000 s.f.	P	P	P	P	P	P	P	P	P	P	P	17.110.302 General office and management services.	17.415.230 General office and management services.
270	General office and management services – 4,000 to 9,999 s.f.	P	P	P	ACUP	ACUP	C	P	P	--	--	ACUP	17.110.302 General office and management services.	17.415.230 General office and management services.
272	General office and management services – 10,000 s.f. or greater	P	P	P	ACUP	--	--	P	P	--	--	--	17.110.302 General office and management services.	17.415.230 General office and management services.
274	Kennels or pet day-cares	C	C	C	C	C	C	P	ACUP	ACUP	C	--	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
276	Kennels, hobby	--	--	--	P	P	--	--	--	--	--	--	17.110.380 Kennel, hobby.	17.415.295 Kennels, hobby.
278	Off-street parking facilities	P	P	--	ACUP	ACUP	--	--	--	--	--	P	17.110.531 Off-street parking facilities.	17.415.380 Off-street parking facilities.
280	Off-street parking facilities, structured	P	P	--	ACUP	P	--	--	--	C	--	ACUP	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
282	Personal services	P	P	P	P	P	ACUP	--	--	--	--	--	17.110.583 Personal services.	17.415.390 Personal services.
284	Research laboratory, less than 4,000 s.f.	P	P	P	ACUP	P	P	P	P	P	P	--	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
286	Research laboratory, 4,000 to 9,999 s.f.	P	P	ACUP	ACUP	ACUP	ACUP	P	P	P	P	--	17.110. 658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
288	Research laboratory, 10,000 s.f. or greater	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	P	P	ACUP	--	17.110. 658 Research laboratory.	17.415.435 Research laboratory, 10,000 s.f. or greater.
290	Tourism facilities, including outfitter and guide facilities	P	P	P	P	P	ACUP	P	P	ACUP	--	--		17.415.540 Tourism facilities, including outfitter and guide facilities.
292	Tourism facilities, including seaplane and tour boat terminals	ACUP	ACUP	--	C	--	C	--	--	--	--	--		17.415.545 Tourism facilities, including seaplane and tour boat terminals.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
Categorical Use (1)(3)(4)(5) ↓		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
294	Veterinary clinics/animal hospitals/wildlife shelters	P	P	P	ACUP	ACUP	P	P	P	P	--	--	17.110.740 Veterinary clinic. 17.110.763 Wildlife shelter.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.
Other Commercial Uses														
296	Shared work/maker space	P	P	P	P	P	P	P	P	P	P	--	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.
RECREATIONAL/ CULTURAL USES														
300	Arboreta, botanical garden	P	P	ACUP	P	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens
302	Campground	C	--	--	--	C	--	--	--	--	--	ACUP	17.110.147 Campground.	17.415.090 Campground
304	Club	P	P	P	ACUP	P	P	ACUP	--	ACUP	--	ACUP	17.110.165 Club.	17.415.115 Club.
306	Entertainment facility, indoor	P	P	P	P	P	ACUP	P	P	--	--	P	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.
308	Entertainment facility, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.
310	Golf courses	--	--	--	--	--	--	--	--	--	--	ACUP	17.110.303 Golf course.	17.415.240 Golf courses.
312	Marinas	ACUP	ACUP	C	C	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.480 Marina.	17.415.350 Marinas.
314	Marina support services	P	P	P	P	P	P	P	P	P	P	P	17.110.482 Marina support services.	17.415.355 Marina support services.
316	Parks and open space	P	P	P	P	P	P	P	P	P	P	P	17.110.535 Open space.	
318	Race track	--	--	--	--	--	--	--	--	C	--	C	17.110.644 Race track.	17.415.405 Race track
320	Recreational facilities, indoor	P	P	P	ACUP	P	ACUP	P	P	--	--	P	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.
322	Recreational facilities, outdoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	P	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.
324	Shooting/gun facility, indoor	ACUP	ACUP	--	--	--	C	ACUP	ACUP	ACUP	C	--	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →		<u>17.240</u>	<u>17.250</u>	<u>17.280</u>	<u>17.260</u>	<u>17.270</u>	<u>17.290</u>	<u>17.300</u>	<u>17.310</u>	<u>17.330</u>	<u>17.330</u>	<u>17.340</u>		
Categorical Use (1)(3)(4)(5) ↓														
326	Shooting/gun facility, outdoor	--	--	--	--	--	C	--	--	C	C	--	17.110.679 Shooting/gun facility, outdoor.	17.415.490 Shooting/gun facility, outdoor.
328	Zoo, aquarium	C	C	C	P	--	--	--	--	--	--	C	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium
INSTITUTIONAL USES														
400	Government/public structures	P	P	P	ACUP	P	P	P	P	P	C	P	17.110.304 Government/public structures.	17.415.245 Government/public structures.
402	High-risk secured facility	C	C	--	--	--	--	C	C	C	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.
404	Hospital	P	ACUP	--	C	--	--	C	C	C	--	--	17.110.360 Hospital.	17.415.280 Hospital.
406	Places of worship	P	ACUP	P	C	C	ACUP	C	C	C	--	--	17.110.600 Places of worship.	17.415.395 Places of worship.
408	Public facilities (greater than 300 square feet).	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	17.110.640 Public facilities.	17.415.400 Public facilities.
409	Public facilities (300 square feet or less).	P	P	P	P	P	P	P	P	P	P	P	17.110.640 Public facilities.	17.415.400 Public facilities.
410	School, elementary and middle school/junior high	P	P	P	C	P	P	P	P	P	P	--	17.110.670 School, elementary and middle school/junior high.	17.415.460 School, elementary, middle school, or junior high.
412	School, high school	ACUP	ACUP	ACUP	C	ACUP	ACUP	P	P	P	P	--	17.110.670 School, high school.	17.415.465 School, high school.
414	School, college/vocational – less than 8,000 s.f.	ACUP	ACUP	ACUP	C	ACUP	ACUP	P	P	P	P	--	17.110.670 School, college/vocational school	17.415.120 College/vocational school.
416	School, college/vocational school – 8,000 s.f. or greater	C	C	C	C	C	C	ACUP	ACUP	ACUP	ACUP	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.
418	Secure community transition facility	--	--	--	--	--	--	--	--	C	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.
420	Transportation terminals, marine	C	C	C	C	C	C	ACUP	--	ACUP	C	C	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine
422	Transportation terminals, non-marine	ACUP	ACUP	C	C	C	--	P	--	ACUP	--	C	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
424	Wireless communications facilities	P	P	P	P	P	P	P	P	P	P	P	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities
INDUSTRIAL USES														
500	Airports	--	--	--	--	--	--	--	--	C	C	--	17.110.053 Airport.	17.415.045 Airport.
502	Boat yard	ACUP	ACUP	--	--	--	--	P	ACUP	ACUP	C	--	17.110.120 Boat yard.	17.455.085 Boat Yard
504	Cemeteries	ACUP	ACUP	--	--	C	C	ACUP	--	ACUP	C	--	17.110.163 Cemeteries.	17.415.105 Cemeteries.
506	Contractor's storage yard	--	--	--	--	--	--	P	--	P	ACUP	--	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.
508	Food and beverage production, less than 4,000 s.f.	ACUP	ACUP	--	C	--	C	P	P	P	P	--	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.
510	Food and beverage production, 4,000 to 9,999 s.f.	ACUP	ACUP	--	C	--	C	P	P	P	P	--	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.
512	Food and beverage production, 10,000 s.f. or greater	C	C	--	C	--	C	C	C	C	C	--	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.
514	Fuel distributors	--	--	--	--	--	--	C	--	C	C	--	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.
516	Funeral homes	ACUP	ACUP	C	C	C	C	ACUP	--	ACUP	C	--	17.110.294 Funeral home.	17.415.225 Funeral homes.
518	Helicopter pads	C	C	C	C	--	--	C	C	C	C	--	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.
520	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--	--	--	ACUP	C	--	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales
522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	C	--	--	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	C	C	ACUP	C	--	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.
526	Manufacturing and fabrication, light	--	--	--	C	--	--	P	P	P	ACUP	--	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.
528	Manufacturing and fabrication, medium	--	--	--	--	--	--	ACUP	ACUP	P	C	--	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
530	Marijuana processor	--	--	--	--	--	--	P	P	P	--	--	17.110.475 Marijuana processor.	17.415.335 Marijuana processor.
532	Marijuana producer, Tier 1	--	--	--	--	--	--	--	P	P	P	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.
534	Marijuana producer, Tier 2	--	--	--	--	--	--	P	P	P	P	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.
536	Marijuana producer, Tier 3	--	--	--	--	--	--	P	--	P	--	--	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.
538	Recycling centers	--	--	--	--	--	C	--	--	ACUP	C	--	17.110.653 Recycling Center	17.415.420 Recycling center.
540	Rock crushing	--	--	--	--	--	--	--	--	C	C	--	17.110.665 Rock crushing.	17.415.455 Rock crushing.
542	Slaughterhouse or animal processing	--	--	--	--	--	C	ACUP	ACUP	C	C	--	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.
544	Storage, hazardous materials	--	--	--	--	--	--	C	C	C	C	--	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.
546	Storage, indoor	ACUP	ACUP	ACUP	ACUP	ACUP	C	P	P	P	ACUP	--	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.
548	Storage, outdoor	--	--	--	--	C	C	ACUP	ACUP	P	P	--	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.
550	Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	C	--	--	ACUP	ACUP	C	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.
552	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	P	C	C	C	--	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.
554	Warehousing and distribution	--	--	--	--	--	--	P	P	P	ACUP	--	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.
556	Wrecking yards and junk yards	--	--	--	--	--	--	--	--	ACUP	ACUP	--	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.
RESOURCE														

Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities	Definition ↓	Categorical Use Standards ↓
		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Zoning Classification (1)(3)(4) →		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340		
Categorical Use (1)(3)(4)(5) ↓														
600	Aggregate extractions sites	--	--	--	--	--	C	P	--	C	C	--	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.
602	Agricultural use, primary	--	--	--	--	--	--	P	P	P	P	P	17.455.030 Definitions	17.415.040 Agricultural use, primary.
604	Aquaculture practices	C	C	C	C	C	C	P	--	C	C	P	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
606	Forestry	P	P	P	--	P	P	P	P	P	P	P	17.110.280 Forestry.	17.415.210 Forestry.
608	Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	C	C	P	17.110.675 Shellfish/fish hatcheries and processing facilities.	17.415.480 Shellfish/fish hatcheries and processing facilities.
ACCESSORY USES														
700	Accessory use or structure	P	P	P	P	P	P	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.
TEMPORARY USES														
800	Special care units residence	P	P	P	P	P	--	--	--	--	--	--	17.110.690 Special care residence.	17.415.510 Special care residence.
802	Temporary offices and model homes	--	--	--	--	--	--	--	--	--	--	P	17.110.709 Temporary offices and model homes.	17.415.530 Temporary offices and model homes.
804	Transitory accommodations, single family residence	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
806	Transitory accommodations, small, large, safe parks, and indoor	P	P	P	P	P	P	P	P	P	P	P	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations

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

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS											TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓			
		Keyport Rural Village 17.360A			Manchester LAMIRD 17.360B			Rural Historic LAMIRD 17.360C			Suquamish LAMIRD 17.360D		REC 17.360 E	TTEC 17.360 E					
Zoning Classification (1)(3)(4) →	Categorical Use (1)(3)(4) ↓	KVC	KVL R	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR						
RESIDENTIAL USES																			
100	Accessory dwelling unit, attached	ACUP	P	P	ACUP	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	C	P	P	--	--	17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.		
102	Accessory dwelling unit, detached	ACUP	P	P	ACUP	ACUP	ACUP				C	ACUP	ACUP	--	--	--	--	17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
104	Caretaker dwelling	ACUP	--	--	--	--	--				--	--	--	P	P	P	P	17.110.150 Caretaker dwelling.	17.415.100 Caretaker.
106	Guest house	--	--	--	--	P	P				C	P	P	--	--	--	--	17.110.317 Guest house.	17.415.260 Guest house.
Dwelling, family living																			
108	Cottage housing development	ACUP	P	P	C	ACUP	ACUP	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	ACUP	ACUP	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.		
110	Duplex	ACUP	P	P	--	P	P				--	P	P	--	--	--	--	17.110.245 Duplex.	17.415.160 Duplex.
112	Manufactured/mobile/RV/park-model/tiny home park	--	C	C	--	C	C				--	C	C	--	--	--	--	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
114	Mobile home	C	C	C	--	--	--				--	--	--	--	--	--	--	17.110.490 Mobile home.	17.415.360 Mobile home.
116	Multiple family	ACUP	ACUP	ACUP	--	ACUP	ACUP				C	ACUP	ACUP	--	--	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
118	Single-family attached	C	P	P	--	P	P	C	P	P	--	--	--	--	17.110.682 Single-family attached.	17.415.495 Single-family attached dwelling.			

120	Single-family detached (includes manufactured homes)	C	P	P	P	P	P				C	P	P	--	--	17.110.683 Dwelling, single-family detached. 17.110.470 Manufactured home.	17.415.500 Single-family detached dwelling (includes manufactured homes).	
Dwelling, group living																		
122	Adult family home	P	P	P	P	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	P	P	P	--	--	17.110.045 Adult family home.	17.415.030 Adult family home.	
124	Group Living (1 to 6 rooms)	ACUP	ACUP	ACUP	ACUP	C	C				ACUP	C	C	--	--	17.110.318 Group living	17.415.250 Group Living (1 to 6 rooms)	
126	Group Living (7 or more rooms)	C	C	C	C	ACUP	ACUP				C	ACUP	ACUP	--	--	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)	
128	Permanent transitory accommodations, small, large, safe parks, and indoor	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP				ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	17.110.726 Transitory accommodations.	17.415.550 Transitory accommodations
Other Residential Uses																		
130	Bed and breakfast house, 1-4 rooms	ACUP	P	P	--	ACUP	ACUP	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	ACUP	ACUP	ACUP	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.	
132	Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests	C	C	C	--	C	C				C	C	C	--	--	17.110.105 Bed and breakfast house.	17.415.080 Bed and breakfast house.	
134	Home business, incidental	P	P	P	--	P	P				--	P	P	--	--	17.110.345 Home business.	17.415.275 Home business.	
136	Home business, minor	P	P	P	--	P	P				--	P	P	--	--	17.110.345 Home business.	17.415.275 Home business.	
138	Home business, moderate	ACUP	ACUP	ACUP	--	ACUP	ACUP				--	ACUP	ACUP	--	--	17.110.345 Home business.	17.415.275 Home business.	
140	Vacation rentals, 1-4 rooms	ACUP	ACUP	ACUP	--	ACUP	ACUP				ACUP	ACUP	ACUP	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.	
142	Vacation rentals, 5 or more rooms	C	C	C	--	C	C	C	C	C	--	--	17.110.738 Vacation rental.	17.415.570 Vacation rentals.				
COMMERCIAL USES																		
Hotels or Hospitality																		
200	Adult entertainment	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	--	--	17.110.043 Adult entertainment.	17.415.025 Adult Entertainment.	

202	Conference center	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--	17.110.177 Conference center.	17.415.125 Conference center.	
204	Drinking establishments	ACUP	--	--	ACUP	--	--				ACUP	--	--	P	P	17.110.229 Drinking establishments.	17.415.155 Drinking establishments.	
206	Espresso stands	ACUP	--	--	P	--	--				C	--	--	P	P	17.110.267 Espresso stands.	17.415.190 Espresso stands.	
208	Event facility	C	--	--	C	--	--				C	--	--	--	--	17.110.269 Event facility	17.415.185 Event facility.	
210	Hotel/motel	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--	17.110.361 Hotel/motel.	17.415.285 Hotel/motel.	
212	Resort	C	--	--	--	--	--				--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.	
214	Restaurants, with drive-thru service	C	--	--	ACUP	--	--				C	--	--	P	--	17.110.662 Restaurant, with drive-thru service.	17.415.445 Restaurant, with drive-through service.	
216	Restaurants, without drive-thru service	P	--	--	P	--	--				P	--	--	P	P	17.110.663 Restaurant, without drive-thru service.	17.415.450 Restaurants, without drive-through service.	
Retail																		
218	Auction house	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	P	P	17.110.091 Auction house.	17.415.055 Auction house.	
220	Automobile, recreational vehicle, or boat sales	C	--	--	--	--	--				--	--	--	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.	
222	Automobile, recreational vehicle or boat rentals	C	--	--	--	--	--				--	--	--	--	--	17.110.650 Recreational vehicle.	17.415.065 Automobile, recreational vehicle or boat rentals.	
224	Equipment sales, rentals and repair, heavy	C	--	--	C	--	--				C	--	--	P	ACUP	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.	
226	Equipment sales, rentals and repair, light	ACUP	--	--	ACUP	--	--				ACUP	--	--	P	P	17.110.264 Equipment sales, rentals and repair, light.	17.415.180 Equipment sales, rentals and repair, light.	
228	Equipment sales, rentals and repair, recreational	ACUP	--	--	ACUP	--	--				ACUP	--	--	P	P	17.110.266 Equipment sales, rentals and repair, recreational	17.415.185 Equipment sales, rentals and repair, recreational.	
230	Fuel or charging station, with convenience store	C	--	--	C	--	--				ACUP	--	--	ACUP	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.	
232	Fuel or charging station, without convenience store	ACUP	--	--	ACUP	--	--				ACUP	--	--	ACUP	--	17.110.293 Fuel or charging station, without convenience store.	17.415.220 Fuel or charging stations.	
234	General retail merchandise stores – less than 4,000 s.f.	P	--	--	P	--	--				P	--	--	P	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
236	General retail merchandise stores – 4,000 to 9,999 s.f.	P	--	--	P	--	--				P	--	--	ACUP	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	

238	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	C	--	--				C	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
240	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	C	--	--				C	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
242	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--				--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.	
244	Lumber and bulky building material sales	--	--	--	--	--	--				ACUP	--	--	P	--	17.110.464 Lumber and bulky building material sales.	17.415.300 Lumber and bulky building material sales.	
246	Marijuana retailer	--	--	--	--	--	--				--	--	--	P	--	17.110.478 Marijuana retailer.	17.415.345 Marijuana retailer.	
248	Nursery, retail	P	--	--	P	--	--				P	--	--	P	--	17.110.520 Nursery, retail.	17.415.370 Nursery, retail.	
250	Nursery, wholesale	ACUP	C	C	--	C	C				ACUP	C	C	P	P	17.110.525 Nursery, wholesale.	17.415.375 Nursery, wholesale.	
Offices and Services																		
254	Automobile or recreational vehicle repair	ACUP	--	--	ACUP	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	ACUP	--	--	ACUP	ACUP	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.	
256	Car washes	P	--	--	P	--	--				P	--	--	ACUP	P	17.110.149 Car washes.	17.415.095 Car washes.	
258	Clinic	P	--	--	P	--	--				ACUP	--	--	C	P	17.110.164 Clinic.	17.415.110 Clinic.	
260	Day-care center	P	C	C	P	C	C				P	C	C	P	P	17.110.200 Day-care center.	17.415.140 Day-care center.	
262	Day-care center, home-based	P	P	P	ACUP	P	P				P	P	P	--	--	17.110.205 Day-care center, home based.	17.415.145 Day-care center, home based.	
264	Dispatch facility	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.226 Dispatch facility.	17.415.150 Dispatch facility.	
266	Fitness center	P	--	--	P	--	--				P	--	--	P	P	17.110.278 Fitness center.	17.415.200 Fitness center.	
268	General office and management services – less than 4,000 s.f.	P	--	--	P	--	--				P	--	--	P	P	17.110.302 General office and management services.	17.415.230 General office and management services.	
270	General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--				ACUP	--	--	ACUP	P	17.110.302 General office and management services.	17.415.230 General office and management services.	
272	General office and management services – 10,000 s.f. or greater	C	--	--	C	--	--				C	--	--	C	P	17.110.302 General office and management services.	17.415.230 General office and management services.	
274	Kennels or pet day-cares	ACUP	--	--	ACUP	C	C				ACUP	--	--	P	P	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.	
276	Kennels, hobby	ACUP	ACUP	ACUP	--	P	P				ACUP	P	P	--	--	17.110.380 Kennel, hobby.	17.415.295 Kennels, hobby.	

278	Off-street parking facilities	C	--	--	C	--	--				C	--	--	--	--	17.110.531 Off-street parking facilities.	17.415.380 Off-street parking facilities.	
280	Off-street parking facilities, structured	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.	
282	Personal services	P	--	--	P	--	--				P	--	--	--	--	17.110.583 Personal services.	17.415.390 Personal services.	
284	Research laboratory, less than 4,000 s.f.	P	--	--	P	--	--				--	--	--	P	P	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.	
286	Research laboratory, 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--				--	--	--	ACUP	ACUP	17.110.658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.	
288	Research laboratory, 10,000 s.f. or greater	C	--	--	--	--	--				--	--	--	--	--	17.110.658 Research laboratory.	17.415.435 Research laboratory, 10,000 s.f. or greater.	
290	Tourism facilities, including outfitter and guide facilities	C	--	--	P	--	--				C	--	--	ACUP	P		17.415.540 Tourism facilities, including outfitter and guide facilities.	
292	Tourism facilities, including seaplane and tour boat terminals	C	--	--	--	--	--				C	--	--	--	--		17.415.545 Tourism facilities, including seaplane and tour boat terminals.	
294	Veterinary clinics/animal hospitals/wildlife shelters	ACUP	--	--	ACUP	--	--				ACUP	C	C	ACUP	ACUP	17.110.740 Veterinary clinic. 17.110.763 Wildlife shelter.	17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.	
Other Commercial Uses																		
296	Shared work/maker space	P	--	--	P	--	--				P	--	--	P	P	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.	
RECREATIONAL/ CULTURAL USES																		
300	Arboreta, botanical garden	ACUP	--	--	ACUP	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	ACUP	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.050 Arboreta, botanical gardens	
302	Campground	--	--	--	--	--	--				--	--	--	--	--	17.110.147 Campground.	17.415.090 Campground	
304	Club	P	ACUP	ACUP	P	ACUP	ACUP				P	ACUP	ACUP	--	--	17.110.165 Club.	17.415.115 Club.	
306	Entertainment facility, indoor	P	--	--	P	--	--				P	--	--	--	--	17.110.261 Entertainment facility, indoor.	17.415.165 Entertainment facility, indoor.	
308	Entertainment facility, outdoor	ACUP	--	--	ACUP	--	--				--	--	--	P	--	17.110.262 Entertainment facility, outdoor.	17.415.170 Entertainment facility, outdoor.	
310	Golf courses	--	--	--	--	--	--				--	--	--	--	--	17.110.303 Golf course.	17.415.240 Golf courses.	
312	Marinas	C	--	--	C	--	--				C	C	C	ACUP	ACUP	17.110.480 Marina.	17.415.350 Marinas.	

314	Marina support services	ACUP	--	--	ACUP	--	--				ACUP	ACUP	ACUP	P	P	17.110.482 Marina support services.	17.415.355 Marina support services.			
316	Parks and open space	P	P	P	P	P	P				P	P	P	P	P	17.110.535 Open space.				
318	Race track	--	--	--	--	--	--				--	--	--	--	--	17.110.644 Race track.	17.415.405 Race track			
320	Recreational facilities, indoor	ACUP	C	C	ACUP	C	C				ACUP	C	C	--	--	17.110.647 Recreational facility, indoor.	17.415.410 Recreational facilities, indoor.			
322	Recreational facilities, outdoor	C	C	C	C	C	C				C	C	C	--	--	17.110.648 Recreational facility, outdoor.	17.415.415 Recreational facilities, outdoor.			
324	Shooting/gun facility, indoor	--	--	--	--	--	--				--	--	--	--	--	17.110.678 Shooting/gun facility, indoor.	17.415.485 Shooting/gun facility, indoor.			
326	Shooting/gun facility, outdoor	--	--	--	--	--	--				--	--	--	--	--	17.110.679 Shooting/gun facility, outdoor.	17.415.490 Shooting/gun facility, outdoor.			
328	Zoo, aquarium	ACUP	--	--	--	--	--				--	--	--	--	--	17.110.086 Aquarium, arboretum, botanical garden, zoo.	17.415.595 Zoo, aquarium			
INSTITUTIONAL USES																				
400	Government/public structures	P	C	C	P	C	C	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	P	C	C	P	P	17.110.304 Government/public structures.	17.415.245 Government/public structures.			
402	High-risk secured facility	--	--	--	--	--	--				--	--	--	--	--	--	--	--	17.110.335 High-risk secured facility.	17.415.270 High-risk secured facilities.
404	Hospital	--	--	--	--	--	--				--	--	--	--	--	--	--	--	17.110.360 Hospital.	17.415.280 Hospital.
406	Places of worship	ACUP	C	C	ACUP	C	C				ACUP	C	C	--	--	17.110.600 Places of worship.	17.415.395 Places of worship.			
408	Public facilities (greater than 300 square feet).	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP				ACUP	ACUP	ACUP	ACUP	ACUP	17.110.640 Public facilities.	17.415.400 Public facilities.			
409	Public facilities (300 square feet or less).	P	P	P	P	P	P				P	P	P	P	P	17.110.640 Public facilities.	17.415.400 Public facilities.			
410	School, elementary and middle school/junior high	ACUP	C	C	ACUP	C	C				ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, elementary and middle school/junior high.	17.415.460 School, elementary, middle school, or junior high.			
412	School, high school	ACUP	--	--	ACUP	--	--				ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, high school.	17.415.465 School, high school.			
414	School, college/vocational – less than 8,000 s.f.	ACUP	--	--	ACUP	--	--				ACUP	ACUP	ACUP	ACUP	ACUP	17.110.670 School, college/vocational school	17.415.120 College/vocational school.			
416	School, college/vocational school – 8,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	17.110.670 School, college/vocational school.	17.415.120 College/vocational school.						

