



Executive Summary for Planning Commission

Issue Title: Amendments to Kitsap County Development Code
Meeting Date: November 21, 2017
From: Liz Williams, Planner

Action Requested At This Meeting:

- 1) Review public comment and deliberate regarding thirty-three proposed amendments to Kitsap County development code.
- 2) Make a formal recommendation to the Department of Community Development regarding thirty-three proposed amendments to Kitsap County development code.

Background

The proposed amendments to Kitsap County development code were introduced to the Planning Commission during a work study on October 17, 2017. The proposed amendments are intended to increase internal consistency and simplify Kitsap County Code for the public and staff.

The proposal includes thirty-three amendments which are found in the following titles of Kitsap County Code: Title 12 – Storm Water Drainage (1 amendment), Title 16 – Land Division and Development (2 amendments), Title 17 – Zoning (29 amendments), and Title 21 – Land Use and Development Procedures (1 amendment).

Public outreach was conducted through a dedicated and up-to-date web page, email notification to 22,000 subscribers, and meetings with various interested parties. A public comment period on the proposed amendments was made available via an online form from October 19, 2017 through November 14, 2017. Additionally, the Planning Commission held a public hearing on November 14, 2017 to accept public testimony regarding the proposed amendments. A summary of the written and verbal testimony received throughout the process can be found in **Attachment A**.

A non-substantive modification to the proposed amendments is being presented to the Planning Commission for consideration based on public comment received during the process. The proposed modification will impact the following:

1. ID 23 relates to footnote 46 for the Density, Dimensions, and Design Tables. Footnote 46 applies to the front yard setback and design of porches located in the Keyport Village Residential (KVR) zoning district. The proposed modification will clarify the requirements and remove ambiguity.

The proposed modification to ID 23 can be found in **Attachment B**. Should the Planning Commission agree with the proposed modification, a motion must be made to amend ID 23 as proposed in Attachment B.

Attachments

- A. Amendments to Kitsap County Development Code: Written & Verbal Comment Matrix
- B. Amendments to Kitsap County Development Code: Summary of Changes

Attachment A

Amendments to Kitsap County Development Code: Written & Verbal Comment Matrix			
Comments Relevant to Current Proposal			
Name	Comment	Department Response	Submitted
Michael Armstrong (written comment)	In 23, the (b) phrase "...minimum of four feet by six feet, or twenty-four square feet" is ambiguous, thanks to the "or". (c) requires a minimum 4-foot width, so (b) really only needs to state the minimum area (24 square feet). As written, a 24-foot wide, by 1-foot deep, would be OK. I hope "wide" is defined somewhere also.	The Department of Community Development recommends refining proposed language for ID 23 for clarification purposes prior to the Board of County Commissioner Public Hearing.	11/07/17 12:13 PM
Doug Lyons (written comment)	The less restrictions the better. We should encourage residential, commercial, and industrial development.	The goal of the 2017 batch of thirty-three code amendments is to simplify Kitsap County Code for the general public and staff.	11/07/17 4:30 PM
Kevin Tisdell (public hearing testimony)	Recommended the Planning Commission defer action on the proposed amendments to allow for more time for the public to review the proposal.	The Department followed up with Mr. Tisdell via email on November 15, 2017 to provide additional information regarding the proposal. The public will have additional time to review and comment ahead of the Board of County Commissioners taking action on the proposal.	11/14/17 5:45 PM
Comments Relevant to Future Proposals			
Name	Comment	Department Response	Submitted
Nicholas Kosin (written comment)	I would like to comment on the Agriculture code (chapter 17.455.030) use permissibility for the Manchester Village low AND Manchester Village Residential that allows residents to keep hens and roosters. I would like to make my comment recorded that I want the roosters to be prohibited in these density zones. Please see attached word file for my reasoning. Thank you.	The Department of Community Development has added this item to the list of ideas for consideration when prioritizing future code amendments.	11/03/17 12:42 PM
Cassandra Andersen (written comment)	Hello! I'm writing to say that I feel strongly that roosters should not be allowed in rural neighborhoods (especially in my neighborhood in Manchester) which are designated as high density growth areas. We live in a dense neighborhood, not a farming community where there are acres and acres between neighbors. There is no use for a rooster in a dense area like this. Thank you! Cas Andersen	The Department of Community Development has added this item to the list of ideas for consideration when prioritizing future code amendments.	11/06/17 2:11 PM
Jeff Coombe (written comment)	I have attached some of the changes that I would to see in the use table for Kitsap County. OBW footnote #25 in the Density & Dimensions of the code has a maximum lot size of 18,000 sf on an existing lot. Wow! I can't imagine when landowners in Kitsap County with a single tax parcel that they have owned for years find out that their property is not buildable for one home if it is over 18,000 sf. This is a law suit waiting to happen.	The Department of Community Development has added this item to the list of ideas for consideration when prioritizing future code amendments.	11/09/17 3:10 PM
Linda Redling (written comment)	I would like to know if changes have been put in place to change Zoning Codes in the Hansville neighborhoods where some neighbors are designated one category and the neighbor next door is designated another category. (example: our neighbors are designated as Rural Residential and we are Rural Wooded) I was advised in 2014 that changes would be made and we are still designated as Rural Wooded, we should be Rural Residential all along with 3 of our neighbors. Can some please answer this question. Thank you	The Department of Community Development has contacted Ms. Redling via email to provide additional information regarding the process for changing a property's zoning designation.	11/13/17 11:31 AM

Attachment B

Amendments to Kitsap County Development Code: Summary of Changes					
ID	Topic (Subject)	Current KCC Reference	Action	Goal, Policy, or Explanation	Change Reference
1.	Storm Water Drainage (Permit duration)	12.10.055 (1) & (2)	Change the permit duration from 360 to “365 days”.	<ul style="list-style-type: none"> Simplification of code 	Page 1
2.	Land Division and Development (Amendments to approved preliminary, short, and large subdivisions)	16.40.040 B. 2. a. 16.48.030 B. 2. a. 16.52.030 B. 2. a.	Revise to read “The proposal does not result in significant “adverse” impacts to the subdivision or the surrounding property. Impacts may include, but are not limited to, storm water, traffic, open space, landscaping, screening, on-street or set-aside parking, or noise;”	<ul style="list-style-type: none"> Clarification of code intent 	Page 2 Page 3 Page 4
3.	Land Division and Development (Final subdivisions approval process)	16.40.050	Change application type for final subdivisions from Type II to “Type I” and clarify final subdivisions plats meeting the requirements of the section only require the Board of County Commissioners signature.	<ul style="list-style-type: none"> Simplification of code 	Page 5
4.	Zoning Definitions (Day-care center)	17.110.200	Change the number of individuals permitted within a day-care center from more than seven to “seven or more”.	<ul style="list-style-type: none"> Clarification of code intent 	Page 6
5.	Zoning Definitions (Junk motor vehicle)	17.110.369	Revise definition of “junk motor vehicle” to be consistent with Kitsap Public Health District.	<ul style="list-style-type: none"> Internal code consistency Efficiency and effectiveness of the code 	Page 6

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6.	Zoning Definitions (Recreational amenity, active)	17.110.646	Revise current definition to include reference to <i>“multi-generational play and stretching”</i> .	<ul style="list-style-type: none"> Clarification of code intent 	Page 6
7.	Zoning Allowed Use Table (Table numbering)	17.410.040 (A) (B) and (C)	<p>Changing section numbering from 17.410.040 (A) to <i>“17.410.042”</i></p> <p>Changing section numbering from 17.410.040 (B) to <i>“17.410.044”</i></p> <p>Changing section numbering from 17.410.040 (C) to <i>“17.410.046”</i></p>	<ul style="list-style-type: none"> Simplification of code 	<p>Page 7</p> <p>Page 9</p> <p>Page 23</p> <p>Page 38</p>
8.	Zoning Allowed Use Table (Format and content)	17.410.040 (A) (B) and (C)	Add headings for <i>“Comprehensive Plan Land Use Designation”</i> and <i>“Zoning Classification”</i> consistent with 17.120.010.	<ul style="list-style-type: none"> Internal code consistency Clarification of code intent Simplification of code 	<p>Page 9 to</p> <p>Page 50</p>
9.	Zoning Allowed Use Tables (Accessory use or structure)	17.410.040 (B) and (C) 104, 200, 300, 400, 500, 600	Revise table to permit <i>“accessory uses or structures”</i> within all zoning classifications.	<ul style="list-style-type: none"> Clarification of code intent Internal code consistency 	<p>Page 23,</p> <p>33, 34, 37</p> <p>Page 38,</p> <p>40, 45,</p> <p>46, 47, 49</p>
10.	Zoning Allowed Use Tables (Manufactured homes)	17.410.040 (A) 124 17.410.040 (B) 124 17.410.040 (C) 124	Add <i>“includes manufactured homes”</i> below dwelling, single-family, detached in zoning use table.	<ul style="list-style-type: none"> Clarification of code intent State mandate Internal code consistency 	<p>Page 10</p> <p>Page 24</p> <p>Page 39</p>
11.	Zoning Allowed Use Table (Home business footnote reference)	17.410.040 (A) 128 17.410.040 (C) 128	Change the footnote reference for home businesses from 52 to <i>“53”</i> .	<ul style="list-style-type: none"> Incorrect code reference Clarification of code intent 	<p>Page 10</p> <p>Page 39</p>

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12.	Zoning Allowed Use Table (Footnote 57 reference)	17.410.040 (B)	Add reference to footnote “57” for all industrial zones within the Commercial, Industrial, Parks, and Public Facility Zones Use Table.	<ul style="list-style-type: none"> • Internal code consistency 	Page 23-37
13.	Footnotes for Zoning Use Tables (Circus, carnival, animal display or amusement ride)	17.410.05 A. 11.	Change footnote requirement from administrative review to “a Type 1” administrative review.	<ul style="list-style-type: none"> • Clarification of code intent • Internal code consistency 	Page 51-52
14.	Footnotes for Zoning Use Tables (Development in commercial and industrial zones abutting residential zones)	17.410.050 A. 57.	Revise footnote to read ““Unless the permit application is a Type III”, when a component of development located within a commercial “or industrial” zone involves the conversion of previously undeveloped land, “land developed with a residential use, or land developed with a less intensive use” which abuts a residential zone, it shall be treated as a Type II administrative decision.”	<ul style="list-style-type: none"> • Clarification of code intent 	Page 56
15.	Footnotes for Zoning Use Tables (Espresso stand drive aisles/stacking lanes)	17.410.050 A. 58. a.	Revise minimum stacking lane requirement from twenty feet to “sixty feet minimum”.	<ul style="list-style-type: none"> • Clarification of code intent • Internal code consistency 	Page 56
16.	Footnotes for Zoning Use Tables (drive-through service within Waaga Way Town Center)	17.410.050 A. 63.	Remove footnote.	<ul style="list-style-type: none"> • Irrelevant code requirement 	Page 56

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17.	Footnotes for Zoning Use Tables (Development in rural commercial or rural industrial zone abutting residential zones)	17.410.050 A. 64.	Revise footnote to read “When a component of development is located within the rural commercial or rural industrial zone and involves the conversion of previously undeveloped land, “ <i>land developed with a residential use, or land developed with a less intensive use</i> ” which abuts a residential zone, it shall be treated as a Type III hearing examiner decision.”	<ul style="list-style-type: none"> • Clarification of code intent 	Page 56
18.	Provisions Applying to Special Uses (Measuring an Accessory Dwelling Unit)	17.410.060 B. 3. e.	Add “ <i>Dimensions are determined by exterior measurements;</i> ” to be consistent with how guest houses are measured.	<ul style="list-style-type: none"> • Internal code consistency 	Page 61
19.	Density, Dimensions, and Design Tables (Table numbering)	17.420.050 (A) (B) (C) (D)	Changing table section numbering from 17.420.050 (A) to “17.420.052” Changing table section numbering from 17.410.040 (B) to “17.420.054” Changing table section numbering from 17.410.040 (C) to “17.420.056” Changing table section numbering from 17.410.040 (D) to “17.420.058”	<ul style="list-style-type: none"> • Simplification of code 	Page 69-70 Page 72 Page 75 Page 78 Page 81
20.	Density, Dimensions, and Design Tables (Setbacks footnote reference)	17.420.050 (A) (B) (C) (D)	Change footnote reference regarding setbacks from 38 to “48”.	<ul style="list-style-type: none"> • Internal consistency of code 	Page 73, 76, 79, and 81
21.	Footnotes for Density, Dimensions, and Design Tables (Footnote 38)	17.420.060 A. 38	Remove footnote.	<ul style="list-style-type: none"> • Removing redundancy in code 	Page 86

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22.	Footnotes for Density, Dimensions, and Design Tables (Footnote 44)	17.420.060 A. 44.	Remove footnote.	<ul style="list-style-type: none"> Irrelevant code requirement 	Page 87
23.	Footnotes for Density, Dimensions, and Design Tables (Footnote 46)	17.420.060 A. 46	Revise footnote to read <i>“A front porch and associated steps shall meet a minimum five foot setback from the front property line and the following requirements:</i> <i>a. Porches shall be at least forty percent open on each of two sides;</i> <i>b. Porches shall be a minimum of four feet by six feet, or twenty-four square feet.</i> <i>c. Porches shall not be less than four feet in width”.</i>	<ul style="list-style-type: none"> Clarification of code intent 	Page 87
24.	Footnotes for Density, Dimensions, and Design Tables (Footnote 48)	17.420.060 A. 48	Add reference to <i>“Title 19 and 22”</i> because properties along shorelines or with critical areas may be subject to additional setback requirements. Additionally, the footnote is being revised to clarify that open-uncovered porches, balconies, landing places, or outside stairways <i>“shall be a minimum of five feet from the front property line”.</i>	<ul style="list-style-type: none"> Clarification of code intent Internal consistency of code 	Page 87-88
25.	Urban Village Center (UVC) (Urban Village Commercial Design Criteria)	17.260.020 (B)	Add reference to <i>“Chapter 17.480 Urban Village Center (UVC) Design Criteria”.</i>	<ul style="list-style-type: none"> Simplification of code Clarification of code intent 	Page 88-89
26.	Performance Based Development (Application requirements)	17.450.060 A. 17.450.060 B.	Remove number of copies required for application submittal. Add reference to Section 21.04.160” which outlines the application submittal requirements for a Performance Based Development.	<ul style="list-style-type: none"> Simplification of code 	Page 89-90

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27.	Urban Village Center Design Criteria (Modify title of chapter)	17.480	Change title of Chapter 17.480 from Urban Village Commercial Design Criteria to <i>“Urban Village Center Design Criteria.”</i>	<ul style="list-style-type: none"> Internal consistency of code 	Page 90
28.	Urban Village Center Design Criteria (How to use the design criteria)	17.480.010	Change subsection reference from urban village commercial to <i>“Urban Village Center.”</i>	<ul style="list-style-type: none"> Internal consistency of code 	Page 92
29.	Zoning Variances (Application process)	17.560.010	Remove <i>“The hearing examiner may permit and authorize a”</i> .	<ul style="list-style-type: none"> Internal consistency of code 	Page 92
30.	Zoning Variances (Application process)	17.560.020	Add a reference to <i>“Section 21.04.100”</i> to direct the user to the various application type for a variance request.	<ul style="list-style-type: none"> Internal consistency of code 	Page 93
31.	Zoning Variances (Expiration of granted variances)	17.560.080	Change expiration of granted variances from three to <i>“four”</i> year.	<ul style="list-style-type: none"> Internal consistency of code 	Page 93
32.	Transfer of Development Rights (When transfer of development rights are required)	17.580.080 B.	Remove <i>“pursuant to Chapter 17.450”</i> because transfer of development rights are required when requesting a higher density or intensity zone.	<ul style="list-style-type: none"> Clarification of code intent 	Page 93
33.	Rezone (Reference to transfer of development rights)	21.04.230 A.	Add <i>“An application for rezone may require Transfer of Development Rights as governed by Section 17.580.080”</i> .	<ul style="list-style-type: none"> Clarification of code intent Internal consistency of code Simplification of code 	Page 94



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

1 **FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE KITSAP COUNTY**
2 **PLANNING COMMISSION, TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT, REGARDING**
3 **THIRTY-THREE PROPOSED CODE AMENDMENTS TO KITSAP COUNTY CODE TITLE 12**
4 **'STORMWATER DRAINAGE, TITLE 16 'LAND DIVISION AND DEVELOPMENT', TITLE 17 'ZONING',**
5 **AND TITLE 21 'LAND USE AND DEVELOPMENT PROCEDURES'**

6
7 The Kitsap County Planning Commission finds as follows:

- 8 1) Kitsap County is subject to the requirements of the Washington State Growth Management
9 Act (GMA), Chapter 36.70A RCW.
- 10 2) The GMA, RCW 36.70A.130(5), mandates that Kitsap County's Comprehensive Plan and
11 development regulations be reviewed and, if needed, revised at least every 8-years. The
12 most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap
13 County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016.
- 14 3) The GMA, RCW 36.70A.130(1), also mandates that Kitsap County's Comprehensive Plan and
15 development regulations be subject to continuing review and evaluation.
- 16 4) The Department of Community Development proposed thirty-three amendments to Kitsap
17 County Code intended to increase internal consistency and simplify the code.
- 18 5) The amendment process began on October 4, 2017 with a briefing between the Board of
19 County Commissioners and the Department of Community Development.
- 20 6) A public comment period on the proposed amendments to Kitsap County Code was open
21 October 19, 2017 through November 14, 2017. Seven written comments were received.
- 22 7) Public outreach regarding the proposed amendments to Kitsap County Code was conducted
23 through a dedicated and up-to-date web page, direct notification to over 22,000 subscribers
24 to various Kitsap County notification lists (GovDelivery & NextDoor), and meetings with
25 various interested parties.
- 26 8) On October 17, 2017, the Kitsap County Planning Commission held a regularly scheduled
27 and properly noticed work study session to review the proposed amendments to Kitsap
28 County Code.
- 29 9) On November 14, 2017, following effective and timely legal notice, the Kitsap County
30 Planning Commission held a public hearing to accept testimony on the proposed
31 amendments to Kitsap County Code.
- 32 10) The Kitsap County Planning Commission considered the proposed amendments to Kitsap
33 County Code on November 21, 2017, a regularly scheduled meeting properly noticed, and
34 recommended approval **as received/revised** via approved motions during deliberations.



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

1 11) The proposed amendments to Kitsap County Code are consistent with GMA, Kitsap County-
2 wide Planning Polices, the Kitsap County Comprehensive Plan, and other applicable
3 requirements.

4 12) The proposed amendments to Kitsap County Code promote the public interest and welfare
5 of the citizens of Kitsap County, and should be approved.

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

8 **RECOMMENDATION: Adopt the proposed amendments to Kitsap County Code attached**
9 **hereto as Appendix A and incorporated herein by this reference:**

10 **APPROVED BY THE PLANNING COMMISSION OF KITSAP COUNTY, WASHINGTON, AT A REGULAR**
11 **MEETING THEREOF, HELD THIS 21ST DAY OF NOVEMBER 2017.**

12

13 **BY** _____

14 **ROBERT BAGLIO, CHAIR**

2017 Batch of Thirty-Three Development Code Amendments: Proposed Language Changes

TITLE 12 'STORM WATER DRAINAGE'

12.10.055 Permit duration.

(1) Approved but Not Issued. Except as provided in Section 12.16.110, site development activity permits must be issued within three hundred sixty five days of permit application approval, and will automatically expire at the end of three hundred sixty five days unless an extension is granted by the director. The length of extension period shall not exceed three hundred sixty five days, and no more than two extensions shall be granted. At the end of the extension period, the permit will be automatically closed if it is still unissued. A closed permit may not be reissued or reactivated.

(2) Issued. Issued site development activity permits shall become invalid unless the work authorized by such permit is commenced within three hundred sixty five days after its issuance, or if after commencing, the work authorized by such permit is suspended or abandoned for a period of three hundred sixty five days. Having required inspections performed and approved within every three hundred sixty five days is evidence that work has commenced and is continuing. Permits that do not receive a required inspection within three hundred sixty five days of permit issuance, or within three hundred sixty five days since the previous approved inspection, will be considered abandoned and shall automatically expire. If no action is taken within one hundred eighty days of the expiration date by the applicant/owner to reactivate the permit or request an extension, the permit will be closed. A closed permit may not be reissued or reactivated.

(3) Extensions. The procedures for requesting and granting extensions or renewals to permits and procedures for the disposition of inactive or expired permits shall be detailed in the Kitsap manual.

TITLE 16 'LAND DIVISION AND DEVELOPMENT'

16.40.040 Amendments to approved preliminary subdivisions.

This section provides the criteria and limitations for amending an approved preliminary subdivision, including amendments to conditions of approval.

A. Notification. Any requested amendment to an approved preliminary plat shall require a notice of application to all parties who received the notice of application of the original preliminary subdivision, all property owners within the notification radii required in Title 21 and all parties of record, in accordance with Title 21.

B. Minor Amendment.

1. General Requirements. Minor amendments are classified as Type II applications under Chapter 21.04 and address those changes to an approved preliminary subdivision that fall within the scope of the original approval and/or do not significantly increase impacts to surrounding properties. For these purposes, "significant" shall mean a greater than ten percent increase when the impact is quantifiable.

2. Written Findings. A proposed minor subdivision amendment may be approved if the director makes written findings that all of the following are satisfied. If one or more are not satisfied, the application must proceed as a major amendment.

- a. The proposal does not result in significant adverse impacts to the subdivision or the surrounding property. Impacts may include, but are not limited to, storm water, traffic, open space, landscaping, screening, on-street or set-aside parking, or noise;
- b. The proposal satisfies the applicable general requirements of this title;
- c. The proposal does not result in a change of use;
- d. The proposal falls within the scope of the original approval and complies with the intent of the conditions originally imposed;
- e. The proposal does not change the perimeter boundary of the original plat, or the boundary of any phases within the original plat;
- f. The proposal does not increase residential density by greater than ten percent, provided the density requirements of the zone are maintained;
- g. The proposal does not increase the intensity of housing types; for example, from detached single-family to attached one- and two-family dwellings;
- h. The proposal does not reduce the designated perimeter buffers, recreation or open space areas by more than ten percent;
- i. The proposal does not reduce or increase the number of access points or significantly alter the location of access points;
- j. The proposal does not reduce required setbacks; and
- k. The proposal does not reduce any street frontage improvements (e.g., sidewalks, curb/gutter, and bicycle lanes).

C. Major Amendments.

1. General Requirements. Major amendments are classified as Type III applications under Chapter 21.04 and address those amendments not otherwise classified as minor. Any amendment that requires a discretionary permit other than those granted in conjunction with the original preliminary subdivision application shall require the approval of such permit before or with the decision on the proposed major subdivision amendment.

2. Written Findings. A proposed major amendment shall not be approved unless the hearing examiner makes written findings that the public use and interest are served by the amendment and that the amendment complies with all development regulations in effect at the time of preliminary subdivision approval.

16.48.030 Amendment to preliminary short subdivisions.

This section provides the criteria and limitations for amending an approved preliminary short subdivision, including amendments to conditions of approval.

A. Notification. Any requested amendment to an approved preliminary short subdivision shall require a notice of application to all parties who received the notice of application of the original preliminary short subdivision, all property owners within the notification radii required in Title 21 and all parties of record, in accordance with Title 21.

B. Minor Amendment.

1. General Requirements. Minor amendments are classified as Type II applications under Chapter 21.04 and address those changes to an approved preliminary short subdivision that fall within the scope of the original approval and do not significantly increase impacts to surrounding properties. For these purposes, "significant" shall mean a greater than ten percent increase when the impact is quantifiable.

2. Written Findings. A proposed minor short subdivision amendment may be approved if the director makes written findings that all of the following are satisfied. If one or more are not satisfied, the application must proceed as a major amendment.

- a. The proposal does not result in significant adverse impacts to the short subdivision or the surrounding property. Impacts include, but are not limited to, storm water, traffic, open space, landscaping, on-street or set-aside parking, or noise;
- b. The proposal satisfies the applicable general requirements of this title;
- c. The proposal does not result in a change of use;
- d. The proposal falls within the scope of the original approval and complies with the intent of the conditions originally imposed;
- e. The proposal does not change the perimeter boundary of the original short plat;
- f. The proposal does not increase residential density by greater than ten percent, provided the density requirements of the zone are maintained;
- g. The proposal does not increase the intensity of housing types; for example, from single-family to duplex;
- h. The proposal does not reduce the designated perimeter buffers, recreation or open space areas by more than ten percent;
- i. The proposal does not reduce, increase or significantly alter access points;
- j. The proposal does not reduce required setbacks; and
- k. The proposal does not reduce any street frontage improvements (e.g., sidewalks, curb/gutter, and bicycle lanes).

C. Major Amendments.

1. General Requirements. Major amendments address those amendments not otherwise classified as minor.
 - a. Major amendments to preliminary short plats that were approved after a public hearing are classified as Type III applications under Chapter 21.04. Such amendments shall require a hearing and shall satisfy the requirements of Section 16.40.040(C).
 - b. Major amendments to preliminary short plats that were approved administratively are classified as Type II applications. Such amendments shall satisfy the requirements of this section.
 - c. Any amendment that requires a discretionary permit other than those granted in conjunction with the original preliminary short subdivision application shall require the approval of such permit before or with the decision on the proposed major short subdivision amendment.
2. Written Findings. A proposed major amendment shall not be approved unless the director makes written findings that the public use and interest are served by the amendment and that the amendment complies with all development regulations in effect at the time of preliminary short subdivision approval.

16.52.030 Amendment to preliminary large lot subdivisions.

This section provides the criteria and limitations for amending an approved preliminary large lot subdivision, including amendments to conditions of approval.

A. Notification. Any requested amendment to an approved preliminary large lot subdivision shall require a notice of application to all parties who received the notice of application of the original preliminary large lot subdivision, all property owners within the notification radii required in Title 21 and all parties of record, in accordance with Title 21.