418	Secure community transition facility	--	--	--	--	--	--				--	--	--	--	--	17.110.671 Secure community transition facility.	17.415.470 Secure community transition facility.	
420	Transportation terminals, marine	C	--	--	C	--	--				C	--	--	C	C	17.110.727 Transportation terminals, marine.	17.415.555 Transportation terminals, marine	
422	Transportation terminals, non-marine	ACUP	--	--	ACUP	--	--				ACUP	--	--	ACUP	ACUP	17.110.728 Transportation terminals, non-marine.	17.415.560 Transportation terminals, non-marine	
424	Wireless communications facilities	P	P	P	P	P	P				P	P	P	P	P	17.110.770 Wireless communication facility.	17.415.585 Wireless communications facilities	
INDUSTRIAL USES																		
500	Airports	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	C	C	17.110.053 Airport.	17.415.045 Airport.	
502	Boat yard	ACUP	--	--	--	--	--				--	--	--	P	P	17.110.120 Boat yard.	17.455.085 Boat Yard	
504	Cemeteries	--	--	--	--	--	--				--	--	--	--	--	17.110.163 Cemeteries.	17.415.105 Cemeteries.	
506	Contractor's storage yard	C	--	--	--	--	C				--	--	--	P	--	17.110.195 Contractor's storage yard.	17.415.130 Contractor's storage yard.	
508	Food and beverage production, less than 4,000 s.f.	--	--	--	--	--	--				--	--	--	P	P	17.110.279 Food and beverage production.	17.415.205 Food and beverage production.	
510	Food and beverage production, 4,000 to 9,999 s.f.	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.	
512	Food and beverage production, 10,000 s.f. or greater	--	--	--	--	--	--				--	--	--	C	C	17.110. 279 Food and beverage production.	17.415.205 Food and beverage production.	
514	Fuel distributors	--	--	--	--	--	--				--	--	--	P	ACUP	17.110.291 Fuel distributors.	17.415.215 Fuel distributors.	
516	Funeral homes	C	--	--	C	C	C				C	--	--	--	--	17.110.294 Funeral home.	17.415.225 Funeral homes.	
518	Helicopter pads	--	--	--	--	--	--				--	--	--	C	C	17.110.333 Helicopter pads.	17.415.265 Helicopter pads.	
520	Manufactured home, mobile home, park model, tiny home - sales	--	--	--	--	--	--				--	--	--	--	--	17.110.472 Manufactured home, mobile home, park models, tiny homes sales.	17.415.310 Manufactured home, mobile home, park models, tiny homes sales	
522	Manufacturing and fabrication, hazardous	--	--	--	--	--	--				--	--	--	C	C	17.110.473 Manufacturing and fabrication.	17.415.315 Manufacturing and fabrication, hazardous	
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--				--	--	--	C	C	17.110.473 Manufacturing and fabrication.	17.415.320 Manufacturing and fabrication, heavy.	

526	Manufacturing and fabrication, light	--	--	--	--	--	--				--	--	--	P	P	17.110.473 Manufacturing and fabrication.	17.415.325 Manufacturing and fabrication, light.	
528	Manufacturing and fabrication, medium	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.473 Manufacturing and fabrication.	17.415.330 Manufacturing and fabrication, medium.	
530	Marijuana processor	--	--	--	--	--	--				--	--	--	P	P	17.110.475 Marijuana processor.	17.415.335 Marijuana processor.	
532	Marijuana producer, Tier 1	--	--	--	--	--	--				--	--	--	P	P	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.	
534	Marijuana producer, Tier 2	--	--	--	--	--	--				--	--	--	P	P	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.	
536	Marijuana producer, Tier 3	--	--	--	--	--	--				--	--	--	P	P	17.110.476 Marijuana producer.	17.415.340 Marijuana producer.	
538	Recycling centers	--	--	--	--	--	--				--	--	--	ACUP	--	17.110.653 Recycling Center	17.415.420 Recycling center.	
540	Rock crushing	--	--	--	--	--	--				--	--	--	C	C	17.110.665 Rock crushing.	17.415.455 Rock crushing.	
542	Slaughterhouse or animal processing	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.	
544	Storage, hazardous materials	--	--	--	--	--	--				--	--	--	C	P	17.110.692 Storage, hazardous materials.	17.415.515 Storage, hazardous materials.	
546	Storage, indoor	C	--	--	C	--	--				C	--	--	P	P	17.110.695 Storage, indoor.	17.415.520 Storage, indoor.	
548	Storage, outdoor	--	--	--	--	--	--				--	--	--	P	--	17.110.696 Storage, outdoor.	17.415.525 Storage, outdoor.	
550	Top soil production, stump grinding, firewood cutting, and composting	--	--	--	--	--	--				--	--	--	P	--	17.110.718 Top soil production.	17.415.535 Top soil production, stump grinding, firewood cutting, and composting.	
552	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--				--	--	--	C	C	17.110.729 Transshipment facilities.	17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.	
554	Warehousing and distribution	--	--	--	--	--	--				--	--	--	P	P	17.110.743 Warehousing and distribution.	17.415.580 Warehousing and distribution.	
556	Wrecking yards and junk yards	--	--	--	--	--	--				--	--	--	ACUP	ACUP	17.110.783 Wrecking yard.	17.415.590 Wrecking yards and junk yards.	
RESOURCE																		
600	Aggregate extractions sites	--	--	--	--	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	--	--	C	C	17.110.050 Aggregate extractions sites.	17.415.035 Aggregate extractions sites.	

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

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

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

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

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

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

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

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

13 (a) Each junk motor vehicle must be drained of all oil and other fluids
 14 including, but not limited to, engine crankcase oil, transmission fluid, brake
 15 fluid and radiator coolant or antifreeze prior to placing the vehicle on site; or

16 (b) Drip pans or pads must be placed and maintained underneath the radiator,
 17 engine block, transmission and differentials of each junk motor vehicle to
 18 collect residual fluids.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

34 Sections:

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

DRAFT: 7/30/2021

Zoning Use Tables Ordinance

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

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

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

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

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

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

20 **17.415.005 Purpose.**

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

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

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

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

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

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

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

1 **17.415.020 Accessory use or structure.**

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

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

7 **17.415.025 Adult entertainment.**

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

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

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

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

29 C. Signage for Adult Entertainment Uses.

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

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

13 **17.415.030 Adult family home.**

14 Reserved.

15 **17.415.035 Aggregate extractions sites.**

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

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

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

23 **17.415.040 Agricultural use, primary.**

24 Must comply with Chapter 17.455 'Agriculture Code'.

25 **17.415.045 Airport.**

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

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

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

36 **17.415.050 Arboreta, botanical gardens.**

37 Reserved.

38 **17.415.055 Auction house.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

35 **17.415.075 Aquaculture practices.**

36 Reserved.

37 **17.415.080 Bed and breakfast house.**

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

40 **17.455.085 Boat Yard.**

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

43 **17.415.090 Campground.**

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

10 **17.415.095 Car washes.**

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

22 **17.415.100 Caretaker dwelling.**

23 Reserved.

24 **17.415.105 Cemeteries.**

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

31 **17.415.110 Clinic.**

32 Reserved.

33 **17.415.115 Club.**

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

42 **17.415.120 College/vocational school.**

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

4 **17.415.125 Conference center.**

5 Reserved.

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

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

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

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

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

24 **17.415.135 Cottage housing development.**

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

28 **17.415.140 Day-care center.**

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

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

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

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

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

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

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

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

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

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

9 **17.415.150 Dispatch facility.**

10 Reserved.

11 **17.415.155 Drinking establishments.**

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

14 **17.415.160 Duplex.**

15 Reserved.

16 **17.415.165 Entertainment facility, indoor.**

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

19 **17.415.170 Entertainment facility, outdoor.**

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

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

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

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

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

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

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

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

33 **17.415.190 Espresso stands.**

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

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

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

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

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

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

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

10 **17.415.195 Event facility.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27 **17.415.200 Fitness center.**

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

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

35 **17.415.205 Food and beverage production.**

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

38 **17.415.210 Forestry.**

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

41 **17.415.215 Fuel distributors.**

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

44 **17.415.220 Fuel or charging stations.**

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

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

31 **17.415.225 Funeral homes.**

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

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

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

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

4 **17.415.235 General retail merchandise stores.**

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

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

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

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

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

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

22 **17.415.240 Golf courses.**

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

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

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

35 **17.415.245 Government/public structures.**

36 Reserved.

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

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

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

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

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

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

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

7 **17.415.260 Guest house.**

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

26 **17.415.265 Helicopter pads.**

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

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

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

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

- 1 1. “Within the line of sight” means that it is possible to reasonably visually distinguish and
- 2 recognize individuals.
- 3 2. “Risk potential activities and facilities” means an activity or facility that provides a higher
- 4 incidence of risk to the public from persons conditionally released from the special
- 5 commitment center. Risk potential activities and facilities include: public and private
- 6 schools, school bus stops, licensed day-care and licensed preschool facilities, domestic
- 7 violence shelters, public parks, publicly dedicated trails, sports fields, playgrounds,
- 8 recreational and community centers, churches, synagogues, temples, mosques, public
- 9 libraries, public and private youth camps, and other specific uses identified during a
- 10 neighborhood hearing. For the purpose of this section, “school bus stops” does not include
- 11 bus stops established primarily for public transit.
- 12 D. A high-risk secured facility shall not be located in a community protection zone as defined in
- 13 RCW 9.94A.030(6). Distance shall be measured from all property lines of a high-risk
- 14 secured facility from all property lines of the facilities and grounds of a public or private
- 15 school.
- 16 E. A high-risk secured facility shall meet the applicable health district standards for water and
- 17 sewage disposal to account for staff and residents.
- 18 F. Principal access to the site shall be from a county-maintained right-of-way.
- 19 G. A high-risk secured facility shall be equipped with an automatic fire sprinkler system,
- 20 installed in accordance with applicable building and fire codes.
- 21 H. A high-risk secured facility shall be equipped with a mechanism that is interlocked with the
- 22 fire protection system to automatically release any facility security locks and allow safe egress
- 23 from the structure in the event of fire or other emergency.
- 24 I. A high-risk secured facility shall be equipped with a backup power system and an automatic
- 25 transfer switch sufficient to energize and maintain the function of safety, security, and
- 26 surveillance systems in the event of a power outage.

27 **17.415.275 Home business.**

- 28 A. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a
- 29 component of a home business subject to the requirements in this section.
- 30 B. In the Forest Resource Lands (FRL) zone, home businesses must be associated with timber
- 31 production and/or harvest.
- 32 C. Incidental home businesses shall be allowed subject to the following standards and have no
- 33 permit required.
 - 34 1. Business uses shall be secondary to the dominant residential use;
 - 35 2. The residential character of the building shall be maintained and the business shall be
 - 36 conducted in such a manner as not to give an outside appearance of a business;
 - 37 3. The business shall be conducted entirely within the residence;
 - 38 4. The residence shall be occupied by the owner of the business;
 - 39 5. The business shall not infringe upon the right of the neighboring residents to enjoy the
 - 40 peaceful occupancy of their homes;
 - 41 6. No clients or customers shall visit or meet for an appointment at the residence;
 - 42 7. No employees or independent contractors are allowed to work in the residence other than
 - 43 family members who reside in the residential dwelling;
 - 44 8. No activities that create noise, increase risk of fire, or in any way threaten the safety and
 - 45 tranquility of neighboring residents are permitted;

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

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

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

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

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

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

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

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

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

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

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

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

21 8. No outside storage shall be allowed; and

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

24 a. Patronage by appointment.

25 b. Additional off-street parking.

26 c. Other reasonable conditions.

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

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

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

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

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

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

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

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

40 a. Patronage by appointment.

41 b. Additional off-street parking.

42 c. Screening of outside storage.

43 d. Other reasonable conditions.

44 **17.415.280 Hospital.**

45 Reserved.

46 **17.415.285 Hotel/motel.**

DRAFT: 7/30/2021

Zoning Use Tables Ordinance

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

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

3 **17.415.290 Kennels, hobby.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

42 Reserved.

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

44 Reserved.

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

2 Reserved.

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

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

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

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

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

12 **17.415.335 Marijuana processor.**

13 A. Findings and application.

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

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

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

25 B. Where allowed, a marijuana processor:

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

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

32 C. Permits.

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

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

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

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

44 **17.415.340 Marijuana producer.**

45 A. Findings and application.

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

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

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

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

12 B. Where allowed, a marijuana producer:

13 1. facilities and uses may only be located at designated sites licensed by the state of
14 Washington and fully conforming to state law and this section.

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

19 C. Permits.

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

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

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

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

31 **17.415.345 Marijuana retailer.**

32 A. Findings and application.

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

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

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

44 B. Where allowed, a marijuana retailer:

45 1. both with and without endorsements, may be located at designated sites licensed by the
46 state of Washington and fully conforming to state law and Kitsap County Code.

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

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

5 C. Permits.

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

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

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

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

17 **17.415.350 Marinas.**

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

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

22 **17.415.355 Marina support services.**

23 Marina support services shall be accessory to a marina.

24 **17.415.360 Mobile home.**

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

28 **17.415.365 Multiple family.**

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

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

33 **17.415.370 Nursery, retail.**

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

36 **17.415.375 Nursery, wholesale.**

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

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

40 Reserved.

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

42 Reserved.

43 **17.415.390 Personal services.**

DRAFT: 7/30/2021

Zoning Use Tables Ordinance

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

9 **17.415.395 Places of worship.**

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

18 **17.415.400 Public facilities.**

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

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

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

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

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

9 **17.415.455 Rock crushing.**

10 Reserved.

11 **17.415.460 School, elementary, middle school, or junior high.**

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

16 **17.415.465 School, high school.**

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

20 **17.415.470 Secure community transition facility.**

21 All projects shall comply with state law.

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

23 Reserved.

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

25 Reserved.

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

27 Reserved.

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

29 Reserved.

30 **17.415.495 Single-family attached dwelling.**

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

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

34 Reserved.

35 **17.415.505 Slaughterhouse or animal processing.**

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

39 **17.415.510 Special care residence.**

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

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

15 **17.415.515 Storage, hazardous materials.**

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

21 **17.415.520 Storage, indoor.**

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

40 **17.415.525 Storage, outdoor.**

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

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

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

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

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

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

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

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

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

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

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

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

24 **17.415.545 Tourism facilities, including seaplane and tour boat terminals.**

25 Reserved.

26 **17.415.550 Transitory accommodations.**

27 Use shall comply with Chapter 17.505.

28 **17.415.555 Transportation terminals, marine.**

29 Reserved.

30 **17.415.560 Transportation terminals, non-marine.**

31 Reserved.

32 **17.415.565 Transhipment facilities, including docks, wharves, marine rails, cranes, and**
33 **barge facilities.**

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

36 **17.415.570 Vacation Rentals.**

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

39 **17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.**

40 Reserved.

41 **17.415.580 Warehousing and distribution.**

- 1 A. In the Rural Industrial (RI) zone, warehousing and distribution shall be focused on
2 agricultural, food, or forestry uses only.
3 B. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards
4 located in Section 17.700 Appendix C3).

5 **17.415.585 Wireless communications facilities.**

6 Uses shall comply with Chapter 17.510.

7 **17.415.590 Wrecking yards and junk yards.**

8 Reserved.

9 **17.415.595 Zoo, aquarium.**

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

12 B. In the Rural Commercial (RCO) zone, an aquarium is prohibited.

13 **Section 183: Kitsap County Code Section 17.470.020, “Applicability – How to use design
14 criteria”, last amended by Ordinance 587-2020 is amended as follows:**

15 **17.470.020 Applicability – How to use the design criteria.**

16 A. Applicability.

17 1. The “requirements sections” in the following design criteria apply to each multifamily
18 project ~~requiring conditional use review under Chapter 17.540 or 17.550.~~

19 2. In addition to the requirements set forth in this chapter, the “requirements sections” set
20 forth in Sections 17.480.160 and 17.480.180 to 17.480.240 shall apply to each
21 multifamily project ~~requiring review under subsection (A) of this section.~~

22 B. How to Use the Design Criteria. The “requirements sections” state the design criteria that
23 each project shall meet. ~~These design criteria are intended to supplement the development
24 standards of the UCR, UM and UH zones. Where the provisions of this chapter conflict with the
25 provisions of Chapters 17.210 (UCR), 17.220 (UM), and 17.230 (UH),~~ The provisions of the
26 zoning district shall apply if in conflict with this chapter. The “guidelines” which follow each
27 requirement statement are suggested ways to achieve the design intent. Each guideline is meant
28 to indicate the preferred conditions, but other equal or better design solutions will be considered
29 acceptable by the director or hearing examiner, so long as these solutions meet the intent of these
30 sections. They are to be applied with an attitude of flexibility, recognizing that each development
31 site and project will have particular characteristics that may suggest that some guidelines be
32 emphasized and others de-emphasized. However, while alternative solutions can be proposed,
33 none of the criteria in the requirement statements can be disregarded.

34 C. Parcels located within the boundary of the Port Gamble Redevelopment Plan approved
35 pursuant to Section 17.360C.030 shall refer to Appendix F to determine allowed uses, permits
36 required, and definitions. All other chapters of Kitsap County Code or an approved development
37 agreement not included in Appendix F shall still apply.

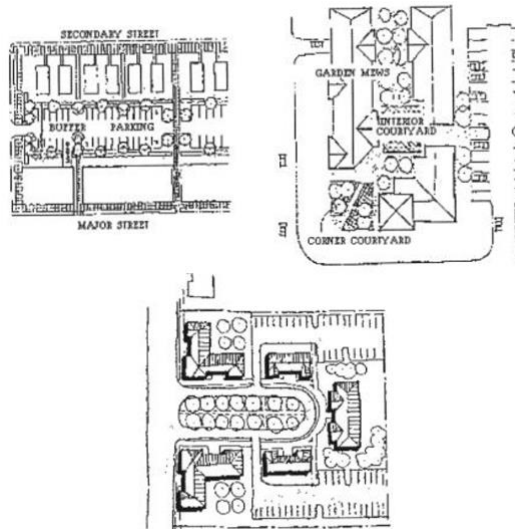
38 **Section 184: Kitsap County Code Section 17.470.030, “Multifamily site design –
39 Orientation (UCR, UM, and UH zones)”, last amended by Ordinance 534-2016 is amended
40 as follows:**

41 **17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).**

42 A. Requirement. Design multifamily projects to be oriented to public streets or common open
43 spaces and to provide pedestrian and vehicular connections to existing neighborhoods.

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- 1 B. Guidelines. Possible ways to achieve neighborhood connections include:
2 1. Use a modified street grid system where most buildings in a project front on a street.
3 Where no public streets exist, create a modified grid street system within the project.
4 2. Locate parking areas behind or under building and access such parking from alley-type
5 driveways. If driveway access from streets is necessary, minimum width driveway providing
6 adequate firefighting access should be used.
7 3. Provide each building with direct pedestrian access from the main street fronting the
8 building and from the back where the parking is located.
9 4. Another alternative may be to orient the buildings into U-shaped courtyards where the
10 front door/main entry into the building is from a front courtyard. Access to the courtyard
11 from the rear parking area should be through a well-lighted breezeway or stairway. This
12 alternative will work where projects abut an arterial or major collector street where the
13 quality of living could be enhanced with building facing into the courtyard. The buildings
14 would still be located between the street and parking lot.
15 5. The following illustrations depict site-planning techniques that orient multifamily projects
16 to streets, adding value and identity to the complex, by siting parking behind the buildings:



17
18 Examples of preferred site planning that orients multifamily projects to streets, adding
19 value and identity to the complex, by siting parking behind the buildings.

20 **Section 185: Kitsap County Code Section 17.520 “Marijuana Regulations” last amended**
21 **by Ordinance 535-2016 is repealed.**
22

1 **NEW SECTION. Section 186. A new section is added to Chapter 17.700 “Appendices” as**
2 **follows:**

3
4 **Appendix F – Allowed uses and additional regulations for parcels located within the**
5 **boundary of the Port Gamble Redevelopment Plan approved pursuant to Section**
6 **17.360C.030.**

7
8 Kitsap County Code Section 17.700 ‘Appendix F’, only applies to parcels located inside the
9 boundaries of the Port Gamble Redevelopment Plan area. This Appendix intends to maintain
10 consistency with Ordinance 586-2020 adopted by the Board of County Commissioners on April
11 27, 2020 that applies to Port Gamble Rural Historic Town and adjacent rural areas regarding
12 revised definitions, allowed uses, allowed use footnotes, and development standards.
13 Development shall comply with all other chapters in Kitsap County Code Title 17 ‘Zoning’ that
14 are not referenced in this appendix.

15
16 Please follow the steps below to use this appendix:

- 17 1. Confirm that the parcel is located within the Port Gamble Master Plan area as shown
18 on [map of Port Gamble Master Plan area] and the zoning designation.
- 19 2. Refer to Appendix F to determine which uses are allowed on the parcel and how the
20 uses are defined. Chapters included in Appendix F shall replace the chapters in Title
21 17 ‘Zoning’.
- 22 3. All other chapters of Kitsap County Code or an approved development agreement not
23 included in Appendix F shall still apply.

24
25 **Chapters:**

- 26 **F.17.110 Definitions**
- 27 **F.17.410 Allowed Uses**
- 28 **F.17.470 Multifamily Development – Design Criteria**
- 29 **F.17.520 Marijuana Regulations**

30 **Chapter F.17.110**
31 **DEFINITIONS**

32 **Sections:**

- 33 F.17.110.005 Generally.
- 34 F.17.110.010 Abutting.
- 35 F.17.110.015 Access.
- 36 F.17.110.020 Accessory dwelling unit.
- 37 F.17.110.025 Accessory living quarters.
- 38 F.17.110.030 Accessory use or structure.
- 39 F.17.110.035 Adjacent.
- 40 F.17.110.040 Adjoining.
- 41 F.17.110.045 Adult family home.
- 42 F.17.110.050 Reserved.
- 43 F.17.110.055 Alley.
- 44 F.17.110.057 (Repealed)
- 45 F.17.110.060 Animal.
- 46 F.17.110.065 Animal, small.

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1	F.17.110.070	Animal hospital.
2	F.17.110.073	Antenna.
3	F.17.110.075	Amusement center.
4	F.17.110.085	Aquaculture practices.
5	F.17.110.087	Assembly and packaging operations.
6	F.17.110.090	Automobile repair.
7	F.17.110.095	Automobile service station.
8	F.17.110.100	Awning.
9	F.17.110.103	Base station.
10	F.17.110.105	Bed and breakfast house.
11	F.17.110.107	Bioretention facilities.
12	F.17.110.110	Board.
13	F.17.110.112	Boarding house.
14	F.17.110.120	Boat yard.
15	F.17.110.125	Breezeway.
16	F.17.110.126	Brew pubs.
17	F.17.110.130	Buffer.
18	F.17.110.132	Buffer, landscaping.
19	F.17.110.133	Buffer, screening.
20	F.17.110.135	Building.
21	F.17.110.137	Building coverage.
22	F.17.110.140	Building height.
23	F.17.110.145	Building line.
24	F.17.110.150	Caretaker's dwelling.
25	F.17.110.155	Carport.
26	F.17.110.156	Carrier.
27	F.17.110.157	Child care center.
28	F.17.110.160	Clinic.
29	F.17.110.165	Club.
30	F.17.110.168	Collocation.
31	F.17.110.169	Community sewage disposal systems.
32	F.17.110.170	Commission or planning commission.
33	F.17.110.171	Comprehensive plan.
34	F.17.110.175	Conditional use.
35	F.17.110.177	Conference center.
36	F.17.110.180	Congregate care facility.
37	F.17.110.185	Contiguous.
38	F.17.110.190	Convalescent, nursing or rest home.
39	F.17.110.195	Contractor's storage yard.
40	F.17.110.196	Cottage housing development.
41	F.17.110.197	County engineer.
42	F.17.110.199	Custom art and craft stores.
43	F.17.110.200	Day-care center.
44	F.17.110.205	Day-care center, family.
45	F.17.110.210	Density.
46	F.17.110.212	Density, maximum.

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1	F.17.110.213	Density, minimum.
2	F.17.110.215	Department.
3	F.17.110.220	Development.
4	F.17.110.222	Development rights.
5	F.17.110.223	(Repealed)
6	F.17.110.225	Director.
7	F.17.110.227	Distributed antenna systems.
8	F.17.110.228	Drinking establishments.
9	F.17.110.240	Dwelling, single-family attached.
10	F.17.110.242	Dwelling, single-family detached.
11	F.17.110.245	Dwelling, duplex.
12	F.17.110.250	Dwelling, multiple-family.
13	F.17.110.255	Dwelling unit.
14	F.17.110.257	Emergency service communications.
15	F.17.110.260	Employees.
16	F.17.110.265	Exotic animal.
17	F.17.110.270	Family.
18	F.17.110.272	Fitness center.
19	F.17.110.275	Fence, sight-obscuring.
20	F.17.110.280	Forestry.
21	F.17.110.285	Foster home.
22	F.17.110.290	Frontage.
23	F.17.110.295	Garage, private.
24	F.17.110.301	General merchandise stores.
25	F.17.110.302	General office and management services.
26	F.17.110.303	Golf course.
27	F.17.110.305	Grade.
28	F.17.110.310	Green storm water infrastructure.
29	F.17.110.311	Green storm water solutions.
30	F.17.110.315	Gross floor area.
31	F.17.110.317	Guest house.
32	F.17.110.319	Habitable area.
33	F.17.110.320	Habitable floor.
34	F.17.110.321	Hardscaping.
35	F.17.110.322	Hard surface.
36	F.17.110.325	Hearing examiner.
37	F.17.110.330	Heavy equipment.
38	F.17.110.335	High-risk secured facility.
39	F.17.110.340	High capacity transit station areas.
40	F.17.110.345	Home business.
41	F.17.110.350	Home day-care.
42	F.17.110.355	Home owners' association.
43	F.17.110.360	Hospital.
44	F.17.110.365	Hotel/motel.
45	F.17.110.366	Immediate vicinity.
46	F.17.110.367	Impervious surface.

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1	F.17.110.368	Infill development.
2	F.17.110.369	Junk motor vehicle.
3	F.17.110.370	Junk yard.
4	F.17.110.375	Kennel.
5	F.17.110.380	Kennel, hobby.
6	F.17.110.390	Landscaping.
7	F.17.110.392	Large on-site sewage system (LOSS).
8	F.17.110.393	Lattice support structure.
9	F.17.110.395	Livestock.
10	F.17.110.396	Loading space.
11	F.17.110.400	Lot.
12	F.17.110.405	Lot area.
13	F.17.110.410	Lot, corner.
14	F.17.110.412	Lot, interior.
15	F.17.110.415	Lot coverage.
16	F.17.110.420	Lot depth.
17	F.17.110.430	Lot line.
18	F.17.110.435	Lot line, front.
19	F.17.110.440	Lot line, rear.
20	F.17.110.445	Lot line, side.
21	F.17.110.450	Lot of record.
22	F.17.110.455	Lot, through.
23	F.17.110.460	Lot width.
24	F.17.110.461	Low impact development.
25	F.17.110.462	Low impact development best management practices.
26	F.17.110.463	(Repealed)
27	F.17.110.465	Maintain.
28	F.17.110.470	Manufactured home.
29	F.17.110.473	Manufacturing and fabrication.
30	F.17.110.475	Marina.
31	F.17.110.477	Master plan.
32	F.17.110.480	(Repealed)
33	F.17.110.483	(Repealed)
34	F.17.110.484	Minimum functional height.
35	F.17.110.485	Mixed use development.
36	F.17.110.490	Mobile home.
37	F.17.110.493	Mobile home park.
38	F.17.110.494	Modification.
39	F.17.110.503	Monopole.
40	F.17.110.504	Movie/performance theater.
41	F.17.110.505	Native growth protection easement.
42	F.17.110.506	Native vegetation.
43	F.17.110.507	Net developable area.
44	F.17.110.508	Nonconforming lot.
45	F.17.110.510	Nonconforming use, nonconforming structure or nonconforming use of structure.
46	F.17.110.512	Nonmotorized recreational rentals.

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1	F.17.110.515	Nuisance.
2	F.17.110.520	Nursery, retail.
3	F.17.110.525	Nursery, wholesale.
4	F.17.110.530	Nursing or rest home.
5	F.17.110.535	Open space.
6	F.17.110.540	Ordinary high water mark.
7	F.17.110.545	Owner.
8	F.17.110.547	(Repealed)
9	F.17.110.548	Parcel.
10	F.17.110.550	Park.
11	F.17.110.555	Parking area, public.
12	F.17.110.560	Parking space.
13	F.17.110.565	Parking space, barrier free.
14	F.17.110.567	Parking space, compact.
15	F.17.110.568	Pedestrian-oriented facade.
16	F.17.110.569	Pedestrian-oriented space/plaza.
17	F.17.110.570	Pedestrian-friendly street.
18	F.17.110.571	Pedestrian walkways.
19	F.17.110.572	Performance based development (PBD).
20	F.17.110.575	Perimeter setback.
21	F.17.110.576	Permeable pavement.
22	F.17.110.577	Permitted use.
23	F.17.110.580	Person.
24	F.17.110.585	Pet.
25	F.17.110.590	Pet, nontraditional.
26	F.17.110.591	Pharmacies.
27	F.17.110.595	Pier.
28	F.17.110.600	Places of worship.
29	F.17.110.610	Planning commission.
30	F.17.110.615	Porch.
31	F.17.110.620	Portable sign.
32	F.17.110.625	Premises.
33	F.17.110.630	Private airport or heliport.
34	F.17.110.635	Prohibited use.
35	F.17.110.637	Project permit or project permit application.
36	F.17.110.640	Public facilities.
37	F.17.110.641	Public sewer system.
38	F.17.110.643	Race track, major.
39	F.17.110.644	Race track, minor.
40	F.17.110.645	Receiving areas and parcels.
41	F.17.110.646	Recreational amenity, active.
42	F.17.110.647	Recreational facility.
43	F.17.110.650	Recreational vehicle.
44	F.17.110.655	Recreational vehicle camping park.
45	F.17.110.656	Related equipment.
46	F.17.110.660	Residential care facility.

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

1	F.17.110.662	Restaurant.
2	F.17.110.663	Restaurant, high-turnover.
3	F.17.110.665	Rezone.
4	F.17.110.666	Rural character.
5	F.17.110.667	Rural cluster.
6	F.17.110.668	Rural wooded incentive program development.
7	F.17.110.669	Sending areas and parcels.
8	F.17.110.671	Setback.
9	F.17.110.673	Shipping container.
10	F.17.110.675	Sign.
11	F.17.110.680	Sign permit.
12	F.17.110.683	Site.
13	F.17.110.685	Site plan.
14	F.17.110.686	Site-specific amendment.
15	F.17.110.687	Stealth technology.
16	F.17.110.688	Storage, hazardous materials.
17	F.17.110.689	Storage, self-service.
18	F.17.110.690	Storage, vehicles and equipment.
19	F.17.110.691	Storage, indoor.
20	F.17.110.692	Storage, outdoor.
21	F.17.110.693	Storage container.
22	F.17.110.695	Street.
23	F.17.110.697	Streetscape.
24	F.17.110.700	Structural alteration.
25	F.17.110.705	Structure.
26	F.17.110.706	Subarea plan.
27	F.17.110.707	(Repealed)
28	F.17.110.708	Substantially change.
29	F.17.110.710	Temporary sign.
30	F.17.110.715	Temporary structure.
31	F.17.110.720	Temporary use.
32	F.17.110.721	Tower.
33	F.17.110.724	Tower, guy-wired.
34	F.17.110.725	Tract.
35	F.17.110.728	Urban level of sanitary sewer service.
36	F.17.110.730	Use.
37	F.17.110.738	Vacation rental.
38	F.17.110.739	Vegetation-based low impact development best management practices.
39	F.17.110.740	Veterinary clinic.
40	F.17.110.745	Water-dependent use.
41	F.17.110.750	Water-enjoyment use.
42	F.17.110.755	Water-oriented use.
43	F.17.110.760	Water-related use.
44	F.17.110.763	Wildlife shelter.
45	F.17.110.764	Wireless.
46	F.17.110.765	(Repealed)

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

- 1 F.17.110.770 Wireless communication facility.
- 2 F.17.110.775 Wireless communication support structure.
- 3 F.17.110.780 (Repealed)
- 4 F.17.110.783 Wrecking yard.
- 5 F.17.110.785 Yard.
- 6 F.17.110.790 Yard, front.
- 7 F.17.110.795 Yard, rear.
- 8 F.17.110.800 Yard, side.
- 9 F.17.110.805 Zone.

10 **F.17.110.005 Generally.**

11 For the purpose of this title, certain terms, phrases, words and their derivatives shall be construed
12 as specified in this section and elsewhere in this title where specific definitions are provided.
13 Terms, phrases and words used in the singular include the plural and the plural the singular.
14 Terms, phrases and words used in the masculine gender include the feminine and the feminine
15 the masculine. The word “shall” is mandatory. The word “may” is discretionary. Where terms,
16 phrases and words are not defined, they shall have their ordinary accepted meanings within the
17 context with which they are used. The most current version of the English Webster’s Dictionary
18 shall be considered as providing ordinary accepted meanings.

19 **F.17.110.010 Abutting.**

20 “Abutting” means adjoining with a common boundary line; except that where two or more lots
21 adjoin only at a corner or corners, they shall not be considered as abutting unless the common
22 property line between the two parcels measures ten feet or greater in a single direction. Where
23 two or more lots are separated by a street or other public right-of-way, they shall be considered
24 “abutting” if their boundary lines would be considered abutting if not for the separation provided
25 by the street or right-of-way.

26 **F.17.110.015 Access.**

27 “Access” means the place, means, or way by which pedestrians and vehicles shall have safe,
28 adequate, and usable ingress and egress to a property or use, as required by this title.

29 **F.17.110.020 Accessory dwelling unit.**

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

33 **F.17.110.025 Accessory living quarters.**

34 “Accessory living quarters” means separate living quarters contained within the primary
35 residence.

36 **F.17.110.030 Accessory use or structure.**

37 “Accessory use or structure” means an activity or structure that is commonly associated with but
38 subordinate to any principal use or structure.

39 **F.17.110.035 Adjacent.**

40 “Adjacent” means the same as “abutting.”

1 **F.17.110.040 Adjoining.**

2 “Adjoining” means the same as “abutting.”

3 **F.17.110.045 Adult family home.**

4 “Adult family home” means a dwelling licensed pursuant to Chapter 70.128 RCW in which a
5 person or persons provide personal care, special care, and room and board.

6 **F.17.110.050 Reserved.**

7 **F.17.110.055 Alley.**

8 “Alley” means a private or public right-of-way having a typical width of at least ten feet, but
9 generally no more than twenty feet, which affords only secondary means of access to abutting
10 properties. Alleys are not intended for general traffic circulation.

11 **F.17.110.057 (Repealed)***

12 * **Editor’s note:** Former Section F.17.110.057, “Alternative technology,” was repealed by
13 Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly
14 codified in this section.

15 **F.17.110.060 Animal.**

16 “Animal” means any live vertebrate creature, reptile, amphibian or bird, except man.

17 **F.17.110.065 Animal, small.**

18 “Animal, small” or “small animal” means any animal other than livestock used for agricultural
19 purposes.

20 **F.17.110.070 Animal hospital.**

21 “Animal hospital” means a place where animals or pets are given medical or surgical treatment,
22 and are cared for during the time of such treatment.

23 **F.17.110.073 Antenna.**

24 “Antenna” means an apparatus designed for the purpose of emitting radio frequency (RF)
25 radiation, to be operated or operating from a fixed location pursuant to commission
26 authorization, for the transmission of writing, signs, signals, data, images, pictures, and sounds of
27 all kinds, including the transmitting device and any on-site equipment, switches, wiring, cabling,
28 power sources, shelters or cabinets associated with that antenna and added to a tower, structure,
29 or building as part of the original installation of the antenna. For most services, an antenna will
30 be mounted on or in, and is distinct from, a supporting structure such as a tower, structure or
31 building. However, in the case of AM broadcast stations, the entire tower or group of towers
32 constitutes the antenna for that station. For purposes of this section, the term “antenna” does not
33 include unintentional radiators, mobile stations, or devices authorized under CFR Title 15.

34 **F.17.110.075 Amusement center.**

35 “Amusement center” means a commercially operated facility having one or more forms of
36 entertainment such as a bowling alley, indoor golf driving range, merry-go-round, roller coaster,
37 batting cages, electronic and/or video games, or miniature golf course.

1 **F.17.110.085 Aquaculture practices.**

2 “Aquaculture practices” means the harvest, culture or farming of cultivated food fish, shellfish or
3 other aquatic plants and animals and includes fisheries enhancement, the mechanical harvesting
4 of shellfish and hatchery culture, excluding traditional noncommercial shellfish harvesting.

5 **F.17.110.087 Assembly and packaging operations.**

6 “Assembly and packaging operations” means a facility where premanufactured components are
7 assembled to construct a product. Products may be packaged and moved off site for wholesale or
8 retail sale. This may include, but is not limited to, assembly and packaging of computer,
9 electronics, office equipment, fabricated metal products, and other products.

10 **F.17.110.090 Automobile repair.**

11 “Automobile repair” means replacement of parts, motor service, rebuilding or reconditioning of
12 engines, painting, upholstering, detailing, or cleaning motor vehicles, recreational vehicles or
13 trailers.

14 **F.17.110.095 Automobile service station.**

15 “Automobile service station” means a building or lot having dispensers and storage tanks where
16 fuels or oils for motor vehicles are dispensed, sold, or offered for sale. Service stations may
17 include accessory convenience stores and minor automobile services, including car washes.

18 **F.17.110.100 Awning.**

19 “Awning” or “canopy” means a temporary or movable shelter (awning), or a fixed rigid shelter
20 (canopy) supported entirely by the exterior wall of the building and generally extending over a
21 pedestrian walkway. When used in conjunction with signs, only that portion of the awning or
22 canopy that is actually used as a sign shall be included in sign area calculations. Lighting of the
23 awning or canopy, whether directly, indirectly, or by backlighting, shall have no effect on the
24 sign requirements, unless lighted signs are specifically prohibited in that area or zone.

25 **F.17.110.103 Base station.**

26 “Base station” means the equipment and nontower supporting structure at a fixed location that
27 enables FCC-licensed or authorized wireless communications between user equipment and a
28 communications network.

29 **F.17.110.105 Bed and breakfast house.**

30 “Bed and breakfast house” means a dwelling or separate structure which is used by the owner or
31 primary resident to provide overnight guest lodging for compensation including not more than
32 ten guest rooms and which usually provides a morning meal as part of the room rate structure.

33 **F.17.110.107 Bioretention facilities.**

34 “Bioretention facilities” means engineered facilities that treat storm water by passing it through a
35 specified soil profile, and either retain or detain the treated storm water for flow attenuation.
36 Refer to the Stormwater Management Manual for Western Washington (Ecology Manual),
37 Chapter 7 of Volume V for bioretention BMP types and design specifications.

38 **F.17.110.110 Board.**

39 “Board” means the Kitsap County board of county commissioners or their assigns.

1 **F.17.110.112 Boarding house.**

2 “Boarding house” means a building arranged or used for lodging for compensation, with or
3 without meals, with any number of guest rooms and not occupied as a single-family unit.

4 **F.17.110.120 Boat yard.**

5 “Boat yard” means a place where boats are constructed, dismantled, stored, serviced, or repaired,
6 including maintenance work thereon and may include such facilities as a marine railway, dry
7 dock or tidal grid.

8 **F.17.110.125 Breezeway.**

9 “Breezeway” means a structure for the principal purpose of connecting the main building or
10 buildings on a property with other main buildings or accessory buildings.

11 **F.17.110.126 Brew pubs.**

12 “Brew pubs” shall mean a combination of retail, wholesale and manufacturing business that
13 brews and serves beer and/or food on the premises.

14 **F.17.110.130 Buffer.**

15 “Buffer” or “buffering” means space, either landscaped or in a natural state, intended and
16 dedicated by easement or condition of approval to separate uses that may or may not conflict
17 with each other and to reduce visual, noise, odors and other impacts.

18 **F.17.110.132 Buffer, landscaping.**

19 “Buffer, landscaping” means a buffer treatment within or along the perimeter of a development
20 that varies in numbers and types of vegetation and/or fencing depending on land uses.
21 Landscaping such as trees, shrubs, ground covers, fencing, or vegetation planted as part of low
22 impact development (LID) best management practices (BMPs) are to be provided as prescribed
23 by Chapter F.17.500.

24 **F.17.110.133 Buffer, screening.**

25 “Buffer, screening” means a buffer of evergreen vegetation, vegetation planted as part of LID
26 BMPs, or sight-obscuring fencing intended to provide functional screening between different
27 uses, land use intensities and/or zones. Screening is to be installed or maintained as prescribed by
28 Chapter F.17.500.

29 **F.17.110.135 Building.**

30 “Building” means any structure used or intended for supporting or sheltering any use or
31 occupancy.

32 **F.17.110.137 Building coverage.**

33 “Building coverage” means the area of land that is covered by a building or structure that
34 provides a hard surface. Building coverage also includes uncovered horizontal structures, such as
35 decks, stairways, and entry bridges.

36 **F.17.110.140 Building height.**

37 “Building height” is the vertical distance above a reference datum measured to the highest point
38 of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the
39 highest gable of a pitched or hipped roof.

1 **F.17.110.145 Building line.**

2 “Building line” means the perimeter of that portion of a building or structure nearest a property
3 line but excluding eaves, open space, terraces, cornices and other ornamental features projecting
4 from the walls of the building or structure.

5 **F.17.110.150 Caretaker’s dwelling.**

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

8 **F.17.110.155 Carport.**

9 “Carport” means a roof designed to cover, but not enclose, automobile parking spaces and should
10 be open on two or more sides.

11 **F.17.110.156 Carrier.**

12 “Carrier” means a telecommunications company that offers telecommunication services (as
13 defined in 47 U.S.C. §153(53)) to users of wireless devices through radio frequency signals.
14 Synonymous terms are “mobile service provider,” “wireless service provider,” “wireless carrier”
15 or “mobile carrier.”

16 **F.17.110.157 Child care center.**

17 “Child care center” means the same as “day-care center.”

18 **F.17.110.160 Clinic.**

19 “Clinic” means a building or portion of a building containing offices for providing
20 nonemergency chiropractic, medical, dental, or psychiatric services not involving overnight
21 housing of patients.

22 **F.17.110.165 Club.**

23 “Club” means a place where an association of persons organized for some common purpose
24 meet. This definition excludes places of worship and groups organized primarily for business
25 purposes.

26 **F.17.110.168 Collocation.**

27 “Collocation” means the use or addition of one or more wireless communications facilities on
28 any existing structure, whether or not already used as a wireless communication facility.

29 **F.17.110.169 Community sewage disposal systems.**

30 “Community sewage disposal system” means any system of piping, treatment devices and/or
31 other facilities which:

32 A. Conveys, stores, treats and/or provides subsurface soil treatment and disposal on site or on
33 adjacent or nearby property under the control of the users; and

34 B. The system is not connected to a public sewer system; and

35 C. Is designed to serve more than one single-family dwelling or one multifamily dwelling but
36 the design capacity does not exceed three thousand five hundred gallons of sewage volume per
37 day.

1 **F.17.110.170 Commission or planning commission.**

2 “Commission” or “planning commission” means the Kitsap County planning commission.

3 **F.17.110.171 Comprehensive plan.**

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

8 **F.17.110.175 Conditional use.**

9 “Conditional use” means an activity specified by this title as a principal or an accessory use that
10 may be approved or denied based upon consistency with specific criteria (Chapters 17.540 and/or
11 17.550). Approval of a conditional use is subject to certain conditions. Conditional uses reviewed
12 by the planning department are administrative (ACUP); those reviewed by the hearing examiner
13 (C) require a public hearing.

14 **F.17.110.177 Conference center.**

15 “Conference center” means a building or group of buildings with overnight accommodations and
16 meeting space, primarily intended for conferences, meetings, and retreats. Conference centers
17 may include facilities such as dining and banquet rooms, recreation rooms and other amenities.

18 **F.17.110.180 Congregate care facility.**

19 “Congregate care facility” means any building in which people live in individual housing units
20 which provide for independent living while providing common living areas and limited services
21 such as health care, meals and housekeeping.

22 **F.17.110.185 Contiguous.**

23 “Contiguous” means the same as “abutting.”

24 **F.17.110.190 Convalescent, nursing or rest home.**

25 “Convalescent, nursing or rest home” means any building or premises in or on which sick,
26 injured, or infirm persons are housed, for a period in excess of twenty-four consecutive hours
27 and furnished with meals and nursing care for hire.

28 **F.17.110.195 Contractor’s storage yard.**

29 “Contractor’s storage yard” means a place where heavy equipment, vehicles, construction
30 equipment or any material commonly used in the erection of any structure, is stored or
31 accumulated. Sites that involve current construction of projects with active permits involving the
32 materials on site shall not be considered a contractor’s storage yard.

33 **F.17.110.196 Cottage housing development.**

34 “Cottage housing development” means a tract of land under single ownership or unified control
35 developed with four or more detached living structures sharing any of the following: common
36 kitchen and sanitation facilities, common area/courtyard and/or parking area.

37 **F.17.110.197 County engineer.**

38 “County engineer” means the director of the department of public works or a duly authorized
39 designee as defined in RCW 36.75.010.

1 **F.17.110.199 Custom art and craft stores.**

2 “Custom art and craft stores” shall mean a business in which finished, personal or household
3 items are produced and/or sold. Examples include, but are not limited to: pottery and candle
4 making; leather work; jewelry making; creation of sculpture or other artwork.

5 **F.17.110.200 Day-care center.**

6 “Day-care center” means a primary dwelling in which seven or more individuals, or a building
7 other than a primary dwelling in which any number of individuals, are cared for during some
8 portion of a twenty-four-hour period.

9 **F.17.110.205 Day-care center, family.**

10 “Day-care center, family” means an owner- or manager-occupied primary dwelling and premises
11 in and on which not more than six individuals are cared for during some portion of a twenty-
12 four-hour period.

13 **F.17.110.210 Density.**

14 “Density” means a ratio comparing the number of dwelling units with land area.

15 **F.17.110.212 Density, maximum.**

16 “Density, maximum” means the largest number of dwelling units that shall be developed on a
17 property(s) within a specific zone based upon the gross acreage of the property(s). In
18 circumstances involving state or federal bald eagle habitat regulations, the calculation of
19 maximum density may be affected.

20 **F.17.110.213 Density, minimum.**

21 “Density, minimum,” unless otherwise specified by Section 17.420.060, means the fewest
22 number of dwelling units that shall be developed on a property(s) within a specific zone based
23 upon the net developable acreage of the property(s).

24 **F.17.110.215 Department.**

25 “Department” means the Kitsap County department of community development.

26 **F.17.110.220 Development.**

27 “Development” means any manmade change to improved or unimproved real estate, including
28 but not limited to buildings or other structures, mining, dredging, filling, grading, paving,
29 excavation, or drilling operations and other land-disturbing activities.

30 **F.17.110.222 Development rights.**

31 “Development rights” means the residential building rights permitted to a lot or parcel within a
32 sending area, as defined in this chapter, based on the gross density, established pursuant to the
33 Kitsap County zoning map and this title, and measured in base dwelling units per developable
34 acre.

35 **F.17.110.223 (Repealed)***

36 * Former Section 7.110.223, “Directional panel antenna,” was repealed by Ordinance 570
37 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this
38 section.

1 **F.17.110.225 Director.**

2 “Director” means the director of the Kitsap County department of community development or a
3 duly authorized designee.

4 **F.17.110.227 Distributed antenna systems.**

5 “Distributed antenna systems” means network of spatially separated antenna sites connected to a
6 common source that provides wireless service within a geographic area or structure.

7 **F.17.110.228 Drinking establishments.**

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

13 **F.17.110.240 Dwelling, single-family attached.**

14 “Dwelling, single-family attached” or “attached single-family dwelling” means a single dwelling
15 unit designed for occupancy by not more than one family and separated from adjacent units by
16 one or more common vertical walls where each dwelling includes adjacent dwelling-specific
17 yard area within its ownership.

18 **F.17.110.242 Dwelling, single-family detached.**

19 “Dwelling, single-family detached” or “detached single-family dwelling” means a single
20 dwelling unit designed for occupancy by not more than one family that is physically separated
21 from any other dwelling unit.

22 **F.17.110.245 Dwelling, duplex.**

23 “Dwelling, duplex,” means a building containing two dwelling units and designed for occupancy
24 by not more than two families. A duplex may not be considered a primary residence for the
25 purposes of constructing an accessory dwelling unit or accessory living quarters.

26 **F.17.110.250 Dwelling, multiple-family.**

27 “Dwelling, multiple-family” means a building or portion thereof containing three or more
28 dwelling units and designed for occupancy by three or more families.

29 **F.17.110.255 Dwelling unit.**

30 “Dwelling unit” means a single unit providing complete, independent living facilities for one or
31 more persons, including permanent provisions for living, sleeping, eating, cooking and
32 sanitation. A recreational vehicle is not considered a dwelling unit.

33 **F.17.110.257 Emergency service communications.**

34 “Emergency service communications” means any police, fire, emergency, and/or medical
35 wireless communication of radio frequency (RF) signals through electromagnetic energy.

36 **F.17.110.260 Employees.**

37 “Employees” means all persons, including proprietors, working on the premises.

38 **F.17.110.265 Exotic animal.**

39 “Exotic animal” means:

- 1 A. Any species of animal whose venom is commonly known to be capable of inflicting serious
2 physical harm or death to human beings, livestock, dogs or cats.
- 3 B. Nonhuman primates including prosimians.
- 4 C. All members of the Ursidae family (e.g., bears).
- 5 D. Nondomesticated members of the Felidae family (e.g., cats).
- 6 E. Nondomesticated members of the Canidae family (e.g., dogs) and their hybrids, including
7 wolves, coyotes and foxes.
- 8 F. All members of the crocodylian order (e.g., alligators, crocodiles, caiman and gavials).
- 9 G. All members of the Melinae, Mellivorinae and Taxideinae subfamilies (e.g., badgers).

10 **F.17.110.270 Family.**

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

14 **F.17.110.272 Fitness center.**

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

17 **F.17.110.275 Fence, sight-obscuring.**

18 “Fence, sight-obscuring” or “sight-obscuring fence” means a fence or combination of fence and
19 planting arranged in such a way as to screen areas from view.

20 **F.17.110.280 Forestry.**

21 “Forestry” means the use of land for producing and caring for a forest, including the harvesting
22 of timber.

23 **F.17.110.285 Foster home.**

24 “Foster home” means a dwelling unit in which a full-time resident provides care and supervision
25 on a full-time basis to not more than six children or to not more than three expectant mothers.

26 **F.17.110.290 Frontage.**

27 “Frontage” means the actual length of the front property line abutting a street or alley (if no
28 street frontage), or length of the property line of a flag lot that most closely parallels the street in
29 which it receives access.

30 **F.17.110.295 Garage, private.**

31 “Garage, private” means an accessory building or part of a main building intended primarily for
32 the storage of motor vehicles owned or used by occupants of the main building.

33 **F.17.110.301 General merchandise stores.**

34 “General merchandise stores” means stores that sell a wide variety of grocery and nongrocery
35 items, including, but not limited to: fresh foods; packaged foods for preparation and consumption
36 in the home; household supplies; consumer electronics; hardware; apparel; and sporting goods.

1 **F.17.110.302 General office and management services.**

2 “General office and management services” means the offices of real estate agencies, advertising
3 agencies, mailing services and postal substations, employment agencies, insurance agencies,
4 management and consulting firms, accountants, attorneys, security brokers, architects, surveyors,
5 tax preparation services, computer software development, and other similar business services.
6 This term also includes the administrative offices for businesses whose primary activity may be a
7 nonoffice use conducted elsewhere. This definition excludes engineering and construction firms
8 and financial, banking, mortgage and title institutions.

9 **F.17.110.303 Golf course.**

10 “Golf course” means an area designed and used for playing golf, including all accessory uses
11 incidental to the operation of the facility, including driving ranges.

12 **F.17.110.305 Grade.**

13 “Grade” means the average point of elevation of the finished surface of the ground within five
14 feet of a building or structure.

15 **F.17.110.310 Green storm water infrastructure.**

16 “Green storm water infrastructure” (GSI) means and is also known as low impact development
17 (LID). Refer to the definition for “low impact development,” which is the preferred term used by
18 the county.

19 **F.17.110.311 Green storm water solutions.**

20 “Green storm water solutions” (GSS) means and is also known as low impact development
21 (LID). Refer to the definition for “low impact development,” which is the preferred term used by
22 the county.

23 **F.17.110.315 Gross floor area.**

24 “Gross floor area” means the sum of horizontal areas of floors of a building when measured from
25 the exterior faces of exterior walls or, if appropriate, from the center line of dividing walls. Gross
26 floor area generally excludes vent shafts, covered walkways, porches, and similar areas.
27 However, gross floor area shall include decks, or porches when covered by a roof or portion of
28 the floor above.