B. Minor Amendment.

1. General Requirements. Minor amendments are classified as Type II applications under Chapter 21.04 and address those changes to an approved preliminary large lot subdivision that fall within the scope of the original approval and do not significantly increase impacts to surrounding properties. For these purposes, “significant” shall mean a greater than ten percent increase when the impact is quantifiable.
2. Written Findings. A proposed minor large lot subdivision amendment may be approved if the director makes written findings that all of the following are satisfied. If one or more are not satisfied, the application must proceed as a major amendment.
 - a. The proposal does not result in significant adverse impacts to the large lot subdivision or the surrounding property. Impacts may include, but are not limited to, storm water, traffic, open space, landscaping, on-street or set-aside parking, or noise;
 - b. The proposal satisfies the applicable general requirements of this title;
 - c. The proposal does not result in a change of use;

- d. The proposal falls within the scope of the original approval and complies with the intent of the conditions originally imposed;
- e. The proposal does not change the perimeter boundary of the original large lot plat;
- f. The proposal does not increase residential density by greater than ten percent, provided the density requirements of the zone are maintained;
- g. The proposal does not increase the intensity of housing types; for example, from single-family to duplex;
- h. The proposal does not reduce the designated perimeter buffers, recreation or open space areas by more than ten percent;
- i. The proposal does not reduce, increase or significantly alter access points;
- j. The proposal does not reduce required setbacks; and
- k. The proposal does not reduce any street frontage improvements (e.g., sidewalks, curb/gutter, and bicycle lanes).

C. Major Amendments.

1. General Requirements. Major amendments address those amendments not otherwise classified as minor.
 - a. Major amendments to preliminary large lot plats that were approved after a public hearing are classified as Type III applications under Chapter 21.04. Such amendments shall require a hearing and shall satisfy the requirements of Section 16.40.040(C).
 - b. Major amendments to preliminary large lot plats that were approved administratively are classified as Type II applications. Such amendments shall satisfy the requirements of this section.
 - c. Any amendment that requires a discretionary permit other than those granted in conjunction with the original preliminary large lot subdivision application shall require the approval of such permit before or with the decision on the proposed major large lot subdivision amendment.
2. Written Findings. A proposed major amendment shall not be approved unless the director makes written findings that the public use and interest are served by the amendment and that the amendment complies with all development regulations in effect at the time of preliminary large lot subdivision approval.

16.40.050 Final subdivisions.

At any time within the time periods set forth at Section [16.04.100\(B\)](#), the subdivider may submit the final subdivision application that is consistent with the approved preliminary subdivision. Final subdivisions are classified as ~~Type II~~[Type I](#) applications under Chapter [21.04](#). The director shall review the application to ascertain if it conforms to the following requirements. If approved, the director shall sign the approval line on the face of the final plat and shall forward the final plat to the Board of County Commissioners for their ~~approval~~[signature](#).

TITLE 17 'ZONING'

17.110.200 Day-care center.

"Day-care center" means a primary dwelling in which ~~more than~~ seven or more individuals, or a building other than a primary dwelling in which any number of individuals, are cared for during some portion of a twenty-four-hour period.

17.110.369 Junk motor vehicle.

~~"Junk motor vehicle" means a motor vehicle that is damaged, apparently inoperable, or any detached parts thereof, including, but not limited to, cars, trucks, motorcycles, vehicle hulks, campers, trailers and/or motor homes. "Junk motor vehicle" means a vehicle including, but not limited to, cars, trucks, motorcycles, vehicle hulks, campers, trailers and/or motor homes, that is certified under RCW 46.55.230 as meeting at least three of following requirements:~~

1. The vehicle is three (3) years old or older;
2. The vehicle is extensively damaged, such damage including but not limited to the following: a broken window or windshield, or missing wheels, tires, motor, or transmission;
3. The vehicle is apparently inoperable; and/or
4. The vehicle has approximate fair market value equal only to the approximate value of the scrap in it.

"Junk motor vehicle" does not include a vehicle or part thereof that is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property, or a vehicle or part thereof that is stored or parked in a lawful manner on private property in connection with the business of a licensed dismantler or licensed vehicle dealer and is fenced according to the requirements of RCW 46.80.130.

17.110.646 Recreational amenity, active.

A "recreational amenity, active" means an area within a development intended for use by the residents, employees or patrons of the development for leisure activities. Such facilities may include, but are not limited to, multi-generational play and stretching equipment, a paved sports court, children's play equipment, exercise fitness trail, community garden or gathering area with water service or similar facility.

17.410.040 Zoning use tables.

There are three separate tables addressing the following general land use categories and zones:

~~A~~17.410.042- Rural, Resource, and Urban Residential Zones [Use Table](#).

1. Rural residential (RR).
2. Rural protection (RP).
3. Rural wooded (RW).
4. Forest resource lands (FRL).
5. Mineral resource overlay (MRO).
6. Urban restricted (UR).
7. Greenbelt (GB).
8. Urban low residential (UL).
9. Urban cluster residential (UCR).
10. Urban medium residential (UM).
11. Urban high residential (UH).

~~B~~17.410.044 Commercial, Industrial, and Parks Zones [Use Table](#).

1. Urban village center (UVC).
2. Neighborhood commercial (NC).
3. Commercial (C).
4. Regional center (RC).
5. Low intensity commercial (LIC).
6. Rural commercial (RCO).
7. Business park (BP).
8. Business center (BC).
9. Industrial (IND).
10. Rural industrial (RI).
11. Parks (P).

~~C~~17.410.046 Limited Areas of More Intensive Rural Development (LAMIRD) [Zones Use Table](#).

1. Keyport village commercial (KVC).
2. Keyport village low residential (KVLR).

3. Keyport village residential (KVR).
4. Manchester village commercial (MVC).
5. Manchester village low residential (MVLR).
6. Manchester village residential (MVR).
7. Port Gamble rural historic town commercial (RHTC).
8. Port Gamble rural historic town residential (RHTR).
9. Port Gamble rural historic town waterfront (RHTW).
10. Suquamish village commercial (SVC).
11. Suquamish village low residential (SVLR).
12. Suquamish village residential (SVR).
13. Rural employment center (REC).
14. Twelve Trees employment center (TTEC).

Table 17.410.040(A)2 Rural, Resource, and Urban Residential Zones Use Table

<u>Use Comprehensive Plan Land Use Designation</u> →		Rural Residential	<u>Rural Protection</u>	Rural Wooded	Forest Resource Lands	<u>Mineral Resource</u>	Urban Residential Low Density Residential				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)	UH (19)(47)(48)(101)
<u>Categorical Use</u> ↓												
RESIDENTIAL USES												
100	Accessory dwelling units (1)	C	C	C	--	--	P	P	P	P	P	--
102	Accessory living quarters (1)	P	P	P	--	--	P	P	P	P	P	--
104	Accessory use or structure (1)(17)(18)(51)	P	P	P	P	P	P	P	P	P	P	P
106	Adult family home	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--	ACUP P (41)	--	ACUP P (41)	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)	--	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	P	ACUP C (34)	--
109	Boarding house (102)	--	--	--	--	--	ACUP (98)	ACUP (98)	ACUP (98)	ACUP (98)	P (99)(102)	P (99)(102)
110	Caretaker's dwelling	--	--	--	--	--	--	--	--	--	ACUP	--

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48)(101)	UM (30)(47) (48)(101)	UH (19)(47) (48)(101)
<u>Categorical Use</u> ↓												
112	Convalescent home or congregate care facility (97)	--	--	--	--	--	--	--	C	ACUP	C	ACUP
114	Cottage housing developments	--	--	--	--	--	ACUP	ACUP	ACUP	P	ACUP	--
116	Dwelling, duplex	P (3)	P (3)	P (3)	P (3)	--	P (3)	P	P (3)	P	P	--
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P
120	Dwelling, multifamily	--	--	--	--	--	C -- (80)	C	C	ACUP	P	P
122	Dwelling, single-family attached	C	C	--	C	--	P	P	P	P	P	ACUP
124	Dwelling, single-family detached <u>(includes manufactured homes)</u>	P (43)	P (43)	P (43)	C (43)	--	P (43)	P (43)	P (43)	P (43)	P (26)(43)	P (26)(43)
126	Guest house (1)	P	P	P	--	--	P	P	P	P	P	--
128	Home business (1)(52 53)	ACUP	ACUP	ACUP	C (23)	--	P	P	P	P	ACUP	ACUP
130	Hotel/motel (1)(52)	--	--	--	--	--	--	--	--	--	--	ACUP

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
<u>Zoning Classification</u> →		RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
<u>Categorical Use</u> ↓							(19)(101)	(60)(101)	(19)(48)(101)	(48)(101)	(30)(47)(48)(101)	(19)(47)(48)(101)
132	Mobile homes	P (43)	P	P	P (43)	P	C (24)(43)	C (24)(43)	C (24)(43)	C (43)	C (24)(43)	-- (43)
134	Residential care facility	--	--	--	--	--	ACUP	ACUP	ACUP	P	P	P
COMMERCIAL/BUSINESS USES												
200	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P
202	Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--
204	Ambulance service	--	--	--	--	--	--	--	--	--	--	--
206	Auction house	--	--	--	--	--	--	--	--	--	--	--
208	Auto parts and accessory stores	--	--	--	--	--	--	--	--	--	--	--
210	Automobile rentals	--	--	--	--	--	--	--	--	--	--	--
212	Automobile repair and car washes	--	--	--	--	--	--	--	--	--	--	--
214	Automobile service station (6)	--	--	--	--	--	--	--	--	--	--	--

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48)(101)	UM (30)(47) (48)(101)	UH (19)(47) (48)(101)
<u>Categorical Use</u> ↓												
216	Automobile, recreational vehicle or boat sales	--	--	--	--	--	--	--	--	--	--	--
218	Nonmotorized recreation rentals (95)	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP
220	Boat/marine supply stores	--	--	--	--	--	--	--	--	--	--	--
222	Brew pubs	--	--	--	--	--	--	--	--	--	--	--
224	Clinic, medical	--	--	--	--	--	--	--	--	--	--	ACUP (37)
226	Conference center	--	--	--	--	--	--	--	P	--	--	--
228	Custom art and craft stores	--	--	--	--	--	--	--	--	--	--	--
230	Day-care center (14)	C	C	--	--	--	C	C	C	C	ACUP (37)	ACUP (37)
232	Day-care center, family (14)	P	P	--	--	--	P	C	P	P	ACUP (37)	ACUP (37)
234	Drinking establishments	--	--	--	--	--	--	--	--	--	--	--
236	Engineering and construction offices	--	--	--	--	--	--	--	--	--	--	--
238	Espresso stands (58)	--	--	--	--	--	--	--	--	--	--	P (37)
240	Equipment rentals	--	--	--	--	--	--	--	--	--	--	--

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<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48)(101)	UM (30)(47) (48)(101)	UH (19)(47) (48)(101)
<u>Zoning Classification</u> ➔												
<u>Categorical Use</u> ↓												
242	Farm and garden equipment and sales	--	--	--	--	--	--	--	--	--	--	--
244	Financial, banking, mortgage and title institutions	--	--	--	--	--	--	--	--	--	--	--
245	Fitness center	--	--	--	--	--	--	--	--	--	--	ACUP (37)
246	General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)
248	General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	ACUP (37)
250	General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	ACUP (37)
252	General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48)(101)	UM (30)(47) (48)(101)	UH (19)(47) (48)(101)
<u>Categorical Use</u> ↓												
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--
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	P	--	--	P -- (80)	P	P	P	P	--
266	Laundromats and laundry services	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)

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<u>Use Comprehensive Plan Land Use Designation</u> →		Rural Residential	<u>Rural Protection</u>	Rural Wooded	Forest Resource Lands	<u>Mineral Resource</u>	Urban Residential Low Density Residential				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>	
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)	UH (19)(47)(48)(101)	
<u>Zoning Classification</u> →													
<u>Categorical Use</u> ↓													
268	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	--	--
270	Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--
272	Nursery, retail	C	C	--	--	--	--	--	--	--	--	--	--
274	Nursery, wholesale	P	P	P	--	--	--	--	--	--	--	--	--
276	Off-street private parking facilities	--	--	--	--	--	--	--	--	--	--	--	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	--	--	--	--	--	--	--	--	C	--	ACUP (37)	
280	Pet shop – retail and grooming	--	--	--	--	--	--	--	--	--	--	ACUP (37)	
282	Research laboratory	--	--	--	--	--	--	--	--	--	--	--	--
284	Restaurants	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
286	Restaurants, high-turnover	--	--	--	--	--	--	--	--	--	--	--	--
288	Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--