29 **F.17.110.317 Guest house.**

30 “Guest house” means living quarters in an accessory building for the use of the occupant,
31 persons employed on the premises, or for temporary use by guests of the occupant. Such quarters
32 have no kitchen facilities and are not otherwise used as a separate dwelling unit.

33 **F.17.110.319 Habitable area.**

34 “Habitable area” means the entire area of a dwelling unit or living quarters used for living,
35 sleeping, eating and/or cooking. Storage areas and garages are excluded from calculations of
36 habitable area.

37 **F.17.110.320 Habitable floor.**

38 “Habitable floor” means any floor usable for living purposes including working, sleeping, eating,
39 cooking, or recreating uses, or any combination of these uses. A floor used only for storage
40 purposes is not a “habitable floor.”

1 **F.17.110.321 Hardscaping.**

2 “Hardscaping” means the placement of nonplant elements such as fountains, patios, decks, street
3 furniture, and ornamental concrete or stonework areas.

4 **F.17.110.322 Hard surface.**

5 “Hard surface” means an impervious surface, a permeable pavement, or a vegetated roof.

6 **F.17.110.325 Hearing examiner.**

7 “Hearing examiner” means a person appointed to hear or review certain land use applications
8 and appeals pursuant to Title 21, Land Use and Development Procedures.

9 **F.17.110.330 Heavy equipment.**

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

15 **F.17.110.335 High-risk secured facility.**

16 “High-risk secured facility” means a facility that provides court-ordered housing, supervision
17 and twenty-four-hour security, and coordinates treatment services for persons who are found by
18 the court to be a “sexually violent predator” or pose a likelihood of serious harm to others as
19 defined in RCW 71.05.020 and are civilly committed to a less restrictive alternative as defined in
20 state law. Such facilities accommodate two or more persons placed by the court plus treatment
21 and support staff. A high-risk secured facility does not include:

22 A. Secure community transition facilities proposed under the authority of, and consistent with,
23 the provisions of Chapter 71.09 RCW; or

24 B. Nursing homes, assisted living facilities, or adult family homes that become licensed as
25 enhanced services facilities as defined in RCW 70.97.060(4).

26 **F.17.110.340 High capacity transit station area.**

27 “High capacity transit station areas” include only those portions of urban growth areas within:

28 A. One-half mile of the following public ferry terminals:

29 1. Kingston – Washington State Ferry and Kitsap Transit Fast Ferry (see boundary in Chapter
30 17.700, Appendix E1).

31 **F.17.110.345 Home business.**

32 “Home business” means a commercial or industrial use (excluding retail) conducted within a
33 dwelling, which use is clearly secondary to the use of the dwelling for residential purposes.

34 **F.17.110.350 Home day-care.**

35 “Home day-care” means the same as “day-care, family.”

1 **F.17.110.355 Home owners’ association.**

2 “Home owners’ association” means a nonprofit organization as defined by the state of
3 Washington operating under recorded land agreements established through which the following
4 take place:

5 A. Each person owning or purchasing a lot in a planned unit or other described land area is
6 automatically a member by such ownership or purchase;

7 B. Each lot may be automatically subject to a charge for a proportionate share of the expenses
8 for the organization’s activities, including but not limited to maintaining a common property,
9 such as streets, walkways, recreational facilities, or grounds policing; and

10 C. Construction and maintenance responsibilities for any undivided property are identified and
11 assigned.

12 **F.17.110.360 Hospital.**

13 “Hospital” means any institution, place, building, or agency which maintains and operates
14 organized facilities for the diagnosis, care, and treatment of human illness, including
15 convalescence and also including care during and after pregnancy; or which maintains and
16 operates organized facilities for any such purpose, and to which persons may be admitted for
17 overnight stay or for a longer period. This definition excludes clinics.

18 **F.17.110.365 Hotel/motel.**

19 “Hotel/motel” means a building in which lodging is provided and offered to the public for
20 compensation and which is open to transient guests. This definition excludes bed and breakfast
21 houses.

22 **F.17.110.366 Immediate vicinity.**

23 “Immediate vicinity” means an area to include all lots, parcels, tracts, roadways or other
24 property(s) within a four-hundred-foot radius of a subject property.

25 **F.17.110.367 Impervious surface.**

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

37 **F.17.110.368 Infill development.**

38 “Infill development” means the construction of housing or other uses on vacant or underutilized
39 properties bordered on a minimum of two sides by existing development which is consistent with
40 the current density and zoning of the area.

1 **F.17.110.369 Junk motor vehicle.**

2 “Junk motor vehicle” means a motor vehicle meeting at least three of the following
3 requirements:

4 (a) Is three years old or older;

5 (b) Is extensively damaged, such damage including, but not limited to, any of the following: a
6 buildup of debris that obstructs use, broken window or windshield; missing wheels, tires,
7 tail/headlights, or bumpers; missing or nonfunctional motor or transmission; or body damage;

8 (c) Is apparently inoperable; or

9 (d) Has an approximate fair market value equal only to the approximate value of the scrap in it.

10 “Junk motor vehicle” does not include a vehicle or part thereof that is completely enclosed
11 within a building in a lawful manner where it is not visible from the street or other public or
12 private property, or a vehicle or part thereof that is stored or parked in a lawful manner on
13 private property in connection with the business of a licensed dismantler or licensed vehicle
14 dealer and is fenced according to the requirements of RCW 46.80.130.

15 **F.17.110.370 Junk yard.**

16 “Junk yard” means a place where waste or scrap materials are stored, bought, sold, accumulated,
17 exchanged, baled, packaged, disassembled or handled including, but not limited to, scrap metals,
18 paper, rags, tires, and bottles, and such worn out or discarded material, excluding approved
19 recycling centers.

20 **F.17.110.375 Kennel.**

21 “Kennel” means any place or entity where five or more cats or dogs are boarded for the primary
22 purpose of compensation, or where pets are housed for resale, such as pet shops, but not
23 including a veterinary hospital where boarding is incidental to treatment.

24 **F.17.110.380 Kennel, hobby.**

25 “Hobby kennel” means any indoor or outdoor facility where cats and/or dogs are routinely
26 housed or maintained by or for any person or entity that is not an animal welfare organization
27 and that desires to breed or maintain five or more spayed or neutered adult cats and/or five or
28 more spayed or neutered adult dogs at the same location or residence, for primarily
29 noncommercial purposes.

30 **F.17.110.390 Landscaping.**

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

37 **F.17.110.392 Large on-site sewage system (LOSS).**

38 “Large on-site sewage system (LOSS)” means an on-site sewage system (OSS) that consists of
39 an integrated system of components, located on or nearby the property it serves, that conveys,

1 stores, treats, and provides subsurface soil treatment and disposal of domestic sewage with
2 design flows of at least three thousand five hundred gallons of sewage volume per day up to and
3 including one hundred thousand gallons of sewage volume per day.

4 **F.17.110.393 Lattice support structure.**

5 “Lattice support structure” means a self-supporting three- or four-sided, open, metal frame
6 structure used to support telecommunication equipment.

7 **F.17.110.395 Livestock.**

8 “Livestock” means horses, bovine, sheep, goats, swine, reindeer, donkeys, mules, llamas and any
9 other hoofed animal, large and small (small being one hundred fifty pounds or less).

10 **F.17.110.396 Loading space.**

11 “Loading space” means a space for temporary parking of a vehicle while loading and unloading
12 cargo or passengers.

13 **F.17.110.400 Lot.**

14 “Lot” means platted or unplatted parcel of land which meets the minimum area, setbacks and
15 widths required by this title for occupancy by a principal use and meets the access requirements
16 of this title.

17 **F.17.110.405 Lot area.**

18 “Lot area” means the horizontal area within the boundary lines of a lot excluding public and
19 private streets, tidelands, shorelands and the panhandle of a flag lot if the panhandle is less than
20 thirty feet in width. Areas consisting of only these exceptions are not considered lots. Further,
21 rural lots shall be considered five acres if the lot is one-one-hundred-twenty-eighth of a section,
22 ten acres if the lot is one-sixty-fourth of a section, and twenty acres if the lot is one-thirty-second
23 of a section.

24 **F.17.110.410 Lot, corner.**

25 “Lot, corner” or “corner lot” means a lot abutting upon two or more streets at their intersection,
26 or upon two parts of the same street; such street or parts of the same street forming an interior
27 angle of less than one hundred thirty degrees within the lot lines.

28 **F.17.110.412 Lot, interior.**

29 “Lot, interior” or “interior lot” means a lot or parcel of land other than a corner lot which does
30 not abut a public street.

31 **F.17.110.415 Lot coverage.**

32 “Lot coverage” means that percentage of the total lot area covered by buildings.

33 **F.17.110.420 Lot depth.**

34 “Lot depth” means the horizontal distance between the midpoint of the front and opposite,
35 usually, the rear lot line. In the case of a corner lot, the depth shall be the length of its longest
36 front lot line.

37 **F.17.110.430 Lot line.**

38 “Lot line” means any line bounding a lot as herein defined. Lot lines for unusual lot
39 configurations may be determined by the director.

1 **F.17.110.435 Lot line, front.**

2 “Lot line, front” or “front lot line” means that boundary of a lot which is along a street or
3 approved private road or easement, or, for a flag lot, approximately parallel to a street or
4 approved private road or easement; and thus generally where access is from.

5 **F.17.110.440 Lot line, rear.**

6 “Lot line, rear” or “rear lot line” means that boundary of a lot which is most distant from the
7 front lot line; or the ordinary high water mark on waterfront property.

8 **F.17.110.445 Lot line, side.**

9 “Lot line, side” or “side lot line” means any boundary of a lot which is not a front or rear lot line.

10 **F.17.110.450 Lot of record.**

11 “Lot of record” means a lot which was created in accordance with the laws and regulations in
12 effect at the time it was created and is shown on the records of the county assessor or county
13 auditor.

14 **F.17.110.455 Lot, through.**

15 “Lot, through” or “through lot” means an interior lot having frontage on two streets and/or
16 highways.

17 **F.17.110.460 Lot width.**

18 “Lot width” means the average horizontal distance between the side lot lines.

19 **F.17.110.461 Low impact development.**

20 “Low impact development” (LID) means a storm water and land use management strategy that
21 strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage,
22 evaporation and transpiration by emphasizing conservation, use of on-site natural features, site
23 planning, and distributed storm water management practices that are integrated into a project
24 design. LID is also known as green storm water infrastructure or green storm water solutions.
25 LID is the preferred term used by the county.

26 **F.17.110.462 Low impact development best management practices.**

27 “Low impact development best management practices” (LID BMPs) means distributed storm
28 water management practices, integrated into a project design, that emphasize pre-disturbance
29 hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs
30 include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout
31 controls, dispersion, soil quality and depth, minimum excavation foundations, vegetated roofs,
32 and water reuse.

33 **F.17.110.463 (Repealed)***

34 * Former Section 17.110.463, “Macro antenna array,” was repealed by Ordinance 570 (2019).
35 Subsection 23 of Ordinance 540 (2016) and § 7(5) (App. E) (part) of Ordinance 534 (2016) were
36 formerly codified in this section.

37 **F.17.110.465 Maintain.**

38 “Maintain” means to cause or allow to continue in existence. When the context indicates, the
39 word means to preserve and care for a structure, improve or condition an area to such an extent

1 that it remains attractive, safe, presentable, and carry out the purpose for which it was installed,
2 constructed, or required.

3 **F.17.110.470 Manufactured home.**

4 “Manufactured home” means a single-family dwelling constructed after June 15, 1976, and built
5 according to the Department of Housing and Urban Development Manufactured Home
6 Construction and Safety Standards Act. A manufactured home is built on a permanent chassis.

7 **F.17.110.473 Manufacturing and fabrication.**

8 “Manufacturing and fabrication” means the transformation of materials or substances into new
9 products, including construction and assembling of component parts, and the blending of
10 materials such as lubricating oils, plastics, resins or liquors.

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

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

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

29 D. Hazardous: Hazardous manufacturing and fabrication uses are those engaged in the
30 manufacture or fabrication of materials that are flammable, explosive, or present hazards to the
31 public health, safety, and welfare, including all substances and materials defined as hazardous
32 materials, hazardous substances, or hazardous waste.

33 **F.17.110.475 Marina.**

34 “Marina” means a public or private facility which for compensation provides moorage or wet or
35 dry storage for watercraft and may offer marine-related sales and services.

36 **F.17.110.477 Master plan.**

37 “Master plan” means a large-scale development plan to guide the long-term physical
38 development of a particular area. Such a plan shall be prepared and approved pursuant to Chapter
39 17.440.

1 **F.17.110.480 (Repealed)***

2 * Former Section 17.110.480, “Micro antenna array,” was repealed by Ordinance 570 (2019).
3 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

4 **F.17.110.483 (Repealed)***

5 * Former Section 17.110.483, “Mini antenna array,” was repealed by Ordinance 570 (2019).
6 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

7 **F.17.110.484 Minimum functional height.**

8 “Minimum functional height” means the shortest height at which a proposed wireless
9 communications facility can perform its intended function, including communications and
10 collocation. Minimum functional height is measured vertically from the ground level to the
11 highest point on the structure, including antennas and subsequent alterations.

12 **F.17.110.485 Mixed use development.**

13 “Mixed use development” means the development of a site or building with a combination of
14 residential and nonresidential uses in a single or physically integrated group of buildings.

15 **F.17.110.490 Mobile home.**

16 “Mobile home” means a factory-built single-family dwelling constructed prior to June 15, 1976,
17 to standards other than the Department of Housing and Urban Development Manufactured Home
18 Construction and Safety Standards Act.

19 **F.17.110.493 Mobile home park.**

20 “Mobile home park” means a tract of land developed or operated as a unit with individual leased
21 sites and facilities to accommodate two or more mobile homes or manufactured homes.

22 **F.17.110.494 Modification.**

23 “Modification” means any change made to an existing wireless communications facility
24 (facility). A modification constitutes a substantial change if (1) the change to the facility meets
25 the definition of “substantial change” herein provided; (2) the change would defeat the existing
26 concealment elements of the facility; or (3) the change does not comply with pre-existing
27 conditions associated with the prior approval of construction or modification of the facility.

28 **F.17.110.503 Monopole.**

29 “Monopole” means a wireless communications facility that consists of a single pole structure
30 designed and erected on the ground or on top of a structure to support communications antennas
31 and connecting appurtenances.

32 **F.17.110.504 Movie/performance theater.**

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

35 **F.17.110.505 Native growth protection easement.**

36 “Native growth protection easement” means a protected corridor vegetated with native trees,
37 shrubs and groundcover that connects critical areas or permanently preserved natural areas
38 within or adjacent to and across the project site.

1 **F.17.110.506 Native vegetation.**

2 “Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that
3 are indigenous to the coastal region of the Pacific Northwest and which reasonably could have
4 been expected to naturally occur on the site. The Native Plant Listing for Kitsap County may be
5 obtained from the department of community development.

6 **F.17.110.507 Net developable area.**

7 “Net developable area” means the site area after subtracting all rights-of-way, critical areas
8 (including bald eagle habitat regulations) and their buffers, storm water controls, recreational
9 facilities, public facilities, community drainfields or other area-wide sanitary sewer facilities, and
10 open space.

11 **F.17.110.508 Nonconforming lot.**

12 “Nonconforming lot” means a lot was lawfully created but does not conform to the lot
13 requirements of the zone in which it was located as established by this title or other ordinances or
14 amendments thereto.

15 **F.17.110.510 Nonconforming use, nonconforming structure or nonconforming use of
16 structure.**

17 “Nonconforming use, nonconforming structure or nonconforming use of structure” means,
18 respectively, a use of land, a structure or use of a structure which was lawfully established or
19 built and which has been lawfully continued but which does not conform to the regulations
20 established by this title or amendments thereto.

21 **F.17.110.512 Nonmotorized recreational rentals.**

22 “Nonmotorized recreational rentals” means any form of transportation that provides personal or
23 goods mobility by methods other than a motor.

24 **F.17.110.515 Nuisance.**

25 “Nuisance” means, in addition to those definitions contained in Chapters 7.48 and 9.66 RCW, as
26 amended, any violation of this title shall constitute a nuisance, per se.

27 **F.17.110.520 Nursery, retail.**

28 “Nursery, retail” means an establishment where trees, shrubs and other plant materials are
29 grown, propagated and/or stored for purpose of sale directly to the public.

30 **F.17.110.525 Nursery, wholesale.**

31 “Nursery, wholesale” or “wholesale nursery” means an establishment where trees, shrubs or
32 other plants are propagated on the property and/or continuously grown to a larger size for a
33 period no less than one complete growing season and that is not open to the public on a regular
34 basis. Temporary outdoor stands for the periodic and occasional sale of plants which are grown
35 on the premises shall not disqualify an establishment for definition as a wholesale nursery. No
36 bark, mulch, fertilizer or other similar landscape supply may be sold.

37 **F.17.110.530 Nursing or rest home.**

38 See Section 17.110.190, Convalescent, nursing or rest home.

1 **F.17.110.535 Open space.**

2 “Open space” shall mean land used for outdoor active or passive recreational purposes or for
3 critical area or resource land protection, including structures incidental to these open space uses,
4 including associated critical area buffers, but excluding land occupied by dwellings or hard
5 surfaces not related to the open space uses and yards required by this title for such dwellings or
6 hard surfaces. Open space may be used for native vegetation, drought-tolerant vegetation, and
7 vegetated LID facilities. “Open space” is further divided into the following categories:

8 A. “Common open space” shall mean space that may be used by all occupants of a
9 development complex or, if publicly dedicated, by the general public;

10 B. “Active recreational open space” shall mean space that is intended to create opportunities
11 for recreational activity. Active recreational open space may be occupied by recreational
12 facilities such as ball fields, playground equipment, trails (pedestrian, bicycle, equestrian or
13 multi-modal), swimming pools, and game courts or sculptures, fountains, pools, benches or other
14 outdoor furnishings;

15 C. “Passive open space” shall mean all common open space not meeting the definition of
16 active recreational open space, including, but not limited to, critical areas and their associated
17 buffers;

18 D. “Permanent open space” means an area that is permanently reserved as open space and
19 remains in native vegetation unless approved for forestry, passive recreational or access uses;
20 and

21 E. “Recreational open space” means an area that shall be improved and maintained for its
22 intended use. Exterior as well as interior areas can constitute recreational open space. Examples
23 of usable recreational space include swimming pools, community buildings, interior gyms, picnic
24 areas, tennis courts, community gardens, improved playgrounds, paths and passive seating areas.

25 **F.17.110.540 Ordinary high water mark.**

26 “Ordinary high water mark” means that mark that will be found by examining the bed and banks
27 and ascertaining where the presence and action of waters are so common and usual, and so long
28 continued in all ordinary years, as to mark upon the soil a character distinct from that of the
29 abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may
30 naturally change thereafter, or as it may change thereafter in accordance with permits issued by a
31 local government or the department; provided, that in any area where the ordinary high water
32 mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of
33 mean higher high and the ordinary high water mark adjoining fresh water shall be the line of
34 mean high water.

35 **F.17.110.545 Owner.**

36 “Owner” means the owner of record of real property or person purchasing a piece of property
37 under contract. For the purposes of this title, in terms of violations and binding agreements
38 between the county and the owner, “owner” shall also mean a leaseholder, tenant, or other person
39 in possession or control of the premises or property at the time of agreement, violations of
40 agreement, or the provisions of this title. For the purpose of processing an application for a land
41 use approval or permit under this title, where such application or permit must be filed by an

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

1 owner, the term “owner” also includes a governmental entity contemplating acquisition of a
2 parcel for a use which would require such permit or approval.

3 **F.17.110.547 (Repealed)***

4 * Former Section 17.110.547, “Parabolic antenna,” was repealed by Ordinance 570 (2019).
5 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

6 **F.17.110.548 Parcel.**

7 “Parcel” means platted or unplatted portions of land carrying an assessor’s tax account number.
8 Parcels may be, but are not necessarily, legal lots.

9 **F.17.110.550 Park.**

10 “Park” means public or private areas of land, with or without buildings, intended for outdoor
11 active or passive recreational uses including, but not limited to, arboretums, horticultural gardens
12 and nature preserves.

13 **F.17.110.555 Parking area, public.**

14 “Parking area, public” or “public parking area” means an open area other than a street or other
15 public way, used for the parking of automobiles and available to the public whether for a fee,
16 free of charge, or as an accommodation for clients or customers.

17 **F.17.110.560 Parking space.**

18 “Parking space” means a permanently surfaced and marked area not less than nine feet wide and
19 twenty feet long, excluding paved area necessary for access, for the parking of a motor vehicle.

20 **F.17.110.565 Parking space, barrier free.**

21 “Parking space, barrier free” or “barrier free parking space” means a parking space conforming
22 with Chapter 51.30 WAC.

23 **F.17.110.567 Parking space, compact.**

24 “Parking space, compact” or “compact parking space” means a permanently surfaced and
25 marked area not less than eight feet wide and eighteen feet long, excluding paved area necessary
26 for access, for the parking of a compact motor vehicle.

27 **F.17.110.568 Pedestrian-oriented facade.**

28 “Pedestrian-oriented facade” means the ground floor frontage of a building design, which offers
29 an interesting appearance to attract pedestrian interest in the locality and encourages pedestrian
30 access.

31 **F.17.110.569 Pedestrian-oriented space/plaza.**

32 “Pedestrian-oriented space/plaza” means the area between a building and a public street or
33 pedestrian path that promotes visual and pedestrian access onto the site and that provides
34 amenities and landscaping to enhance the public’s use of the space for passive activities, such as
35 resting, reading, picnicking, and window shopping. The area should be visible from the public
36 right-of-way and accessible to pedestrians, including those with handicaps.

1 **F.17.110.570 Pedestrian-friendly street.**

2 “Pedestrian-friendly street” means any street designed for safe use by both pedestrians and
3 vehicles. A pedestrian-friendly street includes sidewalks or walkways, landscaping, lighting, and
4 other street amenities benefiting pedestrians.

5 **F.17.110.571 Pedestrian walkways.**

6 “Pedestrian walkways” means formal standardized public walkways and informal paths worked
7 into a site’s landscape design that provide a means for pedestrians to travel through the
8 community along street sidewalks or other public routes.

9 **F.17.110.572 Performance based development (PBD).**

10 “Performance based development” (or “PBD”) means a property development characterized by
11 comprehensive planning of the total project, though it may contain a variety of individual lots
12 and/or uses. Typically, such a project may include clustering of structures and preservation of
13 open space with a number of flexible and customized design features specific to the natural
14 features of the property and the uses sought to be implemented. Specific lot area, dimension and
15 setback requirements may be reduced or deleted in order to allow flexibility and innovation in
16 building design or placement, to facilitate allowed densities and to increase open space, critical
17 areas protection and similar components of the project.

18 **F.17.110.575 Perimeter setback.**

19 “Perimeter setback” means in a performance based development (PBD), the horizontal distance
20 between a building line and the exterior boundary of the PBD.

21 **F.17.110.576 Permeable pavement.**

22 “Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other
23 forms of pervious or porous paving material intended to allow passage of water through the
24 pavement section. It is a hard surface, as defined herein, and often includes an aggregate base
25 that provides structural support and acts as a storm water reservoir.

26 **F.17.110.577 Permitted use.**

27 “Permitted use” means a land use allowed outright in a certain zone without a public hearing or
28 conditional use permit; provided, such use is developed in accordance with the requirements of
29 the zone and general conditions of this title, and all applicable provisions elsewhere in the county
30 code.

31 **F.17.110.580 Person.**

32 “Person” means an individual, partnership, corporation, association, organization, cooperative,
33 tribe, public or municipal corporation, or agency of the state or local governmental unit however
34 designated.

35 **F.17.110.585 Pet.**

36 “Pet” means any animal less than one hundred fifty pounds in weight, other than exotic animals,
37 kept for companionship, recreation or other nonagricultural purposes.

38 **F.17.110.590 Pet, nontraditional.**

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

1 **F.17.110.591 Pharmacies.**

2 “Pharmacies” shall mean businesses primarily engaged in the sale of prescription and over-the-
3 counter drugs, vitamins, first-aid supplies, and other health-related products. Pharmacies that
4 also sell a wide variety of other types of merchandise, such as beauty products, camera
5 equipment, small consumer electronics, gift wares, housewares, and/or cleaning supplies are
6 considered “general merchandise stores.”

7 **F.17.110.595 Pier.**

8 “Pier” means a fixed structure built over tidelands or shorelands used as a landing for marine or
9 recreational purposes.

10 **F.17.110.600 Places of worship.**

11 “Places of worship” means a permanently located building primarily used for religious worship.

12 **F.17.110.610 Planning commission.**

13 “Planning commission” means the Kitsap County planning commission.

14 **F.17.110.615 Porch.**

15 “Porch” means a covered attached structure providing a single entrance to a building, which may
16 be either open or enclosed up to one third.

17 **F.17.110.620 Portable sign.**

18 “Portable sign” means a sign which has no permanent attachment to a building or the ground
19 which include, but is not limited to, A-frame, pole attachment, banners and reader board signs.

20 **F.17.110.625 Premises.**

21 “Premises” means a tract or parcel of land with or without habitable buildings.

22 **F.17.110.630 Private airport or heliport.**

23 “Private airport or heliport” means any runway, landing area or other facility designed and used
24 by individual property owners for private aircraft for the purposes of landing and taking off,
25 including associated facilities, such as hangars and taxiways.

26 **F.17.110.635 Prohibited use.**

27 “Prohibited use” means any use which is not expressly allowed and does not meet the criteria
28 under Section 17.100.040.

29 **F.17.110.637 Project permit or project permit application.**

30 “Project permit” or “project permit application” means any land use or environmental permit or
31 license required from Kitsap County for a project action, including, but not limited to, building
32 permits, subdivisions, binding site plans, performance based developments, conditional uses,
33 shoreline substantial development permits, permits or approvals required by critical area
34 ordinances, and site-specific rezones authorized by the Kitsap County Comprehensive Plan
35 (Plan) or a subarea plan, but excluding the adoption or amendment of the Plan, a subarea plan, or
36 development regulations.

37 **F.17.110.640 Public facilities.**

38 “Public facilities” means streets, roads, highways, sidewalks, street and road lighting systems,
39 traffic signals, domestic water systems, storm and sanitary sewer systems, waste handling

1 facilities designated as public facilities in the comprehensive solid waste management plan,
2 parks and recreational facilities, schools, public works storage facilities and road sheds, and
3 utilities such as power, phone and cable television.

4 **F.17.110.641 Public sewer system.**

5 “Public sewer system” means a sewerage system which is:

6 A. Owned, operated and maintained by a city, town, county, or other municipal corporation
7 such as a water, sewer, or water-sewer district; public utility district; port district; or federal,
8 state, local agency or department thereof, or a person regulated by the utilities and transportation
9 commission; and

10 B. Consisting of a collection system and necessary trunks, pumping facilities and a means of
11 final treatment and disposal of sewage located on public property, dedicated easements, or within
12 rights-of-way; and

13 C. Approved by or under permit from the Department of Ecology, the Department of Health or
14 the local health officer; and

15 D. Located within a UGA or LAMIRD, or otherwise approved pursuant to RCW
16 36.70A.110(4).

17 **F.17.110.643 Race track, major.**

18 “Race track, major” means a public or private facility developed for the purpose of operating
19 and/or competitive racing of automobiles, motorcycles or similar vehicles. The facility may
20 allow for up to six thousand spectators and may contain an oval, drag strip, road track and/or
21 other course. Accessory uses may include the sale of concessions and souvenirs, a recreational
22 vehicle camping park, community events and/or vehicle safety training.

23 **F.17.110.644 Race track, minor.**

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

27 **F.17.110.645 Receiving areas and parcels.**

28 “Receiving areas and parcels” means areas within an urban growth area that are designated on
29 the Kitsap County zoning map or by further action of the board of county commissioners, that
30 may be eligible for additional residential development through the transfer of development
31 rights.

32 **F.17.110.646 Recreational amenity, active.**

33 A “recreational amenity, active” means an area within a development intended for use by the
34 residents, employees or patrons of the development for leisure activities. Such facilities may
35 include, but are not limited to, multi-generational play and stretching equipment, a paved sports
36 court, children’s play equipment, exercise fitness trail, community garden or gathering area with
37 water service or similar facility.

1 **F.17.110.647 Recreational facility.**

2 “Recreational facility” means a place designed and equipped for the conduct of sports and
3 leisure-time activities. Examples include athletic fields, batting cages, amusement parks, picnic
4 areas, campgrounds, swimming pools, driving ranges, skating rinks and similar uses. Public
5 recreational facilities are those owned by a government entity.

6 **F.17.110.650 Recreational vehicle.**

7 “Recreational vehicle” means a vehicle such as a motor home, travel trailer, truck and/or camper
8 combination or camp trailer which is designed for temporary human habitation for recreational
9 or emergency purposes and which may be moved on public highways without any special permit
10 for long, wide or heavy loads.

11 **F.17.110.655 Recreational vehicle camping park.**

12 “Recreational vehicle camping park” means a tract of land under single ownership or unified
13 control developed with individual sites for rent and containing roads and utilities to
14 accommodate recreational vehicles or tent campers for vacation or other similar transient, short-
15 stay purposes.

16 **F.17.110.656 Related equipment.**

17 “Related equipment” means any piece of equipment related to, incidental to, or necessary for the
18 operation of a nontower wireless communication facility (facility) or tower-based facility. By
19 way of illustration, not limitation, related equipment includes generators.

20 **F.17.110.660 Residential care facility.**

21 “Residential care facility” means a facility that provides daily care, adult day health and/or
22 primary residences for functionally disabled person(s) who are in need of personal care, room
23 and board, and medical care. Such a facility serves at least five, but not more than twenty-five
24 people.

25 **F.17.110.662 Restaurant.**

26 “Restaurant” means an establishment where food and/or beverages are served to customers for
27 compensation.

28 **F.17.110.663 Restaurant, high-turnover.**

29 “High-turnover restaurant” means retail establishments providing food and/or beverages for sale,
30 and which are distinguished by one or more of the following:

- 31 A. Use of disposable food containers and utensils;
32 B. Self-service is available;
33 C. The principal business is take-out foods and beverages;
34 D. Drive-in service is available.

35 **F.17.110.665 Rezone.**

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

1 **F.17.110.666 Rural character.**

2 “Rural character” means the patterns of land use and development that are consistent with the
3 following:

4 A. Open space, the natural landscape, and vegetation predominate over the built environment;

5 B. Traditional rural lifestyles, rural-based economies, and opportunities to both live and work
6 in rural areas;

7 C. Visual landscapes that are traditionally found in rural areas and communities;

8 D. Compatible with the use of the land by wildlife and for fish and wildlife habitat;

9 E. Reduces the inappropriate conversion of undeveloped land into low-density development;

10 F. Protects natural surface water flows and ground water and surface water recharge and
11 discharge areas; and

12 G. Meets the requirements of RCW 36.70A.030(15).

13 **F.17.110.667 Rural cluster.**

14 “Rural cluster” means site development that avoids sensitive areas while preserving forested
15 land, steep slopes, wetlands, prairies and other ecologically or visually valuable landscape
16 features while still obtaining residential density. Typically a percentage of a site area is preserved
17 in its existing natural or farmed state, with individual house lots occupying the remaining
18 acreage.

19 **F.17.110.668 Rural wooded incentive program development.**

20 “Rural wooded incentive program development” means a development within the area
21 designated “rural wooded” on the Kitsap County Comprehensive Plan land use map that has
22 utilized the clustering provisions of this title and for which final approval has been granted by the
23 board of county commissioners.

24 **F.17.110.669 Sending areas and parcels.**

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

28 **F.17.110.671 Setback.**

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

31 **F.17.110.673 Shipping container.**

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

34 **F.17.110.675 Sign.**

35 “Sign” means a collection of letters, numbers or symbols which calls attention to a business,
36 product, activity, person or service. Balloons or balloon type devices in excess of five cubic feet,

1 or flown more than twenty feet in elevation measured from grade, or taller than twenty feet in
2 height measured from mean grade are considered signs for the purposes of this title.

3 **F.17.110.680 Sign permit.**

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

6 **F.17.110.683 Site.**

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

9 **F.17.110.685 Site plan.**

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

14 **F.17.110.686 Site-specific amendment.**

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

19 **F.17.110.687 Stealth technology.**

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

27 **F.17.110.688 Storage, hazardous materials.**

28 “Storage, hazardous materials” means the storage of materials produced on site or brought from
29 another site that are flammable, explosive, or present hazards to the public health, safety, and
30 welfare, including all substances and materials defined as hazardous materials, hazardous
31 substances, or hazardous waste.

32 **F.17.110.689 Storage, self-service.**

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

37 **F.17.110.690 Storage, vehicles and equipment.**

38 “Storage, vehicles and equipment” means an indoor or outdoor area for parking or holding of
39 motor vehicles and boats or wheeled equipment for more than seventy-two hours. This definition
40 excludes automotive sales and rentals, automotive service and repair shops, and auto wrecking
41 yards.

1 **F.17.110.691 Storage, indoor.**

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

5 **F.17.110.692 Storage, outdoor.**

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

8 **F.17.110.693 Storage container.**

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

11 **F.17.110.695 Street.**

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

16 **F.17.110.697 Streetscape.**

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

21 **F.17.110.700 Structural alteration.**

22 “Structural alteration” means any change or a repair of the supporting members of a building or
23 structure and may be subject to the provisions of Chapter 17.570.

24 **F.17.110.705 Structure.**

25 “Structure” means that which is built or constructed.

26 **F.17.110.706 Subarea plan.**

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

30 **F.17.110.707 (Repealed)***

31 * Former Section 17.110.707, “Support structure,” was repealed by Ordinance 570 (2019).
32 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

33 **F.17.110.708 Substantially change.**

34 “Substantially change” or “substantial change” means a modification to an existing wireless
35 communications facility (facility) that changes the physical dimensions of the tower or base
36 station in any of the following ways:

37 A. Height.

38 1. For tower-based facilities outside the public right-of-way (ROW), the modification
39 increases the height of the tower by more than ten percent, or by the height of one additional

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- 1 antenna array with separation from the nearest existing antenna, not to exceed twenty feet,
2 whichever is greater.
- 3 2. For tower-based facilities within the ROW and any base station, the modification
4 increases the height of the facility by more than ten percent or ten feet, whichever is greater.
- 5 3. Changes in height shall be measured from the original support structure in cases where
6 deployments are or will be separated horizontally, such as on rooftops. In all other
7 circumstances, changes in height shall be measured from the original height of the facility
8 plus any modification approved prior to the passage of the federal Spectrum Act (February
9 22, 2012).
- 10 B. Width.
- 11 1. For tower-based facilities outside the ROW, the modification adds an appurtenance to
12 the body of the tower that protrudes from the edge of the tower by more than twenty feet, or
13 more than the width of the tower structure at the level of the appurtenance, whichever is
14 greater.
- 15 2. For tower-based facilities within the ROW and any base station, the appurtenance
16 protrudes from the edge of the structure by more than six feet.
- 17 C. Equipment Cabinets.
- 18 1. For any facility or base station outside the ROW, the modification involves installation
19 of more than the standard number of new equipment cabinets for the technology involved,
20 not to exceed four cabinets.
- 21 2. For any facility or base station within the ROW, the modification involves installation of
22 any new equipment cabinets on the ground if there are no preexisting ground cabinets
23 associated with the structure, or involves the installation of ground cabinets that are more
24 than ten percent larger in height or overall volume than any other ground cabinets associated
25 with the structure.
- 26 D. Excavation.
- 27 1. For any facility or base station, the modification entails any excavation or deployment
28 outside the current site. As used herein, for tower-based facilities outside the ROW, “site”
29 shall mean the boundaries of the leased area including utility easements; for all other
30 facilities, “site” shall mean that area adjacent to the structure and within which related
31 equipment already exists.
- 32 E. Stealth Technology.
- 33 1. For any facility or base station, the modification would defeat any concealment element.
- 34 F. Prior Conditions of Approval.
- 35 1. Except as set forth above, the modification does not comply with conditions of approval
36 for the initial construction or any prior modification.

1 **F.17.110.710 Temporary sign.**

2 “Temporary sign” means a sign or balloons intended for use which shall not be displayed for
3 more than fourteen consecutive days and twice in a calendar year, which shall include, but is not
4 limited to, portable signs, banners, A-boards and pennants.

5 **F.17.110.715 Temporary structure.**

6 “Temporary structure” means a structure which does not have or is not required by the Uniform
7 Building Code to have a permanent attachment to the ground. Temporary structures are subject
8 to building permits.

9 **F.17.110.720 Temporary use.**

10 “Temporary use” means a use which may occur on a lot on a seasonal basis or for a prescribed
11 period of time which usually would not exceed one year’s duration.

12 **F.17.110.721 Tower.**

13 “Tower” means any structure built for the sole or primary purpose of supporting one or more
14 antennas and related equipment, including but not limited to self-supporting lattice towers, guy
15 towers and monopoles. This does not include small wireless facilities as defined in Section
16 17.110.770(A).

17 **F.17.110.724 Tower, guy-wired.**

18 “Tower, guy-wired” means a tower supported by a tensioned cable designed to add stability to a
19 free-standing structure.

20 **F.17.110.725 Tract.**

21 “Tract” means land reserved for specified uses including, but not limited to, reserve development
22 tracts, recreation, open space, critical areas, storm water facilities, utilities and access tracts.
23 Tracts are not considered lots.

24 **F.17.110.728 Urban level of sanitary sewer service.**

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

30 **F.17.110.730 Use.**

31 “Use” means the nature of occupancy, type of activity or character and form of improvements to
32 which land is devoted.

33 **F.17.110.738 Vacation rental.**

34 “Vacation rental” means a dwelling unit used by any person or group of persons, other than the
35 owner, which is occupied through payment to the owner for a period of less than thirty calendar
36 days, counting portions of days as full days.

37 **F.17.110.739 Vegetation-based low impact development best management practices.**

38 “Vegetation-based low impact development best management practices” (LID BMPs) means
39 distributed storm water management practices, integrated into a project design, that emphasize
40 pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and

1 transpiration. Vegetation-based LID BMPs are a subset of LID BMPs and include, but are not
2 limited to, bioretention, rain gardens, and vegetated roofs.

3 **F.17.110.740 Veterinary clinic.**

4 “Veterinary clinic” means the same as “animal hospital.”

5 **F.17.110.745 Water-dependent use.**

6 “Water-dependent use” means a use or portion of a use which requires direct contact with the
7 water and cannot exist at a nonwater location due to the intrinsic nature of its operations.

8 Examples of water-dependent uses may include ship cargo terminal loading areas, ferry and
9 passenger terminals, barge loading facilities, ship building and dry docking marinas, aquaculture
10 and float plane facilities.

11 **F.17.110.750 Water-enjoyment use.**

12 “Water-enjoyment use” means a recreational use, or other use facilitating public access to the
13 shoreline as a primary characteristic of the use; or a use that provides for recreational use or
14 aesthetic enjoyment of the shoreline for a substantial number of people as a general character of
15 the use and which through the location, design, and operation assure the public’s ability to enjoy
16 the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use,
17 the use must be open to the public and the shoreline space of the project must be devoted to
18 provisions that accommodate public shoreline enjoyment. Examples may include parks, piers,
19 museums, restaurants, education/scientific reserves, resorts and mixed use projects.

20 **F.17.110.755 Water-oriented use.**

21 “Water-oriented use” means any combination of water-dependent, water-related and/or water-
22 enjoyment uses and serves as an all encompassing definition for priority uses under the Shoreline
23 Management Act (SMA).

24 **F.17.110.760 Water-related use.**

25 “Water-related use” means a use or a portion of a use which is not intrinsically dependent on a
26 waterfront location but whose operation cannot occur economically without a waterfront
27 location. Examples may include warehousing of goods transported by water, seafood processing
28 plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries
29 where transport is by tanker and log storage.

30 **F.17.110.763 Wildlife shelter.**

31 “Wildlife shelter” means a place where nondomesticated animals are given medical or surgical
32 treatment and are cared for during the time of such treatment and until they are ready for release
33 back into the wild. A wildlife shelter generally includes a combination of structures and outdoor
34 enclosures.

35 **F.17.110.764 Wireless.**

36 “Wireless” means transmissions through the airwaves including, but not limited to, infrared line
37 of sight, cellular, broadband personal communication service, microwave, satellite, or radio
38 signals.

1 **F.17.110.765 (Repealed)***

2 * Former Section 17.110.765, “Wireless communication antenna array,” was repealed by
3 Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly
4 codified in this section.

5 **F.17.110.770 Wireless communication facility.**

6 “Wireless communication facility” means the antennas, nodes, control boxes, towers, poles,
7 conduits, ducts, pedestals, electronics and other related equipment used for the purpose of
8 transmitting, receiving, distributing, providing, or accommodating wireless communications
9 services.

10 A. A “small wireless facility” means a facility that meets each of the following conditions:

11 1. The facility:

12 a. Is mounted on a structure fifty feet or less in height, with the height including any
13 antennas; or

14 b. Is mounted on a structure no more than ten percent taller than other adjacent
15 structures; or

16 c. Does not extend an existing structure on which it is to be located to a height of more
17 than fifty feet or by more than ten percent, whichever is greater;

18 2. Each antenna associated with the facility, excluding associated antenna equipment, is no
19 more than three cubic feet in volume; and

20 3. All other wireless equipment associated with the structure, including the wireless
21 equipment associated with the antenna and any pre-existing associated equipment on the
22 structure, is no more than twenty-eight cubic feet in volume; and

23 4. The facility is not required to be registered with the FCC under 47 CFR Part 17; and

24 5. The facility does not result in human exposure to radio frequency radiation in excess of
25 the applicable FCC safety standards in 47 CFR 1.1307(b).

26 B. A “nontower wireless facility” means a facility that is not a small wireless facility and does
27 not involve, as part of the initial installation or construction, a wireless support structure. The
28 term includes antennas, data collection units, and related equipment, but shall not include any
29 wireless support structure. Except as allowed for small wireless facilities, the need to construct a
30 wireless support structure will transform the nontower facility into a tower-based facility.

31 C. A “tower-based wireless facility” means a facility installed or constructed with a tower as
32 defined in Section 17.110.721. Unless a DAS hub facility meets the definition of a small wireless
33 facility, the DAS hub shall be considered a tower-based facility.

34 **F.17.110.775 Wireless communication support structure.**

35 “Wireless communication support structure” means a freestanding structure, such as a tower-
36 based wireless communication facility, or any other support structure that could (or does) support
37 the placement or installation of a facility.

1 **F.17.110.780 (Repealed)**

2 * Former Section 17.110.780, “Whip antenna,” was repealed by Ordinance 570 (2019).
3 Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

4 **F.17.110.783 Wrecking yard.**

5 “Wrecking yard” means a place where damaged, inoperable or obsolete machinery such as cars,
6 trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged,
7 disassembled or handled.

8 **F.17.110.785 Yard.**

9 “Yard” means any area on the same lot with a building or a structure, which area is unoccupied
10 and unobstructed by any structure from the ground upward to the sky.

11 **F.17.110.790 Yard, front.**

12 “Yard, front” or “front yard” means an area extending the full width of the lot between a building
13 and the front (or roadway) lot line, except as specified elsewhere in this title.

14 **F.17.110.795 Yard, rear.**

15 “Yard, rear” or “rear yard” means an open space area extending the full width of the lot between
16 a building and the rear lot line, unoccupied and unobstructed from the ground upward, except as
17 specified elsewhere in this title.

18 **F.17.110.800 Yard, side.**

19 “Yard, side” or “side yard” means an area extending from the front yard to the rear yard between
20 a building and the nearest side lot line, unoccupied and unobstructed from the ground upward,
21 except as specified elsewhere in this title.

22 **F.17.110.805 Zone.**

23 “Zone” means a section or sections of Kitsap County within which the standards governing the
24 use of land, buildings, and premises are uniform, which is provided for in Chapter 17.120.

1 **Chapter F.17.410**

2 **ALLOWED USES**

3 Sections:

- 4 F.17.410.010 Categories of uses established.
- 5 F.17.410.020 Establishment of zoning use tables.
- 6 F.17.410.030 Interpretation of tables.
- 7 F.17.410.040 Zoning use tables.
- 8 F.17.410.042 Rural, resource, and urban residential zones use table.
- 9 F.17.410.044 Commercial, industrial, parks, and public facility zones use table.
- 10 F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.
- 11 F.17.410.050 Footnotes for zoning use tables.
- 12 F.17.410.060 Provisions applying to special uses.

13 **F.17.410.010 Categories of uses established.**

14 This chapter establishes permitted, conditional, and prohibited uses, by zone, for all properties
15 within Kitsap County. All uses in a given zone are one of four types:

- 16 A. Permitted Use. Land uses allowed outright within a zone and subject to provisions within
17 Kitsap County Code.
- 18 B. Administrative Conditional Use. Land uses which may be permitted within a zoning
19 designation following review by the director to establish conditions mitigating impacts of the use
20 and to ensure compatibility with other uses in the designation.
- 21 C. Hearing Examiner Conditional Use. Land uses with special characteristics that may not
22 generally be appropriate within a zoning designation, but may be permitted subject to review by
23 the hearing examiner to establish conditions to protect public health, safety and welfare.
- 24 D. Prohibited Use. Land uses specifically enumerated as prohibited within a zone.

25 **F.17.410.020 Establishment of zoning use tables.**

26 The tables in Sections F.17.410.042 through F.17.410.046 establish allowed uses in the various
27 zoning designations and whether the use is allowed as “Permitted,” “Administrative Conditional
28 Use,” or “Hearing Examiner Conditional Use.” Uses with approval processes that will be
29 determined at a future date are identified as “Reserved.” The zone is located at the top of the
30 table and the specific use is located on the far left of the vertical column of these tables.

31 **F.17.410.030 Interpretation of tables.**

32 A. Legend. The following letters have the following meanings when they appear in the box at
33 the intersection of the column and the row:

P	Permitted Use
ACUP	Administrative Conditional Use Permit

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C	Hearing Examiner Conditional Use Permit
PBD	Performance Based Development
--	Prohibited Use
R	Reserved

- 1
2 B. Additional Use-Related Conditions. The small numbers (subscript) in a cell indicate
3 additional requirements or detailed information for uses in specific zones. Those additional
4 requirements can be found in the table footnotes in Section F.17.410.050. All applicable
5 requirements shall govern a use whether specifically identified in this chapter or not.
- 6 C. Unclassified Uses. Except as provided in Section F.17.100.040, Allowed uses, if a use is not
7 listed in the use column, the use is prohibited in that designation.

8 **F.17.410.040 Zoning use tables.**

9 There are three separate tables addressing the following general land use categories and zones:

10 A. Section F.17.410.042, Rural, Resource, and Urban Residential Zones Use Table.

11 1. Rural residential (RR).

12 3. Rural wooded (RW).

13 C. Section F.17.410.046, Limited Areas of More Intensive Rural Development (LAMIRD)
14 Zones Use Table.

15 7. Port Gamble rural historic town commercial (RHTC).

16 8. Port Gamble rural historic town residential (RHTR).

17 9. Port Gamble rural historic town waterfront (RHTW).

18

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F.17.410.042 Rural, resource, and urban residential zones use table.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR	RW
Categorical Use		(101)	(101)
RESIDENTIAL USES			
100	Accessory dwelling units (1)	C	C
102	Accessory living quarters (1)	P	P
104	Accessory use or structure (1)(18)(51)	P	P
106	Adult family home	ACUP P (41)	ACUP P (41)
108	Bed and breakfast house or vacation rental	ACUP C (34)	ACUP C (34)
109	Boarding house (102)	--	--
110	Caretaker's dwelling	--	--
112	Convalescent home or congregate care facility (97)	--	--
114	Cottage housing developments	--	--
116	Dwelling, duplex	P (3)	P (3)
118	Dwelling, existing	P	P
120	Dwelling, multifamily	--	--
122	Dwelling, single-family attached	C	--
124	Dwelling, single-family detached (includes manufactured homes)	P (43)	P (43)
126	Guest house (1)	P	P
128	Home business (1)(53)	ACUP	ACUP
130	Hotel/motel (1)(52)	--	--
132	Mobile homes	P (43)	P
134	Residential care facility	--	--
COMMERCIAL/BUSINESS USES			
200	Accessory use or structure (1)(51)	P	P
202	Adult entertainment (1)	--	--
204	Ambulance service	--	--

Zoning Use Table Update
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

F.17.410.042 Rural, resource, and urban residential zones use table.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR (101)	RW (101)
Categorical Use			
206	Auction house	--	--
208	Auto parts and accessory stores	--	--
210	Automobile rentals	--	--
212	Automobile repair and car washes	--	--
214	Automobile service station (6)	--	--
216	Automobile, recreational vehicle or boat sales	--	--
218	Nonmotorized recreation rentals (95)	--	--
220	Boat/marine supply stores	--	--
222	Brew pubs	C (103)(106)	C (103)(106)
224	Clinic, medical	--	--
226	Conference center	C (12)(104)	C (12)(104)
228	Custom art and craft stores	--	--
230	Day-care center (14)	C	--
232	Day-care center, family (14)	P	--
234	Drinking establishments	--	--
236	Engineering and construction offices	--	--
238	Espresso stands (58)	--	--
240	Equipment rentals	--	--
242	Farm and garden equipment and sales	--	--
244	Financial, banking, mortgage and title institutions	--	--
245	Fitness center	--	--
246	General office and management services – less than 4,000 s.f.	--	--
248	General office and management services – 4,000 to 9,999 s.f.	--	--
250	General office and management services – 10,000 s.f. or greater	--	--
252	General retail merchandise stores – less than 4,000 s.f.	--	--
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--

Zoning Use Table Update
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F.17.410.042 Rural, resource, and urban residential zones use table.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR (101)	RW (101)
Categorical Use			
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--
262	Kennels or pet day-cares (1)	C (12)	C (12)
264	Kennels, hobby	P	P
266	Laundromats and laundry services	--	--
268	Lumber and bulky building material sales	--	--
270	Mobile home sales	--	--
272	Nursery, retail	C	--
274	Nursery, wholesale	P	P
276	Off-street private parking facilities	--	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	--	--
280	Pet shop – retail and grooming	--	--
282	Research laboratory	--	--
284	Restaurants	C (12) (103)(106)	C (12) (103)(106)
286	Restaurants, high-turnover	--	--
288	Recreational vehicle rental	--	--
290	Temporary offices and model homes (27)	ACUP	--
292	Tourism facilities, including outfitter and guide facilities	C (12) (104)	C (12) (104)
294	Tourism facilities, including seaplane and tour boat terminals	--	--
296	Transportation terminals	--	--
298	Veterinary clinics/animal hospitals/wildlife shelters	C (8) PBD (8)(12) (103)	-- PBD (8)(12) (103)
RECREATIONAL/CULTURAL USES			

Zoning Use Table Update
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F.17.410.042 Rural, resource, and urban residential zones use table.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR (101)	RW (101)
Categorical Use			
300	Accessory use or structure (1)(51)	P	P
302	Amusement centers	--	--
304	Carnival or circus	--	--
306	Club, civic or social (12)	C (12)	--
308	Golf courses	C (12)	--
310	Marinas	--	--
312	Movie/performance theaters, indoor	--	--
314	Movie/performance theaters, outdoor	--	--
316	Museum, galleries, aquarium, historic or cultural exhibits	--	--
318	Parks and open space	P	P
320	Race track, major	--	--
322	Race track, minor	--	C (12)
324	Recreational facilities, private	C (12)	C
326	Recreational facilities, public	ACUP	C
328	Recreational vehicle camping parks	C (12)(46) (104)	C (12)(46) (104)
330	Zoo	--	--
INSTITUTIONAL USES			
400	Accessory use or structure (1)(51)	P	P
402	Government/public structures	ACUP	--
404	Hospital	--	--
406	Places of worship (12)	C (12)	--
408	Private or public schools (20)	C	--
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	C
INDUSTRIAL USES			
500	Accessory use or structure (1)(51)	P	P

Zoning Use Table Update
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

F.17.410.042 Rural, resource, and urban residential zones use table.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR (101)	RW (101)
Categorical Use			
502	Air pilot training schools	--	--
504	Assembly and packaging operations	--	--
506	Boat yard	--	--
508	Cemeteries, mortuaries, and crematoriums (10)	C	C
510	Cold storage facilities	--	--
512	Contractor's storage yard (21)	C (12)	--
514	Food production, brewery or distillery	-- C (12) (104)	-- C (12) (104)
516	Fuel distributors	--	--
518	Helicopter pads (13)	--	--
520	Manufacturing and fabrication, light	-- C (12) (104)(105)	-- C (12) (104)(105)
522	Manufacturing and fabrication, medium	--	--
524	Manufacturing and fabrication, heavy	--	--
526	Manufacturing and fabrication, hazardous	--	--
528	Recycling centers	--	--
530	Rock crushing	--	C
532	Slaughterhouse or animal processing	--	--
534	Storage, hazardous materials	--	--
536	Storage, indoor	--	--
538	Storage, outdoor	--	--
540	Storage, self-service	--	--
542	Storage, vehicle and equipment (1)	-- (18)	--
544	Top soil production, stump grinding	C (22)	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--

F.17.410.042 Rural, resource, and urban residential zones use table.