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<u>Use Comprehensive Plan Land Use Designation</u> →		Rural Residential	<u>Rural Protection</u>	Rural Wooded	Forest Resource Lands	<u>Mineral Resource</u>	Urban Residential Low Density Residential				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)	UH (19)(47)(48)(101)
<u>Zoning Classification</u> →												
<u>Categorical Use</u> ↓												
290	Temporary offices and model homes (27)	ACUP	ACUP	--	--	--	P	P	P	P	P	P
292	Tourism facilities, including outfitter and guide facilities	--	--	--	--	--	--	--	--	--	--	--
294	Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--	--	--	--	--	--
296	Transportation terminals	--	--	--	--	--	--	--	--	--	--	--
298	Veterinary clinics/animal hospitals	C (8)	C (8)	--	--	--	--	--	--	--	--	C (9) (37)
RECREATIONAL/CULTURAL USES												
300	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P
302	Amusement centers	--	--	--	--	--	--	--	--	--	--	--
304	Carnival or circus	--	--	--	--	--	--	--	--	--	--	--
306	Club, civic or social (12)	C (12)	C (12)	--	--	C (12)	C (12)	C (12)	C	ACUP	ACUP	ACUP
308	Golf courses	C (12)	C (12)	--	--	--	C	C	C	ACUP	C	ACUP

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
<u>Zoning Classification</u> →		RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
<u>Categorical Use</u> ↓							(19)(101)	(60)(101)	(19)(48)(101)	(48)(101)		
							-- (80)					
310	Marinas	--	--	--	--	--	C -- (80)	C	C	ACUP	C	C
312	Movie/performance theaters, indoor	--	--	--	--	--	--	--	--	--	--	--
314	Movie/performance theaters, outdoor	--	--	--	--	--	--	--	--	--	--	ACUP (37)
316	Museum, galleries, aquarium, historic or cultural exhibits	--	--	--	--	--	--	--	--	--	--	ACUP (37)
318	Parks and open space	P	P	P	P	P	P	P	P	P	P	P
320	Race track, major	--	--	--	--	--	--	--	--	--	--	--
322	Race track, minor	--	--	C (12)	C (12)	C (12)	--	--	--	--	--	--
324	Recreational facilities, private	C (12)	C (12)	C	--	--	C	C	C	ACUP	C	ACUP

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<u>Use Comprehensive Plan Land Use Designation</u> →		Rural Residential	<u>Rural Protection</u>	Rural Wooded	Forest Resource Lands	<u>Mineral Resource</u>	Urban Residential Low Density Residential				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)	UH (19)(47)(48)(101)
<u>Zoning Classification</u> →												
<u>Categorical Use</u> ↓												
326	Recreational facilities, public	ACUP	ACUP	C	--	--	P	P	P	P	P	ACUP
328	Recreational vehicle camping parks	C (46)	C (46)	C (46)	--	--	C	C	C	--	--	--
330	Zoo	--	--	--	--	--	--	--	--	--	--	--
INSTITUTIONAL USES												
400	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P
402	Government/public structures	ACUP	ACUP	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
404	Hospital	--	--	--	--	--	--	--	--	--	--	C
406	Places of worship (12)	C (12)	C (12)	--	--	--	C	C	C	C	C	ACUP
408	Private or public schools (20)	C	C	--	--	--	C	C	C	C	C	C
410	Public facilities and electric power and natural gas utility facilities, substations,	C	C	C	C (5)	C	C	C	C	ACUP	C	ACUP

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
<u>Zoning Classification</u> →		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48)(101)	UM (30)(47) (48)(101)	UH (19)(47) (48)(101)
<u>Categorical Use</u> ↓												
	ferry terminals, and commuter park-and-ride lots (16)											
INDUSTRIAL USES												
500	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P
502	Air pilot training schools	--	--	--	--	--	--	--	--	--	--	--
504	Assembly and packaging operations	--	--	--	--	--	--	--	--	--	--	--
506	Boat yard	--	--	--	--	--	--	--	--	--	--	--
508	Cemeteries, mortuaries, and crematoriums (10)	C	C	C	--	--	C	C	C	C	C	C
510	Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--
512	Contractor's storage yard (21)	C (12)	C (12)	--	--	ACUP	--	--	--	--	--	--
514	Food production, brewery or distillery	--	--	--	--	--	--	--	--	--	--	--

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<u>Use Comprehensive Plan Land Use Designation</u> →		Rural Residential	<u>Rural Protection</u>	Rural Wooded	Forest Resource Lands	<u>Mineral Resource</u>	Urban Residential Low Density Residential				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48)(101)	UM (30)(47) (48)(101)	UH (19)(47) (48)(101)
<u>Categorical Use</u> ↓												
516	Fuel distributors	--	--	--	--	--	--	--	--	--	--	--
518	Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--
520	Manufacturing and fabrication, light	--	--	--	--	--	--	--	--	--	--	--
522	Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	--	--	--
526	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	--	--	--
528	Recycling centers	--	--	--	--	--	--	--	--	--	--	--
530	Rock crushing	--	--	C	C	ACUP	--	--	--	--	--	--
532	Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--
534	Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--
536	Storage, indoor	--	--	--	--	--	--	--	--	--	--	--

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
		RR	RP	RW	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48)(101)	UM (30)(47) (48)(101)	UH (19)(47) (48)(101)
<u>Categorical Use</u> ↓												
538	Storage, outdoor	--	--	--	--	--	--	--	--	--	--	--
540	Storage, self-service	--	--	--	--	--	C (40)	C (40)	C (40)	C (40)	C (37)(40)	C (37)(40)
542	Storage, vehicle and equipment (1)	-- (18)	-- (18)	--	--	--	--	--	--	--	--	--
544	Top soil production, stump grinding	C (22)	C (22)	--	--	C	--	--	--	--	--	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	P	--	--	--	--	--	--
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	--	--	--
550	Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Rural Residential</u>	<u>Rural Protection</u>	<u>Rural Wooded</u>	<u>Forest Resource Lands</u>	<u>Mineral Resource</u>	<u>Urban Residential Low Density Residential</u>				<u>Urban Medium High Density Residential</u>	<u>Urban High Density Residential</u>
<u>Zoning Classification</u> →		RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
<u>Categorical Use</u> ↓							(19)(101)	(60)(101)	(19)(48) (101)	(48)(101)	(30)(47) (48)(101)	(19)(47) (48)(101)
552	Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	--
RESOURCE LAND USES												
600	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P
602	Aggregate extractions sites	C	C	C	P (4)	P	--	--	--	--	--	--
606	Aquaculture practices	C	C	C	--	--	C	C	C	C	C	C
608	Forestry	P	P	P	P	P	P	P	P	--	P	P
610	Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	--	--	--

Table 17.410.040(B)4 Commercial, Industrial, Parks, and Public Facility Zones Use Table

<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> →		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
RESIDENTIAL USES													
100	Accessory dwelling units (1)	--	--	--	--	--	--	--	--	--	--	--	
102	Accessory living quarters (1)	--	--	--	--	--	--	--	--	--	--	--	
104	Accessory use or structure (1)(17)(51)	P	P (84)	P	P	P	P	P	P	P	P	--P	
106	Adult family home	ACUP P (41)	ACUP P (41)(84)	ACUP P (41)	--	ACUP P (41)(79)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	
108	Bed and breakfast house or vacation rental	--	--	ACUP C (34)	ACUP C (34)	ACUP (79)	ACUP C (34)	--	--	--	--	--	
109	Boarding house (102)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	--	--	--	--	ACUP (99)	

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> →		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
110	Caretaker's dwelling	ACUP	ACUP (84)	ACUP	ACUP	ACUP	P	P	P	P	P	P	
112	Convalescent home or congregate care facility (97)	ACUP	ACUP (84)	ACUP	C	ACUP -- (79)	--	--	--	--	--	--	
114	Cottage housing developments	--	--	ACUP	--	--	--	--	--	--	--	--	
116	Dwelling, duplex	--	--	ACUP	P	--	--	--	--	--	--	--	
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	--	
120	Dwelling, multifamily	ACUP	ACUP C (85)	ACUP	P	P -- (79)	--	--	--	--	--	--	
122	Dwelling, single-family attached	ACUP	ACUP (84)	P	P	P -- (79)	--	--	--	--	--	--	
124	Dwelling, single-family detached <u>(includes manufactured homes)</u>	--	--	--	P	--	--	--	--	--	--	--	
126	Guest house (1)	--	--	--	--	--	--	--	--	--	--	--	

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> →		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
128	Home business (1)(53)	--	--	P	ACUP	--	ACUP	--	--	--	--	--	
130	Hotel/motel	P	P (84)	ACUP	C	ACUP -- (79)	--	--	--	--	--	--	
132	Mobile homes	--	--	-- (43)	--	--	--	--	--	--	--	--	
134	Residential care facility	ACUP	ACUP (84)	ACUP	--	ACUP -- (79)	--	--	--	--	--	--	
COMMERCIAL/BUSINESS USES													
200	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P	
202	Adult entertainment (1)	C	C (84)	--	--	--	--	C	--	C	--	--	
204	Ambulance service	P	P (84)	C	C	P	--	P	ACUP	ACUP	--	--	
206	Auction house (55)	P	P (84)	ACUP	--	P	C	ACUP	ACUP	P	C	--	
208	Auto parts and accessory stores (65)	P	P (84)	--	P	P (83)	C	--	--	--	--	--	

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<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> ➔		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
210	Automobile rentals	P	P (61)(84)	P (56)	P (56)	P (83)	--	--	--	--	--	--	
212	Automobile repair and car washes (65)	P	P (84)	--	ACUP (54)	P (83)	C	P (61)	ACUP	P (33)	C	--	
214	Automobile service station (6)	P	P (61)(84)	--	ACUP	P (79)(83)	C	C(33)	C (33)	P (33)	C	--	
216	Automobile, recreational vehicle or boat sales	ACUP	ACUP (84)	--	--	P (83)	--	ACUP (35)	--	ACUP (35)	--	--	
218	Nonmotorized recreation rentals (95)	P	P	P	P	P	P	--	--	--	--	P	
220	Boat/marine supply stores	P	P (84)	--	--	P (83)	C	--	--	--	--	--	
222	Brew pubs	P	P C (85)(87)	ACUP	ACUP	P	--	ACUP (33)	ACUP (33)	ACUP	--	--	
224	Clinic, medical	P	P (87)	ACUP	ACUP	P	--	P	ACUP	C	--	--	
226	Conference center	P	P C (85)	P	--	P	--	--	--	--	--	ACUP	

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Zoning Classification</u> →													
<u>Categorical Use</u> ↓													
228	Custom art and craft stores	P	P C (85)(87)	P (54)	P (54)	P	C	--	--	--	--	--	
230	Day-care center (14)	P	P C (85)	P (54)	P (54)	P -- (79)	ACUP	P (33)	P (33)	P (33)	--	ACUP -- (79)	
232	Day-care center, family (14)	P	P (61)(84)	ACUP (54)	ACUP (54)	P -- (79)	--	P (33)(6 1)	P (33)	--	--	--	
234	Drinking establishments	C	C (87)	ACUP	C	P	C	P (33)	C (33)	--	--	--	
236	Engineering and construction offices	P	P (84)	P (54)	P (54)	P	ACUP	P	P (33)	P (33)	ACUP (72)	--	
238	Espresso stands (58) (72)	P	P (61)(84)	--	P	P	ACUP	P (33)(6 1)	P (33)	P (33)	ACUP	--	
240	Equipment rentals	P	P (61)(84)	ACUP	--	--	ACUP	P	P	P	ACUP (73)	--	
242	Farm and garden equipment and sales	P	P (61)(84)	--	--	P	ACUP	--	--	--	C	--	

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> →		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
244	Financial, banking, mortgage and title institutions	P	P C (85)(87)	P (54)	P (54)	P	--	P	P (33)	ACUP (33)	--	--	
245	Fitness center	P	P	C	--	--	P (100)	P (100)	--	P (100)	P (100)	--	
246	General office and management services – less than 4,000 s.f.	P	P	P	P	P	ACUP	P	P	P (33)	--	--	
248	General office and management services – 4,000 to 9,999 s.f.	P	P (84)	ACUP	ACUP	P	C	P	P	--	--	--	
250	General office and management services – 10,000 s.f. or greater	P	P (84)	ACUP	--	P	--	P	P	--	--	--	
252	General retail merchandise stores – less than 4,000 s.f.	P	P	P	P	P	ACUP	P (33)	P (33)	ACUP (33)	--	--	
254	General retail merchandise stores – 4,000 to 9,999 s.f.	P	P (84)	ACUP	ACUP	P	C	--	--	--	--	--	
256	General retail merchandise stores – 10,000 to 15,000 s.f.	P	P (84)	C	--	--	--	--	--	--	--	--	

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<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> ➔		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
258	General retail merchandise stores – 15,001 to 24,999 s.f.	P	P (84)	C	--	--	--	--	--	--	--	--	
260	General retail merchandise stores – 25,000 s.f. or greater	ACUP (62)	ACUP (62)(84)	--	--	ACUP	--	--	--	--	--	--	
262	Kennels or pet day-cares (1)	C	C (61)(84)	--	C	C	C	P	ACUP	ACUP	C	--	
264	Kennels, hobby	--	--	P	P	--	--	--	--	--	--	--	
266	Laundromats and laundry services	P	P (84)	P (54)	P (54)	P	--	P (33)	P	ACUP	--	--	
268	Lumber and bulky building material sales	ACUP (42)	ACUP (42)(61) (84)	--	--	ACUP (42)	C	P (61)	--	P	ACUP	--	
270	Mobile home sales	ACUP	ACUP (61)(84)	--	--	--	--	--	--	--	--	--	
272	Nursery, retail	P	P (84)	ACUP	ACUP	P	ACUP	--	--	--	--	--	
274	Nursery, wholesale	P	P (61)(84)	ACUP	ACUP	P	P	--	--	--	P	--	
276	Off-street private parking facilities	P	P	ACUP	ACUP	--	--	--	--	--	--	--	

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<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> ➔		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
			C (85)										
278	Personal services – skin care, massage, manicures, hairdresser/barber (66)	P	P (87)	P (54)	P (54)	P	ACUP (54)	--	--	--	--	--	
280	Pet shop – retail and grooming	P	P (84)	ACUP	ACUP	P	ACUP (54)	--	--	--	--	--	
282	Research laboratory	--	--	--	--	--	--	P	P	P	C	--	
284	Restaurants	P	P ACUP (85)	P (54)	P (54)	P	C	P (33)	C (33)	ACUP (33)	--	--	
286	Restaurants, high-turnover (33)	P	P (63) (84)	ACUP	C	P	--	P (59)	P (59)	P (59)	--	--	
288	Recreational vehicle rental	ACUP	ACUP (61)(84)	--	--	--	--	ACUP (61)	ACUP	ACUP	--	--	
290	Temporary offices and model homes (27)	--	--	--	--	--	--	--	--	--	--	--	
292	Tourism facilities, including outfitter and guide facilities	P	P	P	--	P	ACUP	P	P	ACUP	--	--	

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> →		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
294	Tourism facilities, including seaplane and tour boat terminals	ACUP	ACUP (84)	--	--	--	C	--	--	--	--	--	
296	Transportation terminals	ACUP	ACUP C (85)	C	C	C	--	P	--	ACUP	--	--	
298	Veterinary clinics/animal hospitals	P	P (84)	ACUP	ACUP	P	ACUP	P	ACUP	ACUP	--	--	
300	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P	
302	Amusement centers	ACUP (11)	ACUP (11)	C (11)	C	ACUP (11) -- (79)	--	--	--	C (11)	--	ACUP	
304	Carnival or circus	ACUP (11)	ACUP (11)(61) (84)	ACUP (11)	C	ACUP (11) -- (79)	--	--	--	ACUP (11)	--	ACUP	
306	Club, civic or social (12)	P	P	ACUP	ACUP	P	C	ACUP	--	ACUP	--	ACUP	

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<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> ➔		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓			ACUP (85)										
308	Golf courses	ACUP	ACUP (61)(84)	ACUP	ACUP	--	--	--	--	--	--	ACUP	
310	Marinas	ACUP	ACUP (61)(84)	C	ACUP	--	C	--	--	C	C	ACUP	
312	Movie/performance theaters, indoor	P	P ACUP (85)	P	ACUP	P	--	--	--	--	--	--	
314	Movie/performance theaters, outdoor	C	ACUP	ACUP	--	C	C	C	ACUP	--	--	C	
316	Museum, galleries, aquarium, historic or cultural exhibits (67)	P	P C (85)	P	ACUP	P	C	P	ACUP	--	--	ACUP	
318	Parks and open space	P	P	P	P	P	P	P	P	P	P	P	
320	Race track, major	C	C (61)(84)	--	--	--	--	C (61)	C	C	--	C (12)	

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<u>Use Comprehensive Plan Land Use Designation</u> →		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> →		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
322	Race track, minor	--	--	--	--	--	--	--	--	C	--	C (12)	
324	Recreational facilities, private	ACUP	ACUP	ACUP	ACUP	ACUP	C	P	C	C	--	ACUP	
326	Recreational facilities, public	ACUP	ACUP	ACUP	ACUP	P	ACUP	P	C	C	--	ACUP	
328	Recreational vehicle camping parks	C	--	--	C	--	--	--	--	--	--	ACUP	
330	Zoo	C	C (61)(84)	--	--	C	--	--	--	--	--	--	
RECREATIONAL/CULTURAL USES													
400	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	ACUP P	ACUP P	P	P	
402	Government/public structures	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	P	P	C	P	
404	Hospital	ACUP	ACUP (84)	C	--	ACUP	--	C	C	C	--	--	
406	Places of worship (12)	ACUP	ACUP (84)	C	C	ACUP	C	C	--	C	--	--	
408	Private or public schools (20)	ACUP	ACUP	C	C	ACUP	C	P	ACUP	ACUP	C	--	

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<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> ➔		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	ACUP	ACUP	ACUP	ACUP	C	ACUP	ACUP	ACUP	C	P	
INDUSTRIAL USES													
500	Accessory use or structure (1)(17)(51)	P	P (84)	P	P	P	P	P	P	ACUP P	P	--P	
502	Air pilot training schools	P	P (84)	P	--	--	--	P	P	P	--	--	
504	Assembly and packaging operations	C	C (61)(84)	C	--	--	--	P	--	ACUP	C	--	
506	Boat yard	ACUP	ACUP (61)(84)	--	--	--	--	P (61)	ACUP	ACUP	C	--	
508	Cemeteries, mortuaries, and crematoriums (10)	ACUP	ACUP (61)(84)	C	C	--	C	ACUP (61)	--	ACUP	C	--	
510	Cold storage facilities (69)	--	--	--	--	--	C	--	ACUP	P	C	--	
512	Contractor's storage yard (21)	--	--	--	--	--	--	P (61)	--	P	ACUP	--	

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> ➔		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
514	Food production, brewery or distillery	C	C (61)(84)	--	--	--	C	ACUP	ACUP	C	C	--	
516	Fuel distributors	C	C (61)(84)	--	--	--	--	C (61)	--	C	C	--	
518	Helicopter pads (13)	C	C (84)	C	--	C	--	ACUP	--	ACUP	ACUP	--	
520	Manufacturing and fabrication, light	C	C (61)(84)	C	--	--	--	P	P	P	C	--	
522	Manufacturing and fabrication, medium	--	--	--	--	--	--	C (52)(61)	ACUP	P	C	--	
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	ACUP	--	--	
526	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	C	--	--	
528	Recycling centers	--	--	--	--	--	C	--	--	ACUP	C	--	
530	Rock crushing	--	--	--	--	--	--	--	--	C	C	--	
532	Slaughterhouse or animal processing	--	--	--	--	--	C (70)	--	--	C	C (70)	--	

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> ➔		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
534	Storage, hazardous materials	--	--	--	--	--	C (75)	--	--	C	C (75)	--	
536	Storage, indoor	C	C (61)(84)	--	--	--	C (75)	P (61)	P	P	ACUP	--	
538	Storage, outdoor	--	--	--	--	--	C (75)	ACUP (61)	--	P	P (75)	--	
540	Storage, self-service	ACUP	ACUP (61)(84)	C	C	ACUP -- (79)	C (75)	ACUP (61)	--	P	P (75)	--	
542	Storage, vehicle and equipment (1)	ACUP	--	--	--	--	C	ACUP (61)	--	P	C (75)	--	
544	Top soil production, stump grinding	--	--	--	--	--	C	--	--	ACUP	ACUP	--	
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	P (61)	C	C	C	--	
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	C	C (74)	--	

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use Designation</u> ➔		<u>Urban High Intensity Commercial</u>		<u>Urban Low Intensity Commercial</u>			<u>Rural Commercial</u>	<u>Urban Industrial</u>			<u>Rural Industrial</u>	<u>Public Facilities</u>	
<u>Zoning Classification</u> ➔		C (19)(29) (30)(48) (57)(101)	RC (19)(48) (57)(88) (101)	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	LIC (48)(57) (101)	RCO (12)(64)	BC (31) (42) (101) (57)	BP (101) (57)	IND (32)(42) (101) (57)	RI (12)(42) (57)	P (101)	(Reserved)
<u>Categorical Use</u> ↓													
550	Warehousing and distribution (68)	--	--	--	--	--	--	P (61)	P	P	ACUP	--	
552	Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	C	C	--	
RESOURCE LAND USES													
600	Accessory use or structure (1)(17)(51)	P	P (84)	P	P	P	P	P	ACUP P	ACUP	P	P	
602	Aggregate extractions sites	--	--	--	--	--	C	P	--	C	C	--	
606	Aquaculture practices	C	C (84)	C	C	C	C	P	--	C	C	P	
608	Forestry	P	P (84)	--	P	P (79)	P	P	P	P	P	P (79)	
610	Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	C	C	--	

Table 17.410.040(C)6 Limited Areas of More Intensive Rural Development (LAMIRD) Zones Use Table

<u>Use Comprehensive Plan Land Use</u> Designation →		TYPE II LAMIRDS											TYPE III LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		REC	TTEC	
<u>Zoning Classification</u> → <u>Categorical Use</u> ↓		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
		RESIDENTIAL USES													
100	Accessory dwelling units (1)	ACUP	P	P	--	C	C	C	C	--	C	ACUP	ACUP	--	--
102	Accessory living quarters (1)	ACUP	P	P	--	P	P	C	P	P	C	P	P	--	--
104	Accessory use or structure (1)(17)(18)(51)	ACUP <u>P</u>	P	P	ACUP <u>P</u>	P	P	P	P	P	P	P	P	P	P
106	Adult family home	ACUP	C	C	C (41)	C (41)	C (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--
108	Bed and breakfast house or vacation rental	ACUP (34)	P (34)	P (34)	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	--	--
109	Boarding house (102)	C (98)	C (98)	C (98)	--	--	--	ACUP (98)	ACUP (98)	--	--	--	--	--	--
110	Caretaker's dwelling	ACUP	--	--	--	--	--	P	--	P	--	--	--	P	P

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use</u>		TYPE 4 LAMIRDS											TYPE 3 LAMIRDS		
<u>Designation</u> →		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC
<u>Zoning Classification</u> →		KVC	KVLR	KVR	MVC (50)	MVL R	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
<u>Categorical Use</u> ↓															
112	Convalescent home or congregate care facility (97)	ACUP	C	C	ACUP	--	--	ACUP	C	--	--	--	--	--	--
114	Cottage housing developments	C	ACUP	ACUP	--	--	--	--	C	C	--	C	C	--	--
116	Dwelling, duplex	C	ACUP (3)	ACUP (3)	--	P (3)	P (3)	P	P	--	--	C	C	--	--
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P	P	P	P
120	Dwelling, multifamily	C	C	C	--	--	--	ACUP	ACUP	--	--	--	--	--	--
122	Dwelling, single-family attached	C (26)	P	P	--	P	P	P	P	--	C	P	P	--	--
124	Dwelling, single-family detached <u>(includes manufactured homes)</u>	C (26)(43)	P (43)	P (43)	--	P(43)	P (43)	P (43)	P (43)	--	C	P (43)	P (43)	--	--
126	Guest house (1)	--	--	--	--	P	P	P	P	P	C	P	P	--	--
128	Home business (1) (52) 53	ACUP	ACUP	ACUP	--	ACUP	ACUP	P	P	--	--	ACUP	ACUP	--	--
130	Hotel/motel	ACUP	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--
132	Mobile homes	C (43)	C (43)	C (43)	--	--	--	--	--	--	--	--	--	--	--
134	Residential care facility	ACUP	ACUP	ACUP	--	--	--	--	--	--	C	--	--	--	--

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use</u>		TYPE 4I LAMIRDS											TYPE 3III LAMIRDS		
<u>Designation</u> →		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC
<u>Zoning Classification</u> →		KVC	KVLR	KVR	MVC (50)	MVLRL	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
<u>Categorical Use</u> ↓															
COMMERCIAL/BUSINESS USES															
200	Accessory use or structure (1) (17) (51)	<u>ACUPP</u>	P	P	<u>ACUPP</u>	P	P	P	P	P	P	P	P	P	P
202	Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--
204	Ambulance service	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	ACUP
206	Auction house	--	--	--	--	--	--	--	--	--	--	--	--	P (76)	P – Indoor Only (76)
208	Auto parts and accessory stores	ACUP	--	--	C	--	--	--	--	--	C	--	--	P	--
210	Automobile rentals	C	--	--	--	--	--	--	--	--	--	--	--	--	--
212	Automobile repair and car washes	ACUP	--	--	--	--	--	ACUP	--	--	C	--	--	ACUP (76)	--
214	Automobile service station (6)	--	--	--	--	--	--	ACUP	--	--	ACUP (36)	--	--	ACUP	--
216	Automobile, recreational vehicle or boat sales	--	--	--	--	--	--	--	--	ACUP	--	--	--	--	--
218	Nonmotorized recreation rental (95)	P	--	--	P	--	--	P	--	P	P	--	--	--	--