Comprehensive Plan Land Use Designation		Rural Residential	Rural Wooded
Zoning Classification		RR (101)	RW (101)
Categorical Use			
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 LAND USES			
600	Accessory use or structure (1)(51)	P	P
602	Aggregate extractions sites	C	C
606	Aquaculture practices	C	C
608	Forestry	P	P
610	Shellfish/fish hatcheries and processing facilities	--	--

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Zoning Use Table Update
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
RESIDENTIAL USES				
100	Accessory dwelling units (1)	C	C	--
102	Accessory living quarters (1)	C	P	P (108)
104	Accessory use or structure (1)(18)(51)	P	P	P (108)
106	Adult family home	ACUP P (41)	ACUP P (41)	ACUP P (41)
108	Bed and breakfast house or vacation rental	ACUP C (34)	ACUP C (34)	ACUP C (34)
109	Boarding house (102)	ACUP (98)	ACUP (98)	--
110	Caretaker's dwelling	P	--	P (108)
112	Convalescent home or congregate care facility (97)	ACUP	ACUP	--
114	Cottage housing developments	--	ACUP	ACUP
116	Dwelling, duplex	P	P	--
118	Dwelling, existing	P	P	P
120	Dwelling, multifamily	ACUP	ACUP	--
122	Dwelling, single-family attached	P	P	P (108)
124	Dwelling, single-family detached (includes manufactured homes)	P (43)	P (43)	P (108)
126	Guest house (1)	P	P	P (108)
128	Home business (1)(53)	P	P	P
130	Hotel/motel	ACUP	--	ACUP
132	Mobile homes	--	--	--

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F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
134	Residential care facility	--	--	--
COMMERCIAL/BUSINESS USES				
200	Accessory use or structure (1)(51)	P	P	P
202	Adult entertainment (1)	--	--	--
204	Ambulance service	--	--	--
206	Auction house	--	--	--
208	Auto parts and accessory stores	P (108)	--	--
210	Automobile rentals	--	--	--
212	Automobile repair and car washes	ACUP	--	--
214	Automobile service station (6)	ACUP	--	--
216	Automobile, recreational vehicle or boat sales	--	--	--
218	Nonmotorized recreation rental (95)	P	--	P
220	Boat/marine supply stores	P (108)	--	P (108)
222	Brew pubs	ACUP	--	ACUP
224	Clinic, medical	ACUP	--	ACUP
226	Conference center	ACUP	--	ACUP
228	Custom art and craft stores	P (108)	--	P (108)
230	Day-care center (14)	ACUP	C	--
232	Day-care center, family (14)	ACUP	C	--
234	Drinking establishments	C	--	C
236	Engineering and construction offices	--	--	--
238	Espresso stands (58)	P (108)	--	P (108)
240	Equipment rentals	--	--	--
242	Farm and garden equipment and sales	--	--	--
244	Financial, banking, mortgage and title institutions	P (108)	--	--
245	Fitness center	P (108)	--	ACUP

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F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
246	General office and management services – less than 4,000 s.f.	P (108)	--	P (108)
248	General office and management services – 4,000 to 9,999 s.f.	P (38) (103) (108)	--	P (38) (103) (108)
250	General office and management services – 10,000 s.f. or greater	--	--	--
252	General retail merchandise stores – less than 4,000 s.f.	P (108)	--	P (108)
254	General retail merchandise stores – 4,000 to 9,999 s.f.	P (103) (108)	--	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--
262	Kennels or pet day-cares (1)	--	--	--
264	Kennels, hobby	--	P	--
266	Laundromats and laundry services	P (108)	--	--
268	Lumber and bulky building material sales	--	--	--
270	Mobile home sales	--	--	--
272	Nursery, retail	P (108)	--	--
274	Nursery, wholesale	ACUP	--	--
276	Off-street private parking facilities	ACUP	--	ACUP
278	Personal services – skin care, massage, manicures, hairdresser/barber	P (108)	--	P (108)
280	Pet shop – retail and grooming	P (108)	--	--
282	Research laboratory	ACUP	--	ACUP
284	Restaurants	P (108)	--	P (108)
286	Restaurants, high-turnover	P (108)	--	ACUP (107)

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F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
288	Recreational vehicle rental	--	--	--
290	Temporary offices and model homes (27)	P (108)	P (108)	P (108)
292	Tourism facilities, including outfitter and guide facilities	P (108)	--	ACUP
294	Tourism facilities, including seaplane and tour boat terminals	--	--	C
296	Transportation terminals	--	--	C
298	Veterinary clinics/animal hospitals/wildlife shelters	ACUP	PBD (103)	--
RECREATIONAL/CULTURAL USES				
300	Accessory use or structure (1)(51)	P	P	P
302	Amusement centers	P (11) (108)	--	--
304	Carnival or circus	P (11) (108)	--	--
306	Club, civic or social (12)	ACUP	C	ACUP
308	Golf courses	--	--	--
310	Marinas	--	--	PBD
312	Movie/performance theaters, indoor	P (108)	--	--
314	Movie/performance theaters, outdoor	ACUP	--	--
316	Museum, galleries, aquarium, historic or cultural exhibits	P (108)	C	P (108)
318	Parks and open space	P	P	P
320	Race track, major	--	--	--
322	Race track, minor	--	--	--
324	Recreational facilities, private	ACUP	C	ACUP
326	Recreational facilities, public	ACUP	C	ACUP
328	Recreational vehicle camping parks	--	--	--
330	Zoo	--	--	--

Zoning Use Table Update
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F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
INSTITUTIONAL USES				
400	Accessory use or structure (1)(51)	P	P	P
402	Government/public structures	ACUP	ACUP	ACUP
404	Hospital	--	--	--
406	Places of worship (12)	ACUP	ACUP	ACUP
408	Private or public schools (20)	ACUP	ACUP	ACUP
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	C	C
INDUSTRIAL USES				
500	Accessory use or structure (1)(51)	P	P	P
502	Air pilot training schools	--	--	--
504	Assembly and packaging operations	--	--	--
506	Boat yard	--	--	--
508	Cemeteries, mortuaries, and crematoriums (10)	--	--	--
510	Cold storage facilities	--	--	--
512	Contractor's storage yard (21)	--	--	--
514	Food production, brewery or distillery	ACUP	--	ACUP
516	Fuel distributors	--	--	--
518	Helicopter pads (13)	--	--	--
520	Manufacturing and fabrication, light	ACUP	--	ACUP
522	Manufacturing and fabrication, medium	--	--	--
524	Manufacturing and fabrication, heavy	--	--	--
526	Manufacturing and fabrication, hazardous	--	--	--
528	Recycling centers	--	--	--
530	Rock crushing	--	--	--

F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

Comprehensive Plan Land Use Designation		TYPE I LAMIRDS		
Zoning Classification		Rural Historic LAMIRD		
Categorical Use		RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)
532	Slaughterhouse or animal processing	--	--	--
534	Storage, hazardous materials	--	--	--
536	Storage, indoor	--	--	--
538	Storage, outdoor	--	--	--
540	Storage, self-service	--	--	--
542	Storage, vehicle and equipment (1)	--	--	--
544	Top soil production, stump grinding	--	--	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	C
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--
550	Warehousing and distribution	--	--	--
552	Wrecking yards and junk yards (1)	--	--	--
RESOURCE LAND USES				
600	Accessory use or structure (1)(51)	P	P	P
602	Aggregate extractions sites	--	--	--
606	Aquaculture practices	--	--	C
608	Forestry	P	P	P
610	Shellfish/fish hatcheries and processing facilities	--	--	C

- 1
2 **F.17.410.050 Footnotes for zoning use tables.**
3 A. Where noted on the preceding use tables, the following additional restrictions apply:
4 1. Where applicable subject to Section F.17.410.060, Provisions applying to special uses.
5 3. When located within urban growth areas (except UR), duplexes shall require five
6 thousand square feet of minimum lot area. Duplexes located in the UR zone or outside of
7 urban growth areas shall require double the minimum lot area required for the zone.

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- 1 6. Where permitted, automobile service stations shall comply with the following
2 provisions:
- 3 a. Sale of merchandise shall be conducted within a building, except for items used for
4 the maintenance and servicing of automotive vehicles;
- 5 b. No automotive repairs other than incidental minor repairs or battery or tire changing
6 shall be allowed;
- 7 c. The station shall not directly abut a residential zone; and
- 8 d. All lighting shall be of such illumination, direction, and color as not to create a
9 nuisance on adjoining property or a traffic hazard.
- 10 8. A veterinary clinic, animal hospital or wildlife shelter shall not be located within fifty
11 feet of a lot line in the rural protection (RP) or rural residential (RR) zones except within the
12 boundary of a town master plan approved pursuant to Section 17.360C.030. In addition, the
13 applicant may be required to provide additional measures to prevent or mitigate offensive
14 noise, odor, light and other impacts.
- 15 10. A cemetery, crematorium, mausoleum, or columbarium shall have its principal access
16 on a county roadway with ingress and egress so designed as to minimize traffic congestion,
17 and shall provide required off-street parking spaces. No mortuary or crematorium in
18 conjunction with a cemetery is permitted within two hundred feet of a lot in a residential
19 zone.
- 20 11. A circus, carnival, animal display, or amusement ride may be allowed through a Type I
21 administrative review in all industrial zones and any commercial zones, except neighborhood
22 commercial (NC), Keyport village commercial (KVC), or Manchester village commercial
23 (MVC) for a term not to exceed ninety days, with a written approval of the director. The
24 director may condition such approval as appropriate to the site. The director's decision may
25 be appealed to the hearing examiner.
- 26 12. All buildings and activities shall be set back a minimum of fifty feet in FRL, MRO,
27 RW, RP, RR, RCO, RI or parks zones and thirty-five feet in all other zones from a side or
28 rear lot line. All such uses shall access directly to a county right-of-way determined to be
29 adequate by the county engineer except when included within the boundary of a town master
30 plan approved pursuant to Section 17.360C.030 and be able to provide access without
31 causing traffic congestion on local residential streets. Any such use shall not be materially
32 detrimental to any adjacent (existing or future) residential development due to excessive
33 traffic generation, noise, light or other circumstances. The director may increase setback,
34 buffer and landscaping standards or impose other conditions to address potential impacts.
- 35 13. Heliports for the purpose of medical emergency facilities may be permitted in certain
36 zones subject to a conditional use permit. All private landing strips, runways, and heliports
37 shall be so designed and oriented that the incidences of aircraft passing directly over
38 dwellings during their landing or taking off patterns are minimized. They shall be located so
39 that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show

1 that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust,
2 or bright lights.

3 14. In those zones that prohibit residential uses, family day-care centers are only allowed
4 in existing residential structures. Day-care centers shall have a minimum site size of ten
5 thousand square feet and shall provide and thereafter maintain outdoor play areas with a
6 minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence
7 of at least four feet in height shall be provided, separating the play area from abutting lots.
8 Adequate off-street parking and loading space shall be provided.

9 16. The erection, construction, alteration, or maintenance of overhead or underground
10 utilities by a public utility, municipality, governmental agency, or other approved party shall
11 be permitted in any zone; provided, that any permanent above-ground structures not located
12 within a right-of-way or easement shall be subject to the review of the director. Utility
13 transmission and distribution lines and poles may exceed the height limits otherwise
14 provided for in this title. Water towers which exceed thirty-five feet in height, solid waste
15 collection, transfer and/or handling sites in any zone shall be subject to a conditional use
16 permit. These provisions do not apply to wireless communication facilities, which are
17 specifically addressed in Chapter 17.530.

18 18. One piece of heavy equipment may be stored in any single-family zone; provided, that
19 it is either enclosed within a permitted structure, or screened to the satisfaction of the
20 director.

21 20. Site plans for public schools shall include an area identified and set aside for the future
22 placement of a minimum of four portable classroom units. The area set aside may not be
23 counted towards meeting required landscaping or parking requirements.

24 21. Outdoor contractors' storage yards accessory to a primary residence shall be limited to
25 not more than ten heavy equipment vehicles or heavy construction equipment. The use shall
26 be contained outside of required setbacks within a contained yard or storage building. The
27 storage yard and/or building shall be screened from adjacent properties with a screening
28 buffer a minimum of twenty-five feet in width and capable of providing functional screening
29 of the use. Minimum lot size shall be one hundred thousand square feet.

30 22. Stump grinding, soil-combining and composting in rural protection and rural
31 residential zones must meet the following requirements:

32 a. The subject property(ies) must be one hundred thousand square feet or greater in
33 size;

34 b. The use must take direct access from a county-maintained right-of-way;

35 c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of
36 the property(ies) to provide adequate screening of the use from neighboring properties;

37 d. The subject property(ies) must be adjacent to an industrial zone or a complementary
38 public facility such as a sewage treatment plant or solid waste facility;

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- 1 e. The proposed use must mitigate noise, odor, dust and light impacts from the project;
2 and
- 3 f. The use must meet all other requirements of this title.
- 4 25. All uses must comply with the town development objectives of Section 17.360C.020.
- 5 27. Subject to the temporary permit provisions of Chapter 17.105.
- 6 34. Bed and breakfast houses or vacation rentals with one to four rooms require an
7 administrative conditional use permit; bed and breakfast houses with five or more rooms
8 require a hearing examiner conditional use permit. Bed and breakfast houses serving meals
9 to patrons other than overnight guests require a hearing examiner conditional use permit.
- 10 38. Customer service oriented uses over five thousand square feet are prohibited.
- 11 41. Adult family homes serving one to six residents (excluding proprietors) are permitted
12 uses. Adult family homes serving more than six applicable residents (excluding proprietors)
13 require an administrative conditional use permit (ACUP).
- 14 43. Where a family member is in need of special, frequent and routine care and assistance
15 by reason of advanced age or ill health, a manufactured home or mobile home may be placed
16 upon the same lot as a single-family dwelling for occupancy by the individual requiring or
17 providing such special care subject to the following limitations:
- 18 a. Not more than two individuals shall be the recipients of special care;
- 19 b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-
20 family dwelling or manufactured/mobile home as between the recipients or providers of
21 special care;
- 22 c. The manufactured/mobile home must meet the setback requirements of the zone in
23 which it is situated;
- 24 d. A permit must be obtained from the director authorizing such special care
25 manufactured/mobile home. Such permit shall remain in effect for one year and may,
26 upon application, be extended for one-year periods, provided there has been compliance
27 with the requirements of this section;
- 28 e. The manufactured/mobile home must be removed when the need for special care
29 ceases; and
- 30 f. Placement of the manufactured/mobile home is subject to applicable health district
31 standards for water service and sewage disposal.
- 32 46. Allowed only as an accessory use to a park or recreational facility greater than twenty
33 acres in size except when included within the boundaries of a town master plan approved
34 pursuant to Section 17.360C.030. If included within a town master plan boundary, the use
35 shall not include more than sixty spaces per five acres. All use of recreational vehicles must
36 be transient in nature.

Zoning Use Table Update
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- 1 50. The Manchester Design Standards sets forth policies and regulations for properties
2 within the Manchester village commercial (MVC) zone. All developments within the MVC
3 zone must be consistent with the standards found in Chapter 17.700, Appendix C4.
- 4 51. Storage of shipping containers is prohibited unless allowed as part of a land use permit
5 and/or approval. Placement of storage containers allowed only with an approved temporary
6 permit subject to the provisions of Section 17.105.090(I).
- 7 52. Aggregate production and processing only. Allowed only if directly connected to an
8 approved surface mining permit approved by the Washington State Department of Natural
9 Resources (DNR).
- 10 53. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a
11 component of a home business subject to the requirements of Section F17.410.060(B).
- 12 58. In addition to the other standards set forth in the Kitsap County Code, espresso stands
13 are subject to the following conditions:
- 14 a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three
15 vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in
16 length) with direct access to the service window. The drive aisles/stacking lanes shall be
17 designed to prevent any vehicles from interfering with public or private roadways,
18 pedestrian circulation, traffic circulation, parking areas or other required development
19 amenities.
- 20 b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas
21 must also be paved in urban growth areas and include, at minimum, hard compacted
22 surfaces in rural areas. Such surfaces must be addressed with required drainage facilities.
23 A joint parking agreement shall be required if parking cannot be accommodated on site.
- 24 c. All structures must be permanently secured to the ground.
- 25 d. Restroom facilities must be available for employees. Portable or temporary restroom
26 facilities shall not be used to meet this requirement.
- 27 95. Allowed on all port district owned property.
- 28 97. Cottage housing is an allowed use in conjunction with congregate care facilities and
29 shall be reviewed under the congregate care facility permit review process.
- 30 98. Number of individual boarding rooms may not exceed the maximum density for the
31 zone or six boarding rooms, whichever is greater.
- 32 101. Transitory accommodations allowed only pursuant to Chapter 17.505.
- 33 102. Boarding houses must have health district approval prior to occupancy.
- 34 103. Allowed only within the boundary of a town master plan approved pursuant to
35 Section 17.360C.030.

1 104. Allowed only within the boundary of a town master plan approved pursuant to
2 Section 17.360C.030 on parcels of five acres or larger with all uses set back one hundred feet
3 from all parcels not included within the boundary.

4 105. Allowed only within the boundary of a town master plan approved pursuant to
5 Section 17.360C.030, and where uses are limited to the manufacture of agricultural products.

6 106. Allowed only within the boundary of a town master plan approved pursuant to
7 Section 17.360C.030, and where such uses are secondary to a primary agricultural or
8 recreational use of the property and shall not exceed fifty total seats and/or five thousand
9 square feet of gross floor area.

10 107. Drive-in and drive-through service is prohibited.

11 108. Notification to the Port Gamble/S’Klallam and Suquamish Tribes is required by the
12 applicant prior to determination of complete application. Written proof of notification is
13 required.

14 **F.17.410.060 Provisions applying to special uses.**

15 A. In addition to other standards and requirements imposed by this title, all uses included in
16 this section shall comply with the provisions stated herein. Should a conflict arise between the
17 requirements of this section and other requirements of this title, the most restrictive shall apply.

18 B. Uses with Additional Restrictions. Businesses associated with a mineral resource overlay
19 (MRO) designation shall not be subject to these restrictions.

20 1. Home Business. Home businesses may be allowed for commercial or industrial uses
21 within residential zones subject to the following conditions:

22 a. Incidental home businesses, as defined below, shall be permitted in all residential
23 zones and have no permit required.

24 i. Business uses shall be incidental and secondary to the dominant residential use;

25 ii. The residential character of the building shall be maintained and the business
26 shall be conducted in such a manner as not to give an outside appearance of a
27 business;

28 iii. The business shall be conducted entirely within the residence;

29 iv. The residence shall be occupied by the owner of the business;

30 v. The business shall not infringe upon the right of the neighboring residents to
31 enjoy the peaceful occupancy of their homes;

32 vi. No clients or customers shall visit or meet for an appointment at the residence;

33 vii. No employees or independent contractors are allowed to work in the residence
34 other than family members who reside in the residential dwelling;

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- 1 viii. No activities that create noise, increase risk of fire, or in any way threaten the
2 safety and tranquility of neighboring residents are permitted;
- 3 ix. No more than two pick-ups and/or deliveries per day are allowed, not including
4 normal U.S. mail;
- 5 x. The business shall not occupy more than twenty-five percent of the gross floor
6 area of the residence; and
- 7 xi. No signs to advertise the business/occupation shall be allowed on the premises
8 (except attached to mailbox not to exceed one square foot).
- 9 b. Minor home businesses, as defined below, shall be permitted in all residential zones
10 subject to approval by the director. Said approval is not transferable to any individual,
11 future property owner or location.
- 12 i. Business uses shall be incidental and secondary to the dominant residential use;
- 13 ii. The residential character of the building shall be maintained and the business
14 shall be conducted in such a manner as not to give an outside appearance of a
15 business;
- 16 iii. The residence shall be occupied by the owner of the business;
- 17 iv. The business shall occupy no more than thirty percent of the gross floor area of
18 the residence;
- 19 v. The business shall not infringe upon the right of the neighboring residents to
20 enjoy the peaceful occupancy of their homes;
- 21 vi. No more than two employees, including proprietors (or independent
22 contractors), are allowed;
- 23 vii. Nonilluminated signs not exceeding four square feet are permitted, subject to a
24 sign permit approved by the director;
- 25 viii. No outside storage shall be allowed; and
- 26 ix. In order to assure compatibility with the dominant residential purpose, the
27 director may require:
- 28 (a) Patronage by appointment.
- 29 (b) Additional off-street parking.
- 30 (c) Other reasonable conditions.
- 31 c. Moderate home businesses, as defined below, shall be permitted in RW, RP, and RR
32 zones subject to approval by the director. Said approval is not transferable to any
33 individual, future property owner or location.

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- 1 i. Business uses shall be incidental and secondary to the dominant residential use;
- 2 ii. The residential character of the building shall be maintained and the business
- 3 shall be conducted in such a manner as to moderate any outside appearance of a
- 4 business;
- 5 iii. The residence shall be occupied by the owner of the business;
- 6 iv. The business shall not infringe upon the right of the neighboring residents to
- 7 enjoy the peaceful occupancy of their homes;
- 8 v. No more than five employees (or independent contractors) are allowed;
- 9 vi. Nonilluminated signs not exceeding four square feet are permitted, subject to a
- 10 sign permit approved by the director; and
- 11 vii. In order to ensure compatibility with the dominant residential purpose, the
- 12 director may require:
 - 13 (a) Patronage by appointment.
 - 14 (b) Additional off-street parking.
 - 15 (c) Screening of outside storage.
 - 16 (d) A conditional use permit (required for engine or vehicle repair or
 - 17 servicing).
 - 18 (e) Other reasonable conditions.

19 2. Pets and Exotic Animals. Pets, nontraditional pets and exotic animals are subject to the

20 following conditions:

- 21 a. Pets which are kept inside of a primary structure as household pets in aquariums,
- 22 terrariums, cages or similar containers shall not be limited in number by this section.
- 23 Other pets, excluding cats, which are kept indoors shall be limited to five;
- 24 b. Pets which are kept outside of the primary structure shall be limited to three per
- 25 household on lots less than twenty thousand square feet in area, only one of which may
- 26 be a nontraditional pet; five per household on lots of twenty thousand to thirty-five
- 27 thousand square feet, only two of which may be nontraditional pets; with an additional
- 28 two pets per acre of site area over thirty-five thousand square feet up to a limit of
- 29 twenty; and
- 30 c. No feeding area or structure used to house, confine or feed pets shall be located
- 31 closer than the minimum yard setbacks for the zone in which they are located. No
- 32 feeding area or structure used to house, confine or feed nontraditional pets or exotic
- 33 animals shall be located closer than fifty feet from any residence on adjacent property.

1 3. Accessory Dwelling Unit (ADU). In order to encourage the provision of affordable and
2 independent housing for a variety of households, an accessory dwelling unit may be located
3 in residential zones, subject to the following criteria:

- 4 a. An ADU shall be allowed as a permitted use in those areas contained within an
5 urban growth boundary;
- 6 b. An ADU shall be subject to a conditional use permit in those areas outside an urban
7 growth boundary;
- 8 c. Only one ADU shall be allowed per lot;
- 9 d. Owner of the property must reside in either the primary residence or the ADU;
- 10 e. The ADU shall not exceed fifty percent of the square footage of the habitable area of
11 primary residence or nine hundred square feet, whichever is smaller. Dimensions are
12 determined by exterior measurements;
- 13 f. The ADU shall be located within one hundred fifty feet of the primary residence or
14 shall be the conversion of an existing detached structure (e.g., garage);
- 15 g. The ADU shall be designed to maintain the appearance of the primary residence;
- 16 h. All setback requirements for the zone in which the ADU is located shall apply;
- 17 i. The ADU shall meet the applicable health district standards for water and sewage
18 disposal;
- 19 j. No mobile homes or recreational vehicles shall be allowed as an ADU;
- 20 k. An ADU shall use the same side-street entrance as the primary residence and shall
21 provide additional off-street parking; and
- 22 l. An ADU is not permitted on the same lot where an accessory living quarters exists.
- 23 m. Existing, Unpermitted Accessory Dwelling Units.
 - 24 i. Applicability. The provisions of this subsection shall only apply to property and
25 property owners who can establish all of the following criteria:
 - 26 (a) The parcel is within the unincorporated area of Kitsap County;
 - 27 (b) An accessory dwelling unit (ADU), as defined in Section F.17.110.020, or
28 similar dwelling previously defined as an accessory living quarters (ALQ) or an
29 accessory rental unit (ARU) is located on the parcel;
 - 30 (c) The accessory dwelling has not received any prior review and/or approval
31 by Kitsap County;
 - 32 (d) The property owner did not construct or cause to have the accessory
33 dwelling constructed;

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- 1 (e) The property owner did not own the property when the accessory dwelling
2 was constructed;
- 3 (f) The property owner exercised due diligence when purchasing the property
4 with the existing accessory dwelling to discover whether or not the accessory
5 dwelling was approved when purchasing the property. Due diligence is
6 presumed to have occurred if the property owner can document the following
7 conditions:
- 8 (i) That county tax records or parcel records contain no inquiry or other notice
9 that the ADU was unpermitted; and
- 10 (ii) That the current owner requested and obtained a title report with no
11 exceptions, restrictions, enforcement actions, permitting or similar issues
12 pertinent to the ADU; and
- 13 (iii) That the prior owner's property and improvement disclosures at the time
14 of sale did not indicate any permitting, compliance or similar issues pertinent to
15 the ADU; and
- 16 (iv) That any third party involved in the sale or inspection of the ADU did not
17 disclose any permitting, compliance or other issues pertinent to the ADU;
- 18 (g) The parcel has a history of property tax assessment and a history of
19 continuous tax payments on the principal and the accessory dwelling;
- 20 (h) Acceptable documentation for subsections (B)(3)(m)(i)(a) through (g) of
21 this section may include but is not limited to current or previous county
22 assessment records, real estate disclosure forms, listing agreements, records of
23 sale, title reports and aerial photography establishing compliance with the
24 required conditions.
- 25 ii. Application. Persons who meet the criteria of subsection (B)(3)(m)(i) of this
26 section desiring to gain approval of their accessory dwelling shall make application to
27 the director of the department of community development on forms provided by the
28 department, with fees to be paid at the time of application as provided in subsection
29 (B)(3)(m)(v) of this section. Such application shall be a Type II permit under Chapter
30 21.04.
- 31 iii. Approval. The director, or his designee, is authorized to approve submitted
32 applications that satisfy all of the following:
- 33 (a) All the requirements of this section;
- 34 (b) All the applicable zoning, health, fire safety and building construction
35 requirements;
- 36 (i) The applicable requirements shall be those in effect when the accessory
37 dwelling was constructed. The burden of proof of when the accessory dwelling

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1 was constructed shall be upon the applicant and may consist of dated aerial
2 photography, tax assessments, surveys or similar documents.