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use</u> Designation →		TYPE <u>II</u> LAMIRDS											TYPE <u>III</u> LAMIRDS		
		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC
<u>Zoning Classification</u> → Categorical Use ↓		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
		220	Boat/marine supply stores	ACUP	--	--	P	--	--	ACUP	--	ACUP	C	--	--
222	Brew pubs	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	C	--	--	ACUP	--
224	Clinic, medical	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	C	--	--	C	P
226	Conference center	--	--	--	--	--	--	ACUP	--	ACUP	--	--	--	--	--
228	Custom art and craft stores	ACUP	--	--	P	--	--	ACUP	--	ACUP	P	--	--	P (76)	--
230	Day-care center (14)	C	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C	P	P
232	Day-care center, family (14)	C	C	C	ACUP	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	C	--	--
234	Drinking establishments	C	--	--	C	--	--	C	--	C	C	--	--	P	--
236	Engineering and construction offices	ACUP	--	--	P (90)	--	--	ACUP	--	ACUP	C	--	--	P (76)	P (76)
238	Espresso stands (58)	ACUP	--	--	P	--	--	ACUP	--	--	C	--	--	P	P
240	Equipment rentals	--	--	--	--	--	--	--	--	--	--	--	--	P	--
242	Farm and garden equipment and sales	C	--	--	--	--	--	--	--	--	C	--	--	P	--
244	Financial, banking, mortgage and title institutions	ACUP	--	--	P	--	--	ACUP	--	ACUP	C	--	--	P (76)	P (76)

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use</u> Designation →		TYPE 4 LAMIRDS											TYPE 3 LAMIRDS		
		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		REC	TTEC	
Zoning Classification → Categorical Use ↓		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
		245	Fitness center	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	ACUP	--	--
246	General office and management services – less than 4,000 s.f.	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	P	P
248	General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	PBD (38)	--	PBD (38)	ACUP	--	--	ACUP	P
250	General office and management services – 10,000 s.f. or greater	ACUP	--	--	--	--	--	--	--	--	ACUP	--	--	C	P
252	General retail merchandise stores – less than 4,000 s.f.	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	P	--
254	General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	PBD	--	PBD	ACUP	--	--	ACUP	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	--	--	--	--	--	--	C	--	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	--	--	--	--	--	--	--	--	--	--	--

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use</u> Designation →		TYPE <u>4I</u> LAMIRDS											TYPE <u>3III</u> LAMIRDS		
		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		REC	TTEC	
<u>Zoning Classification</u> → <u>Categorical Use</u> ↓		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
		260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--
262	Kennels or pet day-cares (1)	C	--	--	--	C	C	--	--	--	--	--	--	P	P
264	Kennels, hobby	C	C	C	--	P	P	--	P	--	--	P	P	--	--
266	Laundromats and laundry services	C	--	--	C	--	--	ACUP	--	ACUP	ACUP	--	--	--	--
268	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	ACUP	ACUP	--	--	P	--
270	Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--
272	Nursery, retail	ACUP	C	C	ACUP P (91)	C	C	ACUP	--	ACUP	ACUP	C	C	P	--
274	Nursery, wholesale	ACUP	C	C	--	C	C	ACUP	--	ACUP	ACUP	C	C	P	--
276	Off-street private parking facilities	C	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	--	--

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use</u> Designation →		TYPE 4 LAMIRDS											TYPE 3 LAMIRDS		
		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		REC	TTEC	
<u>Zoning Classification</u> → <u>Categorical Use</u> ↓		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
		280	Pet shop – retail and grooming	ACUP	--	--	P	--	--	ACUP	--	--	C	--	--
282	Research laboratory	C	--	--	--	--	--	--	--	C	--	--	--	P	P
284	Restaurants	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	P (76)	P (76)
286	Restaurants, high-turnover	C	--	--	ACUP (92)	--	--	C	--	C	C	--	--	P (76)	--
288	Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--
290	Temporary offices and model homes (27)	C	--	--	--	ACUP	ACUP	--	--	ACUP	--	--	--	ACUP (76)	ACUP (76)
292	Tourism facilities, including outfitter and guide facilities	C	--	--	P (93)	--	--	--	--	C	C	--	--	ACUP (76)	P
294	Tourism facilities, including seaplane and tour boat terminals	C	--	--	--	--	--	--	--	C	C	--	--	--	--
296	Transportation terminals	--	--	--	--	--	--	--	--	C	--	--	--	ACUP	ACUP
298	Veterinary clinics/animal hospitals	ACUP	--	--	ACUP	--	--	ACUP	--	--	ACUP	C	C	ACUP	ACUP
RECREATIONAL/CULTURAL USES															

2017 Administrative Code Amendments
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<u>Use Comprehensive Plan Land Use</u>		TYPE 4 LAMIRDS											TYPE 3 LAMIRDS		
<u>Designation</u> →		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC
<u>Zoning Classification</u> →		KVC	KVLR	KVR	MVC (50)	MVLRL	MVR	RHTRC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
<u>Categorical Use</u> ↓															
300	Accessory use or structure (1)(17)(51)	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P
302	Amusement centers	C (11)	--	--	C (11)	--	--	-- (11)	--	--	-- (11)	--	--	--	--
304	Carnival or circus	C (11)	--	--	C (11)	--	--	-- (11)	--	--	-- (11)	--	--	--	--
306	Club, civic or social (12)	ACUP	--	--	P	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	C	--	--
308	Golf courses	C	--	--	--	--	--	ACUP	C	ACUP	ACUP	C	C	--	--
310	Marinas	ACUP	--	--	ACUP	--	--	--	--	PBD	ACUP	C	C	--	--
312	Movie/performance theaters, indoor	C	--	--	ACUP	--	--	ACUP	--	--	--	--	--	--	--
314	Movie/performance theaters, outdoor	C	--	--	C	--	--	--	--	--	--	--	--	--	--
316	Museum, galleries, aquarium, historic or cultural exhibits	ACUP	--	--	ACUP (94)	--	--	ACUP	C	ACUP	ACUP	--	--	--	--
318	Parks and open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P
320	Race track, major	--	--	--	--	--	--	--	--	--	--	--	--	--	--
322	Race track, minor	--	--	--	--	--	--	--	--	--	--	--	--	--	--
324	Recreational facilities, private	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	C	C	--	--

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use</u>		TYPE 4 LAMIRDS											TYPE 3 LAMIRDS		
<u>Designation</u> →		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC
<u>Zoning Classification</u> →		KVC	KVLR	KVR	MVC (50)	MVL R	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
<u>Categorical Use</u> ↓															
326	Recreational facilities, public	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	C	C	--	--
328	Recreational vehicle camping parks	--	--	--	--	--	--	--	--	--	--	--	--	--	--
330	Zoo	ACUP	--	--	--	--	--	--	--	--	--	--	--	--	--
INSTITUTIONAL USES															
400	Accessory use or structure (1) (17) (51)	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	--P
402	Government/public structures	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C	C	P
404	Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--
406	Places of worship (12)	ACUP	C	C	ACUP	C	C	C	C	C	ACUP	C	C	--	--
408	Private or public schools (20)	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C	ACUP	P
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	C	C	ACUP	C	C	PBD	--	PBD	P	C	C	ACUP	ACUP

2017 Administrative Code Amendments
Tracked Changes

<u>Use Comprehensive Plan Land Use</u>		TYPE 4 LAMIRDS											TYPE 3 LAMIRDS		
<u>Designation</u> →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC
<u>Zoning Classification</u> →		KVC	KVLR	KVR	MVC (50)	MVLRL	MVR	RHTRC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
<u>Categorical Use</u> ↓															
INDUSTRIAL USES															
500	Accessory use or structure (1)(17)(51)	ACUP	P	P	ACUP	--	--	P	P	P	P	P	P	P	P
502	Air pilot training schools	--	--	--	--	--	--	--	--	--	--	--	--	P	P
504	Assembly and packaging operations	--	--	--	--	--	--	PBD	--	PBD	--	--	--	ACUP	P
506	Boat yard	ACUP	--	--	--	--	--	ACUP	--	ACUP	--	--	--	P	P
508	Cemeteries, mortuaries, and crematoriums (10)	C	--	--	--	C	C	--	--	--	--	--	--	--	--
510	Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--	--	P	P
512	Contractor's storage yard (21)	C	--	--	--	C	C	--	--	ACUP	--	--	--	P	--
514	Food production, brewery or distillery	--	--	--	--	--	--	C	--	C	--	--	--	P	P
516	Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--	P	--
518	Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--	--	C	C
520	Manufacturing and fabrication, light	--	--	--	--	--	--	PBD	--	PBD	--	--	--	P	P

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<u>Use Comprehensive Plan Land Use</u> Designation →		TYPE 4 LAMIRDS											TYPE 3 LAMIRDS		
		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		REC	TTEC	
<u>Zoning Classification</u> → <u>Categorical Use</u> ↓		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
		522	Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	PBD	--	--	--
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	PBD	--	--	--	C	C
526	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	PBD	--	--	--	C	C
528	Recycling centers	--	--	--	--	--	--	--	--	C	--	--	--	ACUP	--
530	Rock crushing	--	--	--	--	--	--	--	--	--	--	--	--	C	--
532	Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	--
534	Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	--	C	P
536	Storage, indoor	--	--	--	--	--	--	--	--	ACUP	--	--	--	P	P
538	Storage, outdoor	--	--	--	--	--	--	--	--	ACUP	--	--	--	P	--
540	Storage, self-service	C	--	--	--	--	--	--	--	--	--	--	--	P	P
542	Storage, vehicle and equipment (1)	--	-- (18)	--	--	-- (18)	-- (18)	--	-- (18)	ACUP (18)	--	-- (18)	-- (18)	P	P – Indoor or Covered Only

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<u>Use Comprehensive Plan Land Use</u>		TYPE 4I LAMIRDS											TYPE 3III LAMIRDS		
<u>Designation</u> →		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC
<u>Zoning Classification</u> →		KVC	KVLR	KVR	MVC (50)	MVLRL	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
<u>Categorical Use</u> ↓															
544	Top soil production, stump grinding	--	--	--	--	--	--	--	--	ACUP	--	--	--	P	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	--	--	C	--	--	--	C	--
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	--
550	Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	P
552	Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	--	--	C	--
RESOURCE LAND USES															
600	Accessory use or structure (1)(17)(51)	ACUP <u>P</u>	P	P	ACUP <u>P</u>	P	P	P	P	P	P	P	P	P	--P <u>P</u>
602	Aggregate extractions sites	--	--	--	--	--	--	--	--	--	--	--	--	P	P
606	Aquaculture practices	--	C	C	--	C	C	--	--	--	--	--	--	C	--

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<u>Use Comprehensive Plan Land Use</u> Designation →		TYPE 4 LAMIRDS											TYPE 3 LAMIRDS		
		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		REC	TTEC	
<u>Zoning Classification</u> → <u>Categorical Use</u> ↓		KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR		
		608	Forestry	--	--	--	--	P	P	P	P	P	P	P	P
610	Shellfish/fish hatcheries and processing facilities	C	--	--	--	--	--	--	--	PBD	--	--	--	C	--

17.410.050 Footnotes for zoning use tables.

- A. Where noted on the preceding use tables, the following additional restrictions apply:
1. Where applicable subject to Section 17.410.060, Provisions applying to special uses.
 2. Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.
 3. When located within urban growth areas (except UR), duplexes shall require five thousand square feet of minimum lot area. Duplexes located in the UR zone or outside of urban growth areas shall require double the minimum lot area required for the zone.
 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.
 5. Provided public facilities do not inhibit forest practices.
 6. Where permitted, automobile service stations shall comply with the following provisions:
 - a. Sale of merchandise shall be conducted within a building, except for items used for the maintenance and servicing of automotive vehicles;
 - b. No automotive repairs other than incidental minor repairs or battery or tire changing shall be allowed;
 - c. The station shall not directly abut a residential zone; and
 - d. All lighting shall be of such illumination, direction, and color as not to create a nuisance on adjoining property or a traffic hazard.
 7. Reserved.
 8. A veterinary clinic or animal hospital shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.
 9. Veterinary clinics and animal hospitals are allowed, provided a major part of the site fronts on a street and the director finds that the proposed use will not interfere with reasonable use of residences by reason of too close proximity to such residential uses, or by reason of a proposed exterior too different from other structures and character of the neighborhood. All activities shall be conducted inside an enclosed building.
 10. A cemetery, crematorium, mausoleum, or columbarium shall have its principal access on a county roadway with ingress and egress so designed as to minimize traffic congestion, and shall provide required off-street parking spaces. No mortuary or crematorium in conjunction with a cemetery is permitted within two hundred feet of a lot in a residential zone.
 11. A circus, carnival, animal display, or amusement ride may be allowed through a Type I administrative review in all industrial zones and any commercial zones, except ~~a~~Neighborhood

Commercial (NC), Keyport Village Commercial (KVC), or Manchester Village Commercial (MVC) for a term not to exceed ninety days, with a written approval of the director. The director may condition such approval as appropriate to the site. The director's decision may be appealed to the hearing examiner.

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

13. Heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented that the incidences of aircraft passing directly over dwellings during their landing or taking off patterns are minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights.

14. In those zones that prohibit residential uses, family day-care centers are only allowed in existing residential structures. Day-care centers shall have a minimum site size of ten thousand square feet and shall provide and thereafter maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. Adequate off-street parking and loading space shall be provided.

15. Reserved.

16. The erection, construction, alteration, or maintenance of overhead or underground utilities by a public utility, municipality, governmental agency, or other approved party shall be permitted in any zone; provided, that any permanent above-ground structures not located within a right-of-way or easement shall be subject to the review of the director. Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title. Water towers which exceed thirty-five feet in height, solid waste collection, transfer and/or handling sites in any zone shall be subject to a conditional use permit. These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.530.