3 (ii) If the applicant cannot prove a date of construction, the applicable
4 requirements shall be those currently in effect on the date of application.

5 (iii) If the applicant can only show a date range for construction, the
6 applicable requirements shall be the latest requirements of the range;

7 (c) Proof of adequate potable water;

8 (d) Proof of adequate sewage disposal systems for both the principal and the
9 accessory dwelling. Proof shall be shown by Kitsap County health district
10 approval; and

11 (e) Verification by Kitsap County inspection staff that the accessory dwelling
12 is habitable.

13 Applications approved subject to these provisions shall be considered legal
14 nonconforming uses.

15 iv. Variances.

16 (a) When reviewing the application, the director is authorized to grant an
17 administrative variance to the requirements of subsection (B)(3)(m)(iii)(b) of
18 this section only when unusual circumstances relating to the property cause
19 undue hardship in the application of subsection (B)(3)(m)(iii)(b) of this section.
20 The granting of an administrative variance shall be in the public interest. An
21 administrative variance shall be granted at the director's sole discretion only
22 when the applicant has proven all of the following:

23 (i) There are practical difficulties in applying the regulations of subsection
24 (B)(3)(m)(iii)(b) of this section;

25 (ii) The applicant did not create or participate in creating the practical
26 difficulties;

27 (iii) A variance meets the intent and purpose of this section;

28 (iv) The variance will not be materially detrimental to the public welfare or
29 injurious to property in the vicinity or zone in which the property is located; and

30 (v) The variance is the minimum necessary to grant relief to the applicant.

31 (b) The director is authorized to require mitigation in connection with the
32 administrative variance to minimize the effect of the variance on surrounding
33 properties.

34 (c) In reviewing a request for an administrative variance, the director shall
35 notify and solicit comments from surrounding property owners of the

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1 application and the intended variance and mitigation. The director shall consider
2 such comments when determining whether or not to approve the variance. The
3 director is further authorized to require mediation to resolve issues arising from
4 the notification process and the costs of such mediation shall be paid by the
5 applicant.

6 (d) Variance requests submitted as part of this subsection shall be considered
7 as part of the original application and not subject to additional procedural or fee
8 requirements.

9 v. Fees. Applicants shall pay a fee established by resolution at the time of
10 application. Additionally, applicants shall pay notification costs, reinspection fees,
11 additional review and other applicable fees in accordance with Chapter 21.10.
12 Applicants may initiate a staff consultation in considering or preparing an application
13 under these provisions. The staff consultation fee established in Chapter 21.10 shall
14 not, however, be credited towards any subsequent application submitted under these
15 provisions.

16 vi. Land Use Binder. Following approval of the accessory dwelling and any
17 administrative variance, the applicant shall record a land use permit binder with the
18 county auditor using forms provided by the Kitsap County department of community
19 development.

20 vii. Expiration. Qualifying property owners shall have one year from the time that
21 the noncompliant ADU is discovered to submit an application for approval of the
22 ADU.

23 4. Accessory Living Quarters. In order to encourage the provision of affordable housing,
24 accessory living quarters may be located in residential zones, subject to the following
25 criteria:

26 a. Accessory living quarters shall be located within an owner-occupied primary
27 residence;

28 b. Accessory living quarters are limited in size to no greater than fifty percent of the
29 habitable area of the primary residence;

30 c. The accessory living quarters are subject to applicable health district standards for
31 water and sewage disposal;

32 d. Only one accessory living quarters shall be allowed per lot;

33 e. Accessory living quarters are to provide additional off-street parking with no
34 additional street-side entrance; and

35 f. Accessory living quarters are not allowed where an accessory dwelling unit exists.

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1 g. Existing Unpermitted Accessory Living Quarters. Existing unpermitted accessory
2 living quarters may be approved under the provisions of subsection (B)(3)(m) of this
3 section.

4 5. Adult Entertainment.

5 a. The following uses are designated as adult entertainment uses:

- 6 i. Adult bookstore;
- 7 ii. Adult mini-motion picture theater;
- 8 iii. Adult motion picture theater;
- 9 iv. Adult novelty store; and
- 10 v. Cabaret.

11 b. Restrictions on Adult Entertainment Uses. In addition to complying with the other
12 sections of this title, adult entertainment uses shall not be permitted:

- 13 i. Within one thousand feet of any other existing adult entertainment use; and/or
- 14 ii. Within five hundred feet of any noncommercial zone, or any of the following
15 residentially related uses:

16 (a) Churches, monasteries, chapels, synagogues, convents, rectories, or
17 church-operated camps;

18 (b) Schools, up to and including the twelfth grade, and their adjunct play
19 areas;

20 (c) Public playgrounds, public swimming pools, public parks and public
21 libraries;

22 (d) Licensed day-care centers for more than twelve children;

23 (e) Existing residential use within a commercial zone.

24 iii. For the purposes of this section, spacing distances shall be measured as follows:

25 (a) From all property lines of any adult entertainment use;

26 (b) From the outward boundary line of all residential zoning districts;

27 (c) From all property lines of any residentially related use.

28 c. Signage for Adult Entertainment Uses.

- 29 i. In addition to special provisions relating to signage in this title, it shall be
30 unlawful for the owner or operator of any adult entertainment use establishment or
31 any other person to erect, construct, or maintain any sign for the adult entertainment

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- 1 use establishment other than one primary sign and one secondary sign, as provided
2 herein.
- 3 ii. Primary signs shall have no more than two display surfaces. Each such display
4 surface shall:
- 5 (a) Be a flat plane, rectangular in shape;
- 6 (b) Not exceed seventy-five square feet in area; and
- 7 (c) Not exceed ten feet in height or ten feet in length.
- 8 iii. Primary and secondary signs shall contain no photographs, silhouettes, drawings
9 or pictorial representations of any manner, and may contain only:
- 10 (a) The name of the regulated establishment; and/or
- 11 (b) One or more of the following phrases:
- 12 (i) “Adult bookstore,”
- 13 (ii) “Adult movie theater,”
- 14 (iii) “Adult cabaret,”
- 15 (iv) “Adult novelties,”
- 16 (v) “Adult entertainment.”
- 17 iv. Primary signs for adult movie theaters may contain the additional phrase,
18 “Movie Titles Posted on Premises.”
- 19 (a) Each letter forming a word on a primary or secondary sign shall be of a
20 solid color, and each such letter shall be the same print-type, size and color. The
21 background behind such lettering on the display surface of a primary sign shall
22 be of a uniform and solid color.
- 23 (b) Secondary signs shall have only one display surface. Such display surface
24 shall:
- 25 (i) Be a flat plane, rectangular in shape;
- 26 (ii) Not exceed twenty square feet in area;
- 27 (iii) Not exceed five feet in height and four feet in width; and
- 28 (iv) Be affixed or attached to any wall or door of the establishment.
- 29 6. Storage of Junk Motor Vehicles.

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1 a. Storage of junk motor vehicles on any property outside of a legally constructed
2 building (minimum of three sides and a roof) is prohibited, except where the storage of
3 up to six junk motor vehicles meets one of the following two conditions:

4 i. Any junk motor vehicle(s) stored outdoors must be completely screened by a
5 sight-obscuring fence or natural vegetation to the satisfaction of the director (a
6 covering such as a tarp over the vehicle(s) will not constitute an acceptable visual
7 barrier). For the purposes of this section, “screened” means not visible from any
8 portion or elevation of any neighboring or adjacent public or private property,
9 easement or right-of-way; or

10 ii. Any junk motor vehicle(s) stored outdoors must be stored more than two hundred
11 fifty feet away from all property lines.

12 b. Environmental Mitigation Agreement. The owner of any such junk motor vehicle(s)
13 must successfully enter into an environmental mitigation agreement with the department
14 of community development (the “department”) regarding the property where such
15 vehicle(s) will be located or stored.

16 i. An environmental mitigation agreement between a property owner and the
17 department is required before the outdoor storage of up to six screened junk motor
18 vehicles will be approved. A property owner may enter into such agreement with the
19 department for a one-time fee of \$10.00 per vehicle, the proceeds of which shall be
20 used to assist with clean-up costs associated with the administration of Chapter 9.56.

21 ii. In order to mitigate any potential environmental impact from the storage of these
22 junk motor vehicles, the property owner must agree to institute one of the following
23 two preventative measures:

24 (a) Each junk motor vehicle must be drained of all oil and other fluids
25 including, but not limited to, engine crankcase oil, transmission fluid, brake
26 fluid and radiator coolant or antifreeze prior to placing the vehicle on site; or

27 (b) Drip pans or pads must be placed and maintained underneath the radiator,
28 engine block, transmission and differentials of each junk motor vehicle to
29 collect residual fluids.

30 (c) Either preventative measure shall require that the owner of such vehicle(s)
31 clean up and properly dispose of any visible contamination resulting from the
32 storage of junk motor vehicles. The agreement will require the property owner
33 to select one of the two preventative measures and to allow for an initial
34 inspection of the property by the department to assure that the preventative
35 measure has been implemented to the satisfaction of the department. By entering
36 into the agreement, the property owner further agrees to allow the department
37 entry onto the property on an annual basis for reinspection to assure compliance
38 with the approved agreement. If a property is found to be in compliance with the
39 terms of the agreement for two consecutive inspections, the department may
40 waive the annual inspection requirement. A property owner found to be in

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1 violation of the agreement may be issued a civil infraction pursuant to this
2 section and could later be deemed a nuisance in accordance with Chapter 9.56.

3 7. Model Homes. Notwithstanding any other provision of this code, model homes may be
4 constructed within a subdivision prior to final plat approval by the board. The purpose of the
5 model homes shall be to demonstrate a variety of housing designs together with associated
6 on-site improvements, e.g., landscaping, improved driveway, patios. Model homes shall be
7 subject to the following requirements:

- 8 a. The subdivision shall have received preliminary plat approval;
- 9 b. One model home may be occupied as a temporary real estate office;
- 10 c. A model home may not be occupied as a dwelling unit or sold until the approved
11 final plat is recorded;
- 12 d. The number of model home permits that may be issued for any approved
13 preliminary plat or division thereof shall not exceed six;
- 14 e. If the lots to be used for model home purposes are in a block of two or more
15 contiguous lots, temporary uses may be incorporated onto one or more lots, including
16 temporary offices, parking, parks and playgrounds, subject to the approval of the
17 director, and subject to obtaining a temporary use permit, which shall authorize the
18 temporary uses for a period of one year. The director may extend the temporary use
19 permit for up to two additional periods of six months each;
- 20 f. Lots used for model homes must be clear of restrictions or easements that may be
21 subject to line changes before recording;
- 22 g. Stormwater management facilities must be in place and/or approved for recording.
23 Temporary erosion control must be completed prior to occupancy of a model home;
- 24 h. Roads must be constructed to final alignment and grade such that the building
25 inspector can determine if connecting driveways meet county standards prior to
26 occupancy of a model home;
- 27 i. Permanent or temporary fire flow for the final plat must be approved by the fire
28 marshal, constructed and operational prior to occupancy of a model home; and
- 29 j. Final plat restoration bonds must be posted prior to occupancy of a model home.

30 8. Guest Houses. Guest houses may be located in those zones specified in Sections
31 F.17.410.042 through F.17.410.046 subject to the following conditions:

- 32 a. Guest houses shall not exceed nine hundred square feet. Dimensions are determined
33 by exterior measurements;
- 34 b. Guest houses shall not include any kitchen plumbing, appliances or provisions for
35 cooking;

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- 1 c. Guest houses shall not include more than one bathroom (may be full bathroom);
- 2 d. Guest houses shall not include more than two habitable rooms and a bathroom;
- 3 e. Guest houses shall not be rented separately from the primary residence;
- 4 f. Only one guest house is allowed per parcel;
- 5 g. No guest house is allowed on a parcel with an existing accessory dwelling unit or
6 accessory living quarters;
- 7 h. Newly constructed guest houses must meet the required setbacks for a single-family
8 dwelling consistent with their zone. Legally established, existing structures built before
9 May 7, 1998, may be remodeled into guest houses at their existing setback;
- 10 i. Guest houses must be within one hundred fifty feet of the primary residence;
- 11 j. Guest houses must use the same street entrance as the primary structure;
- 12 k. Guest houses must meet all applicable health district standards for water provision
13 and sewage disposal; and
- 14 l. The property owner must record a notice to title outlining these conditions. This
15 notice must be approved by the department and may not be extinguished without the
16 county's written permission.
- 17 9. High-Risk Secured Facility. A high-risk secured facility shall comply with the following
18 conditions:
 - 19 a. The county shall hold a neighborhood meeting prior to a public hearing for a
20 proposed high-risk secured facility. The project applicant shall cover all meeting costs.
 - 21 b. The county shall mail community notification to the school district and all
22 landowners within a half-mile radius of a proposed high-risk secured facility at least two
23 weeks prior to the required neighborhood meeting. The project applicant shall cover all
24 community notification costs.
 - 25 c. A high-risk secured facility shall not be located adjacent to, immediately across the
26 street or parking lot from, or within the line of sight of a risk potential activity or facility
27 in existence at the time a facility is established.
 - 28 i. "Within the line of sight" means that it is possible to reasonably visually
29 distinguish and recognize individuals.
 - 30 ii. "Risk potential activities and facilities" means an activity or facility that provides
31 a higher incidence of risk to the public from persons conditionally released from the
32 special commitment center. Risk potential activities and facilities include: public and
33 private schools, school bus stops, licensed day-care and licensed preschool facilities,
34 domestic violence shelters, public parks, publicly dedicated trails, sports fields,
35 playgrounds, recreational and community centers, churches, synagogues, temples,

- 1 mosques, public libraries, public and private youth camps, and other specific uses
2 identified during a neighborhood hearing. For the purpose of this section, “school bus
3 stops” does not include bus stops established primarily for public transit.
- 4 d. A high-risk secured facility shall not be located in a community protection zone as
5 defined in RCW 9.94A.030(6).
- 6 i. Distance shall be measured from all property lines of a high-risk secured facility
7 from all property lines of the facilities and grounds of a public or private school.
- 8 e. A high-risk secured facility shall meet the applicable health district standards for
9 water and sewage disposal to account for staff and residents.
- 10 f. Principal access to the site shall be from a county-maintained right-of-way.
- 11 g. A high-risk secured facility shall be equipped with an automatic fire sprinkler
12 system, installed in accordance with applicable building and fire codes.
- 13 h. A high-risk secured facility shall be equipped with a mechanism that is interlocked
14 with the fire protection system to automatically release any facility security locks and
15 allow safe egress from the structure in the event of fire or other emergency.
- 16 i. A high-risk secured facility shall be equipped with a backup power system and an
17 automatic transfer switch sufficient to energize and maintain the function of safety,
18 security, and surveillance systems in the event of a power outage.

Chapter F.17.470

MULTIFAMILY DEVELOPMENT – DESIGN CRITERIA

21 Sections:

- 22 F.17.470.010 Purposes and intent.
23 F.17.470.020 Applicability – How to use the design criteria.
24 F.17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).
25 F.17.470.040 Fences and walls.
26 F.17.470.050 Recreation centers, mailboxes, site lighting, bus stops.
27 F.17.470.060 Grading and tree/vegetation retention.
28 F.17.470.070 Open space.
29 F.17.470.080 Landscape design.
30 F.17.470.090 Multifamily – Site design – Parking location and design.
31 F.17.470.100 Multifamily – Site design – Screening.
32 F.17.470.110 Multifamily – Signs.

33 **F.17.470.010 Purposes and intent.**

34 The general purposes of these design criteria are as follows:

- 35 A. To encourage better design and site planning.
- 36 B. To ensure that new multifamily development is sensitive to the character of the surrounding
37 neighborhoods.

- 1 C. To enhance the built environment for pedestrians in higher-density areas.
- 2 D. To provide for development of neighborhoods with attractive, well-connected streets,
3 sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and
4 transit stops.
- 5 E. To ensure adequate light, air, and readily accessible open space for multifamily
6 development in order to maintain public health, safety and welfare.
- 7 F. To ensure the compatibility of dissimilar adjoining land uses.
- 8 G. To maintain or improve the character, appearance, and livability of established
9 neighborhoods by protecting them from incompatible uses, excessive noise, illumination, loss of
10 privacy, and similar significant impacts.
- 11 H. To encourage creativity and flexibility in the design of multifamily developments in a
12 manner that maximizes unique site attributes and is compatible with the character and intensity
13 of adjoining land uses.

14 **F.17.470.020 Applicability – How to use the design criteria.**

15 A. Applicability. The “requirements sections” in the following design criteria apply to each
16 multifamily project requiring conditional use review under Chapter 17.540 or 17.550.

17 B. How to Use the Design Criteria. The “requirements sections” state the design criteria that
18 each project shall meet. These design criteria are intended to supplement the development
19 standards of the UCR, UM and UH zones. Where the provisions of this chapter conflict with the
20 provisions of Chapters 17.210 (UCR), 17.220 (UM), and 17.230 (UH), the provisions of the
21 zoning district shall apply. The “guidelines” which follow each requirement statement are
22 suggested ways to achieve the design intent. Each guideline is meant to indicate the preferred
23 conditions, but other equal or better design solutions will be considered acceptable by the
24 director or hearing examiner, so long as these solutions meet the intent of these sections. They
25 are to be applied with an attitude of flexibility, recognizing that each development site and
26 project will have particular characteristics that may suggest that some guidelines be emphasized
27 and others de-emphasized. However, while alternative solutions can be proposed, none of the
28 criteria in the requirement statements can be disregarded.

29 **F.17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).**

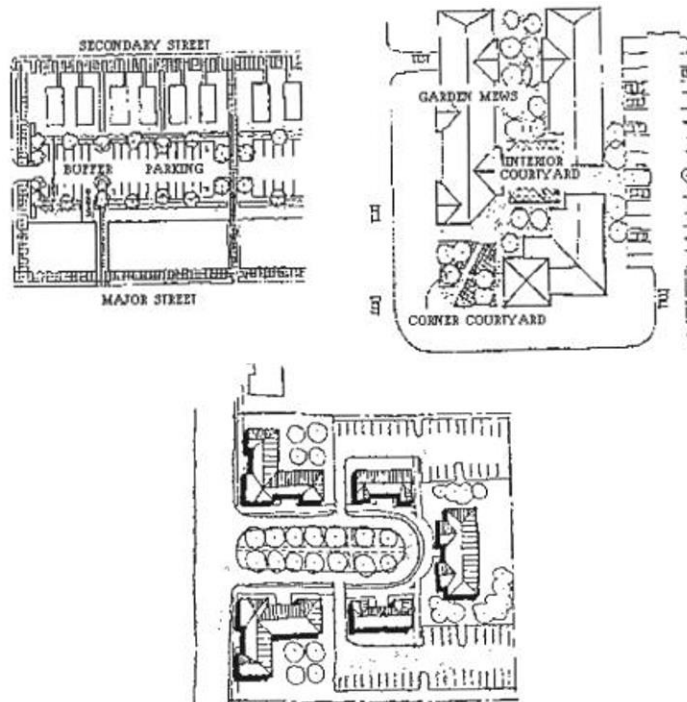
30 A. Requirement. Design multifamily projects to be oriented to public streets or common open
31 spaces and to provide pedestrian and vehicular connections to existing neighborhoods.

32 B. Guidelines. Possible ways to achieve neighborhood connections include:

- 33 1. Use a modified street grid system where most buildings in a project front on a street.
34 Where no public streets exist, create a modified grid street system within the project.
- 35 2. Locate parking areas behind or under building and access such parking from alley-type
36 driveways. If driveway access from streets is necessary, minimum width driveway providing
37 adequate firefighting access should be used.

- 1 3. Provide each building with direct pedestrian access from the main street fronting the
2 building and from the back where the parking is located.
- 3 4. Another alternative may be to orient the buildings into U-shaped courtyards where the
4 front door/main entry into the building is from a front courtyard. Access to the courtyard
5 from the rear parking area should be through a well-lighted breezeway or stairway. This
6 alternative will work where projects abut an arterial or major collector street where the
7 quality of living could be enhanced with building facing into the courtyard. The buildings
8 would still be located between the street and parking lot.
- 9 5. The following illustrations depict site-planning techniques that orient multifamily
10 projects to streets, adding value and identity to the complex, by siting parking behind the
11 buildings:

12



13

14 **Examples of preferred site planning that orients multifamily projects to streets, adding**
15 **value and identity to the complex, by siting parking behind the buildings.**

16 **F.17.470.040 Fences and walls.**

17 A. Requirement. Design the site to minimize the need for fences and walls that inhibit or
18 discourage pedestrian use of sidewalks or paths, isolate neighborhoods, or separate
19 neighborhoods from main roads.

20 B. Guidelines.

- 21 1. Place pedestrian breaks and/or crossing at frequent intervals where a fence, wall or
22 landscaped area separates a sidewalk from a building or one development from another.

1 2. Employ small setbacks, indentations, stepped fence heights, or other means of breaking
2 up the wall or fence surface and height.

3



4

5

Alternative to solid or blank-looking fence.

6 3. Employ different textures, color or materials (including landscape materials) to break up
7 the wall's surface and add visual interest.

8 4. If fencing is required, repeat the use of building facade materials on fence columns
9 and/or stringers.

10 **F.17.470.050 Recreation centers, mailboxes, site lighting, bus stops.**

11 A. Requirement. Provide adequate lighting, screening and pedestrian access to supporting
12 facilities such as recreation centers, mailboxes, play yards, bus stops and dumpsters. If otherwise
13 required as a condition of project approval, locate passenger shelters in well-lit areas with access
14 to the multifamily walkway network. Provide for shielding and directing of light to minimize
15 impacts upon residents and abutting property owners.

16 B. Guidelines.

17 1. Recreation Centers.

18 a. Recreation centers should have adequate parking and bike racks for the guests of
19 tenants.

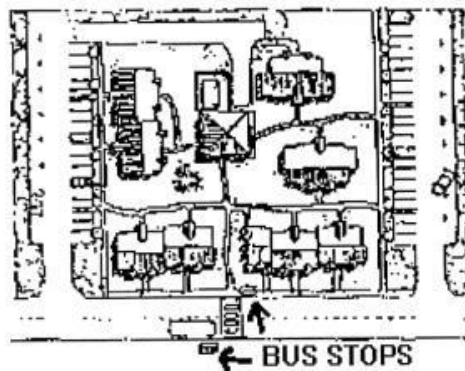
20 b. The center should be directly connected by a series of walkways to all the
21 multifamily buildings in the complex. These walkways should be barrier free,
22 landscaped, and lighted with fixtures not to exceed fifteen feet in height. The walkways
23 should provide visual contrast where they cross driveways or streets.

24 2. Site Lighting.

25 a. Site lighting (pedestrian-scale and low level) should be provided throughout the
26 project.

27 b. Security lighting should be provided in parking areas and play areas.

- 1 c. Lighting should not shine into the dwelling units in the development.
- 2 d. Lighting should be directed away from neighboring development.
- 3 3. Mailboxes. If common mailboxes are used, they should be located near the project entry
- 4 or near the recreational facilities. The architectural character should be similar in form,
- 5 materials, and colors to the surrounding buildings. Mailboxes should be well lit and
- 6 pedestrian accessible.
- 7 4. Bus Stops. The multifamily walkway network shall provide convenient pedestrian
- 8 access to the nearest transit stop.



- 10
- 11 **F.17.470.060 Grading and tree/vegetation retention.**
- 12 A. Requirement. To the extent reasonable and practicable, multifamily projects shall be
- 13 designed to minimize impacts to existing topography and vegetation.
- 14 B. Guidelines.
- 15 1. Incorporate the natural grades in the overall design of the project.
- 16 2. Incorporate existing groups of trees/vegetation to be protected and retained on the site.
- 17 3. Minimize disturbance of open space to better facilitate storm water infiltration.
- 18 4. Stepping the building down a hillside to match the topography can reduce the impact of
- 19 the building on smaller, nearby buildings.

1



2

3 **F.17.470.070 Open space.**

4 A. Requirement. Open space shall be provided in or adjacent to multifamily development for
5 all the residents of the development.

6 B. Guidelines.

7 1. Where possible, combine the open space of contiguous properties to provide for larger
8 viable open space areas.

9 2. Site permanent outdoor recreation equipment away from storm drainage facilities.

10 3. Use walkways to connect the open spaces to the multifamily buildings, parking areas,
11 and adjacent neighborhoods.

12 4. Incorporate a variety of activities for all age groups in the active recreational open space.

13 5. Consider drainage/retention areas that enhance the environment and open space usage.

14



15

16 **F.17.470.080 Landscape design.**

17 A. Requirement. In addition to the requirements in Chapter 17.500, landscaping and supporting
18 elements (such as trellises, planters, site furniture or similar features) shall be appropriately
19 incorporated into the project design.

20 B. Guidelines.

21 1. Minimize tree removal and incorporate larger caliper trees to obtain the immediate
22 impact of more mature trees when the project is completed.

- 1 2. Provide frameworks such as trellises or arbors for plants to grow on.
- 2 3. Incorporate planter guards or low planter walls as part of the architecture.
- 3 4. Landscape the open areas created by building modulation.
- 4 5. Incorporate upper story planter boxes or roof plants.
- 5 6. Retain natural greenbelt vegetation that contributes to greenbelt preservation.
- 6 7. On streets with uniform planting of street trees and/or distinctive species, plant street
- 7 trees that match the street tree spacing and/or species.
- 8 8. Use plants that require low amounts of water, including native drought-resistant species,
- 9 and require low amounts of chemicals and fertilizers.
- 10 9. Incorporate vegetation-based LID BMPs.