17. Reserved.

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

19. All development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.

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

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21. Outdoor contractors' storage yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a minimum of twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand square feet.
22. Stump grinding, soil-combining and composting in rural protection and rural residential zones must meet the following requirements:
 - a. The subject property(ies) must be one hundred thousand square feet or greater in size;
 - b. The use must take direct access from a county-maintained right-of-way;
 - c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of the property(ies) to provide adequate screening of the use from neighboring properties;
 - d. The subject property(ies) must be adjacent to an industrial zone or a complementary public facility such as a sewage treatment plant or solid waste facility;
 - e. The proposed use must mitigate noise, odor, dust and light impacts from the project; and
 - f. The use must meet all other requirements of this title.
23. Home businesses located in the forest resource lands (FRL) must be associated with timber production and/or harvest.
24. Mobile homes are prohibited, except in approved mobile home parks.
25. All uses must comply with the town development objectives of Section 17.360C.020.
26. Single-family detached dwellings shall only be allowed when the existing parcel size as of August 31, 2016, would only allow the development of one dwelling unit.
27. Subject to the temporary permit provisions of Chapter 17.105.
28. Allowed only within a commercial center limited in size and scale (e.g., an intersection or corner development).
29. Reserved.
30. The Design Standards for the Community of Kingston set forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.
31. Uses permitted only if consistent with an approved master plan pursuant to Chapter 17.440. Where a master plan is optional and the applicant chooses not to develop one, all uses shown as permitted require an administrative conditional use permit.
32. For properties with an approved master plan, all uses requiring a conditional use permit will be considered permitted uses.

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33. Must be located and designed to serve adjacent area.
34. Bed and breakfast houses or vacation rentals with one to four rooms require an administrative conditional use permit; bed and breakfast houses with five or more rooms require a hearing examiner conditional use permit. Bed and breakfast houses serving meals to patrons other than overnight guests require a hearing examiner conditional use permit.
35. The use shall be accessory and shall not occupy more than twenty-five percent of the project area.
36. Requires a conditional use permit when abutting SVR or SVLR zone.
37. The overall project shall include a residential component. A mixed use project shall be required to meet the minimum density for the zone in which it is located.
38. Customer service oriented uses over five thousand square feet are prohibited.
39. Reserved.
40. Self-storage facilities must be accessory to the predominant residential use of the property, sized consistently for the number of lots/units being served and may serve only the residents of the single-family plat or multifamily project.
41. Adult family homes serving one to six residents (excluding proprietors) are permitted uses. Adult family homes serving more than six applicable residents (excluding proprietors) require an administrative conditional use permit (ACUP).
42. All business, service repair, processing, storage, or merchandise display on property abutting or across the street from a lot in any residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a sight-obscuring fence or wall.
43. Where a family member is in need of special, frequent and routine care and assistance by reason of advanced age or ill health, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual requiring or providing such special care subject to the following limitations:
 - a. Not more than two individuals shall be the recipients of special care;
 - b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-family dwelling or manufactured/mobile home as between the recipients or providers of special care;
 - c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
 - d. A permit must be obtained from the director authorizing such special care manufactured/mobile home. Such permit shall remain in effect for one year and may, upon application, be extended for one-year periods, provided there has been compliance with the requirements of this section;
 - e. The manufactured/mobile home must be removed when the need for special care ceases; and
 - f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.

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44. Certain development standards may be modified for mixed use developments, as set forth in Section 17.420.035 and Chapter 17.430.
45. Reserved.
46. Allowed only as an accessory use to a park or recreational facility greater than twenty acres in size.
47. As a conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:
 - a. The project must include a combination of UM and/or UH and commercially zoned land;
 - b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project;
 - c. All setbacks from other residentially zoned land must be the maximum required by the zones included in the project;
 - d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and
 - e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit.
48. Within urban growth areas, all new residential subdivisions, single-family or multifamily developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units unless exemptions identified in Section 17.460.020 allow for the implementation of a dry sewer.
49. Mixed use development is prohibited outside of urban growth areas.
50. The Manchester Community Plan, Appendix A – Manchester Design Standards, sets forth policies and regulations for properties within the Manchester village commercial (MVC) district. All development within the MVC district must be consistent with these standards.
51. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.105.090(I).
52. Aggregate production and processing only. Allowed only if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR).
53. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a component of a home business subject to the requirements of Section 17.410.060(B).
54. The gross floor area shall not exceed four thousand square feet.
55. Auction house and all items to be auctioned shall be fully enclosed within a structure.
56. There shall be no more than six rental vehicles kept on site.

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57. ~~Unless the permit application is a Type III, W~~When a component of development located within a commercial or industrial zone involves the conversion of previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type II administrative decision.

58. In addition to the other standards set forth in the Kitsap County Code, espresso stands are subject to the following conditions:

a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door. ~~Each stacking lane shall be sized measuring (i.e. eight and one-half feet in width and twenty-feetsixty feet in length),~~ with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities.

b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on site.

c. All structures must be permanently secured to the ground.

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

59. Reserved.

60. All development in Illahee shall be consistent with the Illahee Community Plan.

61. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).

62. General retail merchandise stores greater than one hundred twenty-five thousand square feet in size are prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards). Additional square footage may be allowed for projects greater than twenty-five acres in size.

~~63. Reserved. Restaurants, high turnover that provide drive-through service must be compatible with the pedestrian focus of the Waaga Way Town Center (see the Silverdale Design Standards). Such businesses shall minimize potential conflicts with pedestrian and bicycle traffic and gathering areas by subordinating the drive-through service to the overall development design.~~

64. When a component of development is located within the rural commercial or rural industrial zone and involves the conversion of previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type III hearing examiner decision.

65. No car washes allowed in RCO or RI.

66. Personal service businesses in the RCO are limited to four chairs and are intended for local use only.

67. No aquariums are allowed in the RCO zone. Galleries, museums, historic and cultural exhibits should be geared toward the character of the rural area, rural history, or a rural lifestyle.

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- 68. In the RI zone, warehousing and distribution should be focused on agricultural, food, or forestry uses only.
- 69. In the RI zone, cold storage facilities are only allowed for agricultural and food uses.
- 70. In the RCO and RI zones, slaughterhouses and animal processing may have a retail component not to exceed four thousand square feet.
- 71. In the RCO zone, custom art and craft stores are limited to studio type and size only.
- 72. Must be accessory to an immediate primary use.
- 73. Heavy construction, farming and forestry equipment only.
- 74. Allowed for existing airports only.
- 75. All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. Applicant must also demonstrate how the storage would serve the immediate population.
- 76.

0 – 4,000 square feet	=	P
4,001 – 10,000 square feet	=	ACUP
10,001 – 15,000 square feet	=	C
15,001 square feet and above	=	X

- 77. Reserved.
- 78. Reserved.
- 79. No residential uses are allowed within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.
- 80. Use prohibited within the Gorst urban growth area.
- 81. Use permitted outright in the Gorst urban growth area.
- 82. Use requires a conditional use permit in the Gorst urban growth area.
- 83. In the Gorst urban growth area, must take access from state route. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain.
- 84. Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
- 85. Use requires an administrative conditional use permit (ACUP) or hearing examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)

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86. If located on the Central Kitsap Community Campus, any mixed use development must be in a single building, and total floor area devoted to commercial uses shall not exceed seventy percent. Other mixed use development standards and waivers set forth in Section 17.420.035 shall not apply to the Central Kitsap Community Campus. (See Silverdale Design Standards.)
87. If located on the Central Kitsap Community Campus, retail/office uses are allowed if accessory and directly related to priority public or community uses. (See the Silverdale Design Standards.)
88. Uses allowed on the Poplar's property, as defined by the Silverdale Design Standards, shall not be subject to footnotes 84 through 87 until such time it is substantially redeveloped; but will be subject to all special provisions of this title.
89. Reserved.
90. Equipment storage located externally is not allowed.
91. Permitted in the Manchester village commercial zone if less than five thousand square feet.
92. Drive-through lanes are not allowed.
93. Terminals or facilities for motorized equipment are not allowed.
94. Any combination of structures shall not exceed five thousand square feet. Zoos and aquariums are prohibited.
95. Allowed on all port district owned property.
96. Reserved.
97. Cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process.
98. Number of individual boarding rooms may not exceed the maximum density for the zone or six boarding rooms, whichever is greater.
99. The number of individual boarding rooms must meet the minimum density for the zone or equal six boarding rooms, whichever is greater.
100. Allowed only as micro-gyms less than five thousand square feet in size. All other fitness centers are prohibited.
101. Transitory accommodations allowed only pursuant to Chapter 17.505.
102. Boarding houses must have health district approval prior to occupancy.

17.410.060 Provisions applying to special uses.

A. In addition to other standards and requirements imposed by this title, all uses included in this section shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this title, the most restrictive shall apply.

B. Uses with Additional Restrictions. Businesses associated with a mineral resource overlay (MRO) designation shall not be subject to these restrictions.

1. Home Business. Home businesses may be allowed for commercial or industrial uses within residential zones subject to the following conditions:

a. Incidental home business, as defined below, shall be permitted in all residential zones and have no permit required.

i. Business uses shall be incidental and secondary to the dominant residential use;

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

iii. The business shall be conducted entirely within the residence;

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

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

vi. No clients or customers shall visit or meet for an appointment at the residence;

vii. No employees or independent contractors are allowed to work in the residence other than family members who reside in the residential dwelling;

viii. No activities that create noise, increase risk of fire, or in any way threaten the safety and tranquility of neighboring residents are permitted;

ix. No more than two pick-ups and/or deliveries per day are allowed, not including normal U.S. mail;

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

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

b. Minor home business, as defined below, shall be permitted in all residential zones subject to approval by the director. Said approval is not transferable to any individual, future property owner or location.

i. Business uses shall be incidental and secondary to the dominant residential use;

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

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

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- iv. The business shall occupy no more than thirty percent of the gross floor area of the residence;
- v. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
- vi. No more than two employees, including proprietors (or independent contractors), are allowed;
- vii. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director;
- viii. No outside storage shall be allowed; and
- ix. In order to assure compatibility with the dominant residential purpose, the director may require:
 - (a) Patronage by appointment.
 - (b) Additional off-street parking.
 - (c) Other reasonable conditions.
- c. Moderate home business, as defined below, shall be permitted in RW, RP, and RR zones subject to approval by the director. Said approval is not transferable to any individual, future property owner or location.
 - i. Business uses shall be incidental and secondary to the dominant residential use;
 - ii. The residential character of the building shall be maintained and the business shall be conducted in such a manner as to moderate any outside appearance of a business;
 - iii. The residence shall be occupied by the owner of the business;
 - iv. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
 - v. No more than five employees (or independent contractors) are allowed;
 - vi. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director; and
 - vii. In order to ensure compatibility with the dominant residential purpose, the director may require:
 - (a) Patronage by appointment.
 - (b) Additional off-street parking.
 - (c) Screening of outside storage.
 - (d) A conditional use permit (required for engine or vehicle repair or servicing).
 - (e) Other reasonable conditions.
- 2. Pets and Exotic Animals. Pets, nontraditional pets and exotic animals are subject to the following conditions:

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- 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 title. 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.
3. Accessory Dwelling Unit (ADU). In order to encourage the provision of affordable and independent housing for a variety of households, an accessory dwelling unit may be located in residential zones, subject to the following criteria:
- a. An ADU shall be allowed as a permitted use in those areas contained within an urban growth boundary;
 - b. An ADU shall be subject to a conditional use permit in those areas outside an urban growth boundary;
 - c. Only one ADU shall be allowed per lot;
 - d. Owner of the property must reside in either the primary residence or the ADU;
 - e. The ADU shall not exceed fifty percent of the square footage of the habitable area of primary residence or nine hundred square feet, whichever is smaller; Dimensions are determined by exterior measurements;
 - f. The ADU shall be located within one hundred fifty feet of the primary residence or shall be the conversion of an existing detached structure (i.e., garage);
 - g. The ADU shall be designed to maintain the appearance of the primary residence;
 - h. All setback requirements for the zone in which the ADU is located shall apply;
 - i. The ADU shall meet the applicable health district standards for water and sewage disposal;
 - j. No mobile homes or recreational vehicles shall be allowed as an ADU;
 - k. An ADU shall use the same side street entrance as the primary residence and shall provide additional off-street parking; and
 - l. An ADU is not permitted on the same lot where an accessory living quarters exists.
 - m. Existing, Unpermitted Accessory Dwelling Units.