11 **F.17.470.090 Multifamily – Site design – Parking location and design.**

12 A. Requirement. Minimize the impact of driveways and parking lots on pedestrians and

13 neighboring properties by designing and locating parking lots, carports, and garages in a way that

14 creates few interruptions on the street, sidewalk or building facade (UVC).

15 B. Guideline.

- 16 1. Locate surface parking at rear or side of lot (UVC);
- 17 2. Break large parking lots into small ones, and share with adjacent property owners where
- 18 possible (UVC);
- 19 3. Minimize the number and width of driveways and curb cuts (UVC);
- 20 4. Share driveways with adjacent property owners (UVC);
- 21 5. Locate parking in areas that are less visible from the street (UVC);
- 22 6. Locate driveways so they are visually less dominant (UVC);
- 23 7. Berm and landscape parking lots when they are visible from the street (UVC);
- 24 8. Screen parking lots abutting single-family residences with landscaping and/or fencing
- 25 (UVC); and
- 26 9. Limit parking lots on street frontages to thirty percent of the street frontage (UVC).

27 **F.17.470.100 Multifamily – Site design – Screening.**

28 A. Requirement. Provide adequate screening for support facility needs associated with

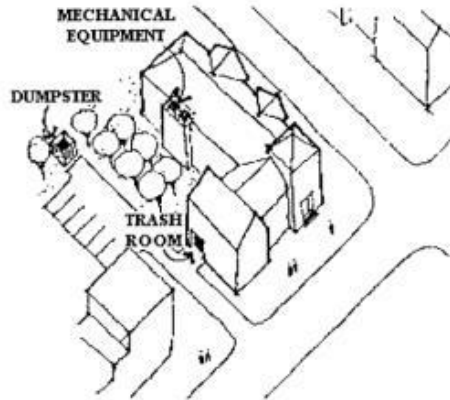
29 multifamily developments (UVC).

30 B. Guideline. Support areas should be located adjacent to parking areas and should be fully

31 screened with a minimum six-foot-high fence. The screening material should match the main

32 buildings, and the perimeters planted with shrubs and ornamental trees (UVC).

1



2

3 **Service elements located away from the street edge and not generally visible from the**
4 **sidewalk.**

5 **F.17.470.110 Multifamily – Signs.**

6 A. Requirement. Minimize the amount of signage needed to identify the multifamily
7 development (UVC). Signs shall conform to Chapter 17.510, Sign Code.

8 B. Guideline.

9 1. Multifamily projects should have a sign at the main entry from the street to identify the
10 project. The sign should also include the street address (UVC).

11 2. Internal directional signs showing the building locations and building numbers are
12 encouraged (UVC, NC).

13 3. Each building will have clearly displayed street numbers, building numbers, and
14 building name, if applicable. Choose materials for the signs that are used in the architectural
15 details of the buildings (UVC).

16 **Chapter F.17.520**

17 **MARIJUANA REGULATIONS**

18 Sections:

19 F.17.520.010 Findings and application.

20 F.17.520.020 Definitions.

21 F.17.520.030 Location.

22 F.17.520.040 Permits.

23 F.17.520.050 Public nuisance.

24 F.17.520.060 Nonconforming uses.

1 **F.17.520.010 Findings and application.**

2 A. Marijuana is illegal under Federal Controlled Substances Act, 21 U.S.C. Section 801 et seq.
3 State and local regulations do not preempt federal law. People and businesses involved in the
4 production, processing, sales, and possession of marijuana could still be subject to prosecution
5 under federal law. Local zoning and other regulations are not a defense against a violation of
6 federal law.

7 B. This chapter is necessary to protect the public health, safety and welfare of Kitsap County
8 citizens. Nothing in this chapter shall be construed as an authorization to circumvent or violate
9 state or federal law, as permission to any person or entity to violate federal law, or to supersede
10 any legislation prohibiting the uses subject to this chapter.

11 C. This chapter shall apply to those marijuana producers, processors and retailers that are
12 licensed by the Washington State Liquor and Cannabis Board under Chapter 314-55 WAC.

13 **F.17.520.020 Definitions.**

14 For purposes of this chapter, the following definitions shall apply. Where these definitions
15 conflict with RCW 69.50.101, as now or hereafter amended, those in state law shall govern.

16 A. “Marijuana” means all parts of the plant Cannabis, whether growing or not, with a THC
17 concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted
18 from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or
19 preparation of the plant, its seeds or resin. The term does not include the mature stalks of the
20 plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other
21 compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the
22 resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable
23 of germination.

24 B. “Marijuana processor” means a person licensed by the State Liquor and Cannabis Board to
25 process marijuana into useable marijuana, and marijuana-infused products, package and label
26 marijuana concentrates, useable marijuana, and marijuana-infused products for sale in retail
27 outlets, and sell marijuana concentrates, useable marijuana, and marijuana-infused products at
28 wholesale to marijuana retailers.

29 C. “Marijuana producer” means a person licensed by the State Liquor and Cannabis Board to
30 produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

31 D. “Marijuana-infused products” means products that contain marijuana or marijuana extracts
32 and are intended for human use. The term “marijuana-infused products” does not include useable
33 marijuana.

34 E. “Marijuana retailer” means a person licensed by the State Liquor and Cannabis Board to sell
35 marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet.

36 F. “Useable marijuana” means dried marijuana flowers; it does not include marijuana-infused
37 products.

1 **F.17.520.030 Location.**

2 A. Marijuana Producers. Subject to the requirements of this chapter, marijuana producers may
3 be located as follows. Further, such facilities and uses may only be located at designated sites
4 licensed by the state of Washington and fully conforming to state law and this chapter.

5 1. Tier 1, 2, and 3 marijuana producers may be located in the urban industrial (IND), rural
6 employment center (REC), and 12 Trees employment center (TTEC) zones.

7 2. Tier 1 and 2 marijuana producers may be located in the business park (BP) zone.

8 3. Tier 2 and 3 marijuana producers may be located in the business center (BC) zone.

9 4. Tier 1 and 2 marijuana producers may be located in the rural industrial (RI) zone.

10 B. Marijuana Processors. Subject to the requirements of this chapter, marijuana processors may
11 be located in the business center (BC), business park (BP), urban industrial (IND), rural
12 employment center (REC), and 12 Trees employment center (TTEC) zones. Further, such
13 facilities and uses may only be located at designated sites licensed by the state of Washington
14 and fully conforming to state law and this chapter.

15 C. Marijuana Retailers. Subject to the requirements of this chapter, marijuana retailers, both
16 with and without endorsements, may be located as follows. Further, such facilities and uses may
17 only be located at designated sites licensed by the state of Washington and fully conforming to
18 state law and this chapter.

19 1. Marijuana retailers may be located in the commercial (C), regional center (RC), low
20 intensity commercial (LIC), neighborhood commercial (NC) and rural employment center
21 (REC) zones.

22 D. Marijuana Producers, Processors and Retailers. All marijuana producers, processors and
23 retailers must be a minimum of one thousand feet away, as measured by the shortest straight line
24 between property boundaries, from any elementary or secondary school, playground, recreation
25 center or facility, child care center, public park, public transit center, library or game arcade as
26 defined in WAC 314-55-010.

27 **F.17.520.040 Permits.**

28 A. Kitsap County makes no representations as to the legality of the use subject to this chapter.
29 All applicable permits (e.g., administrative conditional use permits, building permits or tenant
30 improvement permits) shall be required.

31 B. Only state-licensed marijuana producers, processors and retailers may locate within
32 unincorporated Kitsap County. Upon request, all producers, processors and retailers must supply
33 a copy of the state-issued license.

34 C. No permit shall be approved unless the applicant demonstrates full compliance with Chapter
35 69.50 RCW and Chapter 314-55 WAC.

1 **F.17.520.050 Public nuisance.**

2 Any violation of this chapter is declared to be a public nuisance per se, and, in addition to any
3 other remedy provided by law or equity, may be abated by the county under the applicable
4 provisions of this code or state law.

5 **F.17.520.060 Nonconforming uses.**

6 No use that constitutes or purports to be a marijuana producer, processor or retailer as those
7 terms are defined in this chapter that was engaged in that activity prior to the enactment of this
8 chapter shall be deemed to have been a legally established use under Kitsap County Code and
9 that use shall not be entitled to claim legal nonconforming status.

1 **Section 187: Adoption.**

2 **NOW THEREFORE, BE IT FURTHER ORDAINED** that the Kitsap County Board of
3 Commissioners, based on the above findings, _____ the amendments herein.

4 **Section 188: Severability.**

5 If any provision of this ordinance or its application to any person or circumstance is held invalid
6 or unconstitutional, the remainder of the ordinance or its application to other persons or
7 circumstances shall not be affected.

8 **Section 189: Scrivener's Error.**

9 Should any amendment to Kitsap County Code that was passed by the Board during its
10 deliberations on this Ordinance be inadvertently left out upon publication, the explicit action of
11 the Board as discussed and passed shall prevail upon subsequent review and verification by the
12 Board.

13 **Section 190: Effective Date.**

14 This Ordinance shall take effect immediately.

Zoning Use Table Update
Exhibit 1: Zoning Use Table Update Staff Report Attachment A1 (Ordinance)

1 ADOPTED this _____ day of _____, 2022.

2 **BOARD OF COUNTY COMMISSIONERS**
3 **KITSAP COUNTY, WASHINGTON**

4 _____
5 **ROBERT GELDER, Chair**

6 _____
7 **CHARLOTTE GARRIDO, Commissioner**

8 _____
9 **EDWARD E. WOLFE, Commissioner**

10
11
12
13 ATTEST:

14 _____
15 Dana Daniels, Clerk of the Board

16 APPROVED AS TO FORM:

17 _____
18 Lisa J. Nickel, Deputy Prosecuting Attorney
19

20



1 **Planning Commission recommended amendments to draft Ordinance - Change Matrix**

2 The matrix below captures Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 during deliberation sessions on October 5, October 26, and November 9 of 2021. Column one indicates
3 the page number and line(s) where the amendments occur in the draft Ordinance. Column two identifies the section of the draft Ordinance or Kitsap County Code where the change occurs. Column three identifies the exact
4 amendments proposed by the Planning Commission in an underline and strikeout format with **red text**.
5

Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by red text .
Added via Planning Commission deliberations	6.16	<u>Section 6.16 : Kitsap County Code Chapter 6.16, “Mobile home parks,” last amended by Ordinance 23-A (1971) § 7, 1971 is repealed.</u>
Page 4 Line 37-41	17.110.020	17.110.020 Accessory dwelling unit, <u>detached</u> . “Accessory dwelling unit, <u>detached</u> ” means separate living quarters <u>that doesn’t meet the definition of Section 17.110.017 Accessory dwelling unit</u> , attached. detached from the primary residence . No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses.
Page 8 Lines 7-8	17.110.165	17.110.165 Club. “Club” means a place where an association of persons <u>or 501 C3 non-profits</u> organized for some common purpose to meet. <u>This definition may include a clubhouse.</u>
Pages 13-14 Lines 41-3	17.110.292	17.110.292 Fuel or charging station, with convenience store. “Fuel or charging station, with convenience store” means a facility that provides gasoline and/or diesel fuel, electric vehicle charging stations to retail consumers with a facility that sells convenience goods as a secondary activity <u>and may have an accessory car wash limited to a single passenger vehicle capacity.</u>
Page 15 Lines 7-16	17.110.316	17.110.316 Group home. “Group home” means a dwelling unit containing up to eight unrelated persons who are mentally or physically impaired who are protected under the Fair Housing Act, along with support or supervisory personnel or family members who may reside at the facility. A. The term mental or physical impairment includes conditions such as blindness, hearing impairment, mobility impairment, HIV infection, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, <u>cognitive impairment, memory loss</u> , and mental illness. B. Current users of illegal controlled substances, persons convicted for illegal manufacture or distribution of a controlled substance, sex offenders, and juvenile offenders are not considered mentally or physically impaired under the Fair Housing Act.



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by red text .
Page 15 Lines 20-33	17.110.318	17.110.318 Group living. “Group living” means the residential occupancy of a structure that does not meet the definition of family living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training. Group living includes the following: A. Assisted living facility. B. Boarding house, rooming house, or lodging house. C. Congregate care facility. D. Convalescent, nursing or rest home. E. Dormitory. F. Hospice. G. Monastery or convent. H. Independent living facility. I. Shelter, non-transitory accommodation. J. Skilled nursing care facility, <u>memory care, convalescent, or rest home.</u>
Added via Planning Commission deliberations	17.110.655	<u>Section ___: Kitsap County Code Section 17.110.655, “Recreational vehicle camping park,” last amended by Ordinance 534-2016 is repealed.</u>
Added via Planning Commission deliberations	17.110.728-9	<u>17.110.XXX “Urban Port” means a Port District with public taxing authority established under RCW 53.04.010 that is located within a designated unincorporated Urban Growth Area that operates an existing marina and that owns, manages, and maintains properties that are contiguous to or near the waterfront for the purposes of economic development.</u>
Pages 56, 60 Lines N/A	17.410.044., “Commercial, industrial, parks, and public facility zones use table,”	17.410.044., “Commercial, industrial, parks, and public facility zones use table,” See table below for Planning Commission recommended changes.



Comprehensive Plan Land Use Designation		Urban High Intensity Commercial			Urban Low Intensity Commercial		Rural Commercial	Urban Industrial			Rural Industrial	Public Facilities		
Zoning Classification (1)(3)(4) →		C	RC	LIC	UVC	NC	RCO	BC	BP	IND	RI	P		
Categorical Use (1)(3)(4)(5) ↓		17.240	17.250	17.280	17.260	17.270	17.290	17.300	17.310	17.330	17.330	17.340	Definition ↓	Categorical Use Standards ↓
272	General office and management services – 10,000 s.f. or greater	P	P	P	ACUP	--	--	P	P	-- ACUP	--	--	17.110.302 General office and management services.	17.415.230 General office and management services.
542	Slaughterhouse or animal processing	--	--	--	--	--	C	ACUP	ACUP	C	e ACUP	--	17.110.689 Slaughterhouse or animal processing.	17.415.505 Slaughterhouse or animal processing.

7

8



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by red text .
Pages 62-70 Lines N/A	17.410.046., “ Limited areas of more intensive rural development (LAMIRD) zones use table.,”	Section 179: Kitsap County Code Section 17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.” See table below for Planning Commission recommended changes.

9

Comprehensive Plan Land Use Designation	TYPE I LAMIRDS											TYPE III LAMIRDS		Definition ↓	Categorical Use Standards ↓	
	Keyport Rural Village <u>17.360A</u>			Manchester LAMIRD <u>17.360B</u>			Rural Historic LAMIRD <u>17.360C</u>			Suquamish LAMIRD <u>17.360D</u>			REC <u>17.360</u> <u>E</u>			TTEC <u>17.360</u> <u>E</u>
Zoning Classification (1)(3)(4) →	KVC	KVL R	KVR	MVC	MVL R	MVR	RHTC (2)	RHTR (2)	RHTW (2)	SVC	SVLR	SVR				
Categorical Use (1)(3)(4) ↓																
100 Accessory dwelling unit, attached	ACUP	P	P	ACUP =	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	C	P	P	--	--	17.110.017 Accessory dwelling unit, attached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
102 Accessory dwelling unit, detached	ACUP	P	P	ACUP =	ACUP	ACUP				C	ACUP	ACUP	--	--	17.110.020 Accessory dwelling unit, detached.	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. 17.415.015 Accessory Dwelling Unit (ADU) located



																	outside an Urban Growth Area.
108	Cottage housing development	ACUP	P	P	€ =	ACUP =	ACUP =	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	--	ACUP	ACUP	--	--	17.110.196 Cottage housing development.	17.415.135 Cottage housing development.
112	Manufactured/mobile/RV/park-model/tiny home park	--	€ =	€ =	--	€ =	€ =				--	€ =	€ =	--	--	17.110.467 Manufactured/mobile/RV/park-model/tiny home park.	17.415.305 Manufactured/mobile/RV/park-model/tiny home park.
116	Multiple family	ACUP	ACUP	ACUP	--	ACUP =	ACUP =				€ =	ACUP =	ACUP =	--	--	17.110.250 Multiple-family.	17.415.365 Multiple family.
126	Group Living (7 or more rooms)	C	C	C	C	ACUP =	ACUP =				C	ACUP =	ACUP =	--	--	17.110.318 Group living.	17.415.255 Group Living (7 or more rooms)
202	Conference Center	ACUP =	--	--	ACUP =	--	--				ACUP =	--	--	--	--	17.110.177 Conference center.	17.110.177 Conference center.
208	Event facility	€ =	--	--	€ =	--	--				€ =	--	--	--	--	17.110.269 Event facility	17.415.185 Event facility.
212	Resort	€ =	--	--	--	--	--				--	--	--	--	--	17.110.661 Resort.	17.415.440 Resort.
220	Automobile, recreational vehicle, or boat sales	€ =	--	--	€ =	--	--				€ =	--	--	--	--	17.110.096 Automobile, recreational vehicle or boat sales.	17.415.060 Automobile, mobile home, recreational vehicle, or boat sales.
224	Equipment sales, rentals and repair, heavy	€ =	--	--	€ =	--	--				€ =	--	--	P	ACUP =	17.110.263 Equipment sales, rentals and repair, heavy.	17.415.175 Equipment sales, rentals and repair, heavy.
230	Fuel or charging station, with convenience store	€ =	--	--	€ =	--	--				ACUP	--	--	ACUP	--	17.110.292 Fuel or charging station, with convenience store.	17.415.220 Fuel or charging stations.



234	General retail merchandise stores – 4,000 to 9,999 s.f.	P	--	--	P	--	--	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	P	--	--	ACUP =	P	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.		
238	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	€ =	--	--				C	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
240	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	€ =	--	--				€ =	--	--	--	--	--	--	17.110.301 General retail merchandise stores.	17.415.235 General retail merchandise stores.
254	Automobile or recreational vehicle repair	ACUP	--	--	ACUP =	--	--				ACUP	--	--	ACUP	ACUP =	ACUP	=	17.110.094 Automobile or recreational vehicle repair.	17.415.070 Automobile or recreational vehicle repair.
256	Car washes	P	--	--	P =	--	--				P	--	--	ACUP	P =	P	=	17.110.149 Car washes.	17.415.095 Car washes.
272	General office and management services – 10,000 s.f. or greater	C	--	--	€ =	--	--				C	--	--	C	P	P	=	17.110.302 General office and management services.	17.415.230 General office and management services.
274	Kennels or pet day-cares	ACUP	--	--	ACUP =	C	C				ACUP	--	--	P	P	P	=	17.110.375 Kennel.	17.415.290 Kennels or pet day-cares.
280	Off-street parking facilities, structured	ACUP	--	--	ACUP	--	--				ACUP	--	--	--	--	--	--	17.110.532 Off-street parking facilities, structured.	17.415.385 Off-street parking facilities, structured.
284	Research laboratory, less than 4,000 s.f.	P	--	--	P =	--	--				P	--	--	P	P	P	=	17.110.658 Research laboratory.	17.415.425 Research laboratory, less than 4,000 s.f.
286	Research laboratory, 4,000 to 9,999 s.f.	ACUP	--	--	ACUP =	--	--				ACUP	--	--	ACUP	ACUP	ACUP	=	17.110.658 Research laboratory.	17.415.430 Research laboratory, 4,000 to 9,999 s.f.
296	Shared work/maker space	P ACUP	--	--	P ACUP	--	--	P ACUP	--	--	P ACUP	P ACUP	P ACUP	=	17.110.674 Shared work/maker space.	17.415.475 Shared work/maker space.			
312	Marinas	C	--	--	C	--	--	C	C	C	ACUP	ACUP	ACUP	=	17.110.480 Marina.	17.415.350 Marinas.			



314	Marina support services	ACUP	--	--	ACUP	--	--				ACUP	ACUP	ACUP	P	P	17.110.482 Marina support services.	17.415.355 Marina support services.
604	Aquaculture practices	--	ACUP	ACUP	--	ACUP	ACUP				--	ACUP	ACUP	ACUP	--	17.110.085 Aquaculture practices.	17.415.075 Aquaculture practices.
700	Accessory use or structure	ACUP	P	P	P	P	P	See section 17.700 Appendix F	See section 17.700 Appendix F	See section 17.700 Appendix F	P	P	P	P	P	17.110.030 Accessory use or structure.	17.415.020 Accessory use or structure.

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Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by red text.
Page 83 Lines 38-39	17.415.010	17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area. To encourage the provision of affordable housing, an Accessory Dwelling Unit (ADU) located in an Urban Growth Area (UGA) shall meet the following criteria: ... G. Size. Dimensions are determined by interior measurements. An ADU shall not exceed 900 <u>1200</u> sf or 60% of the habitable area of the primary dwelling, whichever is smaller.
Page 89 Lines 19-34	17.415.070	17.415.070 Automobile or recreational vehicle repair. A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Section 17.700 Appendix C3). B. Use must take access from state route in the Gorst urban growth area. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain. C. In the Industrial (I) zone, automobile or recreational vehicle repair shall be located and designed to serve adjacent area. D. In the Neighborhood Commercial (NC) zone, automobile or recreational vehicle repair shall not exceed 4,000 square feet of gross floor area. E. In the Rural Employment Center (REC) zone, automobile or recreational vehicle repair shall be subject to the following permit review: 1. 0—3,999 square feet = P 2. 4,000—9,999 square feet = ACUP 3. 10,000—15,000 square feet = C 4. 15,001 square feet and above = X
Page 90 Lines 10-21	17.415.095	17.415.095 Car washes. A. Use must take access from state route in the Gorst urban growth area. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain. B. In the Neighborhood Commercial (NC) zone, car washes shall not exceed 4,000 square feet of gross floor area. C. In the Rural Employment Center (REC) zone, car washes shall be subject to the following permit review: 1. 0—3,999 square feet = P 2. 4,000—10,000 square feet = ACUP 3. 10,001—15,000 square feet = C 4. 15,001 square feet and above = X



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by red text.
Page 91 Lines 24-27	17.415.135	17.415.135 Cottage housing development. Reserved. Cottage housing is an allowed use in conjunction with Group Living (1 to 6 rooms or 7+ rooms) facilities and shall be reviewed under the Group Living (1 to 6 rooms or 7+ rooms) permit review process.
Page 94 Line 12	17.415.195	17.415.195 Event facility. In Rural Residential and Rural Protection zones, an event facility shall comply with the following standards: ... E. Landscaping and fencing. The event facility shall include a site obscuring fence, wall or landscape buffer <u>as defined in 17.500.027(B)(1):</u>
Page 95-96 Lines 36-3	17.415.230	17.415.230 General office and management services. A. In the Business Park (BP) zone or Industrial (I) zone, engineering and construction offices and financial, banking, mortgage and title institutions must be located and designed to serve adjacent area. B. In the Industrial (I) zone, general office and management services that are less than 4,000 square feet must be located and designed to serve adjacent area. C. In the Neighborhood Commercial (NC) zone, engineering and construction offices must not exceed 4,000 square feet of gross floor area. D. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone, financial, banking, mortgage and title institutions and laundromats and laundry services must not exceed 4,000 square feet of gross floor area. E. In the Rural Industrial (RI) zone, use must be accessory to an immediate primary use. F. In the Manchester Village Commercial (MVC) zone, equipment storage located externally is not allowed for engineering and construction offices.
Page 96 Lines 1-6	17.415.250	17.415.250 Group Living (1 to 6 rooms). A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16. B. Boarding houses shall meet the minimum density and shall not exceed the maximum density for the zone or six boarding rooms, whichever is greater. Each room shall be considered a dwelling unit when calculating the required minimum or maximum density. C. Boarding houses must have health district approval prior to occupancy. D. In the Urban Village Center (UVC) zone, a boarding house shall be permitted outright. <u>E. Except in the Manchester Village Commercial (MVC), Manchester Village Residential Low (MVLRL) and Manchester Village Residential (MVR), cottage housing may be used in conjunction with Group Living (1 to 6 rooms) facilities and reviewed under the Group Living (1 to 6 rooms) permit review process.</u>
Page 97 Lines 37-44	17.415.255	17.415.255 Group Living (7 or more rooms). A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16. B. Boarding houses shall meet the minimum density and shall not exceed the maximum density for the zone or six boarding rooms, whichever is greater. Each room shall be considered a dwelling unit when calculating the required minimum or maximum density. <u>C. Except in the Manchester Village Commercial (MVC), cottage housing may be used in conjunction with Group Living (7+ rooms) facilities and reviewed under the Group Living (7+ rooms) permit review process.</u>



Page # Lines # in draft Ordinance	Section of draft Planning Commission Ordinance or existing code	Planning Commission recommended amendments to the draft Ordinance dated July 30, 2021 are identified by red text .
Page 100 Lines 15-40	17.415.305	<p>17.415.305 Manufactured/mobile/RV/park-model/tiny home park. Manufactured home/mobile/RV park/park-model/tiny home park must meet the following requirements:</p> <p>A. Utilities. The use, individual units, or individual sites shall be completely and adequately served by utilities for potable water and sanitation approved by the Health District.</p> <p>B. Building lot coverage. The maximum building lot coverage is sixty percent, including accessory buildings.</p> <p>C. Accessory buildings. Buildings and structures accessory to a home shall be allowed. An accessory roof or awning may be attached to a home and shall be considered a part thereof. Automobile parking spaces may be covered with a carport.</p> <p>D. Access. All drives within the park shall be constructed in accordance with Title 12. Drives, sidewalks and paths shall be provided consistent with county road standards and residential subdivision standards outlined in Title 16.</p> <p>E. Setbacks. There shall be at least a ten-foot setback between homes, and between any building(s) within the park. There shall be at least a ten-foot setback between any designated parking space and any building.</p> <p>F. Screening. There shall be sight-obscuring fencing, or landscaping or natural vegetated buffers at least eight feet wide on all sides of the park. Such screening shall contain openings suitable to provide direct pedestrian access to adjoining streets and trails.</p> <p>G. Recreational Areas/Open Space. At least five hundred square feet for each home space shall be made available in a centralized location or locations for recreational uses.</p> <p>H. Binding sSite plan. A complete and detailed binding site plan shall be submitted in support of the permit. The binding site plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways, parking, and roads and recreational areas. Consistent with the underlying zoning, standards set forth in KCC 16.24.040 and 16.24.050 apply. The Director may <u>also</u> require additional information as necessary to determine whether all the above conditions and other applicable provisions of this code are met.</p>