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i. Applicability. The provisions of this subsection shall only apply to property and property owners who can establish all of the following criteria:

- (a) The parcel is within the unincorporated area of Kitsap County;
- (b) An accessory dwelling unit (ADU), as defined in Section 17.110.020, or similar dwelling previously defined as an accessory living quarters (ALQ) or an accessory rental unit (ARU) is located on the parcel;
- (c) The accessory dwelling has not received any prior review and/or approval by Kitsap County;
- (d) The property owner did not construct or cause to have the accessory dwelling constructed;
- (e) The property owner did not own the property when the accessory dwelling was constructed;
- (f) The property owner exercised due diligence when purchasing the property with the existing accessory dwelling to discover whether or not the accessory dwelling was approved when purchasing the property. Due diligence is presumed to have occurred if the property owner can document the following conditions:
 - (i) That county tax records or parcel records contain no inquiry or other notice that the ADU was unpermitted; and
 - (ii) That the current owner requested and obtained a title report with no exceptions, restrictions, enforcement actions, permitting or similar issues pertinent to the ADU; and
 - (iii) That the prior owner's property and improvement disclosures at the time of sale did not indicate any permitting, compliance or similar issues pertinent to the ADU; and
 - (iv) That any third party involved in the sale or inspection of the ADU did not disclose any permitting, compliance or other issues pertinent to the ADU.
- (g) The parcel has a history of property tax assessment and a history of continuous tax payments on the principal and the accessory dwelling.
- (h) Acceptable documentation for subsections (B)(3)(m)(i)(a) through (g) of this section may include but is not limited to current or previous county assessment records, real estate disclosure forms, listing agreements, records of sale, title reports and aerial photography establishing compliance with the required conditions.

ii. Application. Persons who meet the criteria of subsection (B)(3)(m)(i) of this section desiring to gain approval of their accessory dwelling shall make application to the director of the department of community development on forms provided by the department, with fees to be paid at the time of application as provided in subsection (B)(3)(m)(v) of this section. Such application shall be a Type II permit under Chapter 21.04.

iii. Approval. The director, or his designee, is authorized to approve submitted applications that satisfy all of the following:

- (a) All the requirements of this section;
- (b) All the applicable zoning, health, fire safety and building construction requirements:

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(i) The applicable requirements shall be those in effect when the accessory dwelling was constructed. The burden of proof of when the accessory dwelling was constructed shall be upon the applicant and may consist of dated aerial photography, tax assessments, surveys or similar documents.

(ii) If the applicant cannot prove a date of construction, the applicable requirements shall be those currently in effect on the date of application.

(iii) If the applicant can only show a date range for construction, the applicable requirements shall be the latest requirements of the range;

(c) Proof of adequate potable water;

(d) Proof of adequate sewage disposal systems for both the principal and the accessory dwelling. Proof shall be shown by Kitsap County health district approval; and

(e) Verification by Kitsap County inspection staff that the accessory dwelling is habitable.

Applications approved subject to these provisions shall be considered legal nonconforming uses.

iv. Variances.

(a) When reviewing the application, the director is authorized to grant an administrative variance to the requirements of subsection (B)(3)(m)(iii)(b) of this section only when unusual circumstances relating to the property cause undue hardship in the application of subsection (B)(3)(m)(iii)(b) of this section. The granting of an administrative variance shall be in the public interest. An administrative variance shall be granted at the director's sole discretion only when the applicant has proven all of the following:

(i) There are practical difficulties in applying the regulations of subsection (B)(3)(m)(iii)(b) of this section;

(ii) The applicant did not create or participate in creating the practical difficulties;

(iii) A variance meets the intent and purpose of this section;

(iv) The variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which the property is located; and

(v) The variance is the minimum necessary to grant relief to the applicant.

(b) The director is authorized to require mitigation in connection with the administrative variance to minimize the effect of the variance on surrounding properties.

(c) In reviewing a request for an administrative variance, the director shall notify and solicit comments from surrounding property owners of the application and the intended variance and mitigation. The director shall consider such comments when determining whether or not to approve the variance. The director is further authorized to require mediation to resolve issues arising from the notification process and the costs of such mediation shall be paid by the applicant.

(d) Variance requests submitted as part of this subsection shall be considered as part of the original application and not subject to additional procedural or fee requirements.

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v. Fees. Applicants shall pay a fee established by resolution at the time of application. Additionally, applicants shall pay notification costs, reinspection fees, additional review and other applicable fees in accordance with Chapter 21.10. Applicants may initiate a staff consultation in considering or preparing an application under these provisions. The staff consultation fee established in Chapter 21.10 shall not, however, be credited towards any subsequent application submitted under these provisions.

vi. Land Use Binder. Following approval of the accessory dwelling and any administrative variance, the applicant shall record a land use permit binder with the county auditor using forms provided by Kitsap County department of community development.

vii. Expiration. Qualifying property owners shall have one year from the time that the noncompliant ADU is discovered to submit an application for approval of the ADU.

4. Accessory Living Quarters. In order to encourage the provision of affordable housing, accessory living quarters may be located in residential zones, subject to the following criteria:

- a. Accessory living quarters shall be located within an owner-occupied primary residence;
- b. Accessory living quarters are limited in size to no greater than fifty percent of the habitable area of the primary residence;
- c. The accessory living quarters are subject to applicable health district standards for water and sewage disposal;
- d. Only one accessory living quarters shall be allowed per lot;
- e. Accessory living quarters are to provide additional off-street parking with no additional street side entrance; and
- f. Accessory living quarters are not allowed where an accessory dwelling unit exists.
- g. Existing Unpermitted Accessory Living Quarters. Existing unpermitted accessory living quarters may be approved under the provisions of subsection (B)(3)(m) of this section.

5. Adult Entertainment.

a. The following uses are designated as adult entertainment uses:

- i. Adult bookstore;
- ii. Adult mini-motion picture theater;
- iii. Adult motion picture theater;
- iv. Adult novelty store; and
- v. Cabaret.

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

- i. Within one thousand feet of any other existing adult entertainment use; and/or

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ii. Within five hundred feet of any noncommercial zone, or any of the following residentially related uses:

- (a) Churches, monasteries, chapels, synagogues, convents, rectories, or church-operated camps;
- (b) Schools, up to and including the twelfth grade, and their adjunct play areas;
- (c) Public playgrounds, public swimming pools, public parks and public libraries;
- (d) Licensed day care centers for more than twelve children;
- (e) Existing residential use within a commercial zone.

iii. For the purposes of this section, spacing distances shall be measured as follows:

- (a) From all property lines of any adult entertainment use;
- (b) From the outward boundary line of all residential zoning districts;
- (c) From all property lines of any residentially related use.

c. Signage for Adult Entertainment Uses.

i. In addition to special provisions relating to signage in this title, it shall be unlawful for the owner or operator of any adult entertainment use establishment or any other person to erect, construct, or maintain any sign for the adult entertainment use establishment other than one primary sign and one secondary sign, as provided herein.

ii. Primary signs shall have no more than two display surfaces. Each such display surface shall:

- (a) Be a flat plane, rectangular in shape;
- (b) Not exceed seventy-five square feet in area; and
- (c) Not exceed ten feet in height or ten feet in length.

iii. Primary and secondary signs shall contain no photographs, silhouettes, drawings or pictorial representations of any manner, and may contain only:

- (a) The name of the regulated establishment; and/or
- (b) One or more of the following phrases:
 - (i) "Adult bookstore,"
 - (ii) "Adult movie theater,"
 - (iii) "Adult cabaret,"
 - (iv) "Adult novelties,"
 - (v) "Adult entertainment."

iv. Primary signs for adult movie theaters may contain the additional phrase, "Movie Titles Posted on Premises."

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(a) Each letter forming a word on a primary or secondary sign shall be of a solid color, and each such letter shall be the same print-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.

(b) Secondary signs shall have only one display surface. Such display surface shall:

(i) Be a flat plane, rectangular in shape;

(ii) Not exceed twenty square feet in area;

(iii) Not exceed five feet in height and four feet in width; and

(iv) Be affixed or attached to any wall or door of the establishment.

6. Storage of Junk Motor Vehicles.

a. 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:

i. 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

ii. Any junk motor vehicle(s) stored outdoors must be stored more than two hundred fifty feet away from all property lines.

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

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

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

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

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

(c) Either preventative measure shall require that the owner of such vehicle(s) clean up and properly dispose of any visible contamination resulting from the storage of junk motor vehicles. The agreement

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will require the property owner to select one of the two preventative measures and to allow for an initial inspection of the property by the department to assure that the preventative measure has been implemented to the satisfaction of the department. By entering into the agreement, the property owner further agrees to allow the department entry onto the property on an annual basis for reinspection to assure compliance with the approved agreement. If a property is found to be in compliance with the terms of the agreement for two consecutive inspections, the department may waive the annual inspection requirement. A property owner found to be in violation of the agreement may be issued a civil infraction pursuant to this title and could later be deemed a nuisance in accordance with Chapter 9.56.

7. Model Homes. Notwithstanding any other provision of this code, model homes may be constructed within a subdivision prior to final plat approval by the board. The purpose of the model homes shall be to demonstrate a variety of housing designs together with associated on-site improvements, e.g., landscaping, improved driveway, patios. Model homes shall be subject to the following requirements:

- a. The subdivision shall have received preliminary plat approval;
- b. One model home may be occupied as a temporary real estate office;
- c. A model home may not be occupied as a dwelling unit or sold until the approved final plat is recorded;
- d. The number of model home permits that may be issued for any approved preliminary plat or division thereof shall not exceed six;
- e. If the lots to be used for model home purposes are in a block of two or more contiguous lots, temporary uses may be incorporated onto one or more lots, including temporary offices, parking, parks and playgrounds, subject to the approval of the director, and subject to obtaining a temporary use permit, which shall authorize the temporary uses for a period of one year. The director may extend the temporary use permit for up to two additional periods of six months each;
- f. Lots used for model homes must be clear of restrictions or easements that may be subject to line changes before recording;
- g. Storm water management facilities must be in place and/or approved for recording. Temporary erosion control must be completed prior to occupancy of a model home;
- h. Roads must be constructed to final alignment and grade such that the building inspector can determine if connecting driveways meet county standards prior to occupancy of a model home;
- i. Permanent or temporary fire flow for the final plat must be approved by the fire marshal, constructed and operational prior to occupancy of a model home; and
- j. Final plat restoration bonds must be posted prior to occupancy of a model home.

8. Guest Houses. Guest house may be located in those zones specified in Section 17.410.040 subject to the following conditions:

- a. Guest houses shall not exceed nine hundred square feet. Dimensions are determined by exterior measurements;

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- b. Guest houses shall not include any kitchen plumbing, appliances or provisions for cooking;
- c. Guest houses shall not include more than one bathroom (may be full bathroom);
- d. Guest houses shall not include more than two habitable rooms and a bathroom;
- e. Guest houses shall not be rented separately from the primary residence;
- f. Only one guest house is allowed per parcel;
- g. No guest house is allowed on a parcel with an existing accessory dwelling unit or accessory living quarters;
- h. Newly constructed guest houses must meet the required setbacks for a single-family dwelling consistent with their zone. Legally established, existing structures built before May 7, 1998, may be remodeled into guest houses at their existing setback;
- i. Guest houses must be within one hundred fifty feet of the primary residence;
- j. Guest houses must use the same street entrance as the primary structure;
- k. Guest houses must meet all applicable health district standards for water provision and sewage disposal; and
- l. The property owner must record a notice to title outlining these conditions. This notice must be approved by the department and may not be extinguished without the county's written permission.

17.420.050 Tables.

There are four separate tables addressing the density, dimensions, and design standards as applied to the following general land use categories and zones:

~~A~~17.420.052 Rural, Resource, and Urban Residential Zones [Density and Dimensions Table](#).

1. Rural residential (RR).
2. Rural protection (RP).
3. Rural wooded (RW).
4. Forest resource lands (FRL).
5. Mineral resource overlay (MRO).
6. Urban restricted (UR).
7. Greenbelt (GB).
8. Urban low residential (UL).
9. Urban cluster residential (UCR).
10. Urban medium residential (UM).
11. Urban high residential (UH).

~~B~~17.420.054 Commercial, Industrial, and Parks Zones [Density and Dimensions Table](#).

1. Urban village center (UVC).
2. Neighborhood commercial (NC).
3. Commercial (C).
4. Regional center (RC).
5. Low intensity commercial (LIC).
6. Rural commercial (RCO).
7. Business park (BP).
8. Business center (BC).
9. Industrial (IND).
10. Rural industrial (RI).
11. Parks (P).

~~C~~17.420.056 Limited areas of more intensive rural development (LAMIRD) [Zones Density, Dimensions, and Design Standards Table](#).

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1. Keyport village commercial (KVC).
2. Keyport village low residential (KVLR).
3. Keyport village residential (KVR).
4. Manchester village commercial (MVC).
5. Manchester village low residential (MVLR).
6. Manchester village residential (MVR).
7. Port Gamble rural historic town commercial (RHTC).
8. Port Gamble rural historic town residential (RHTR).
9. Port Gamble rural historic town waterfront (RHTW).
10. Suquamish village commercial (SVC).
11. Suquamish village low residential (SVLR).
12. Suquamish village residential (SVR).
13. Rural employment center (REC).
14. Twelve Trees employment center (TTEC).

~~D-17.420.058~~ Silverdale Regional Center and Design District Density and Dimension Table.

1. Old Town.
2. Bucklin Hill center.
3. Clear Creek Village.
4. Kitsap Mall center.
5. West Hill.
6. Northeast business.
7. Waterfront.

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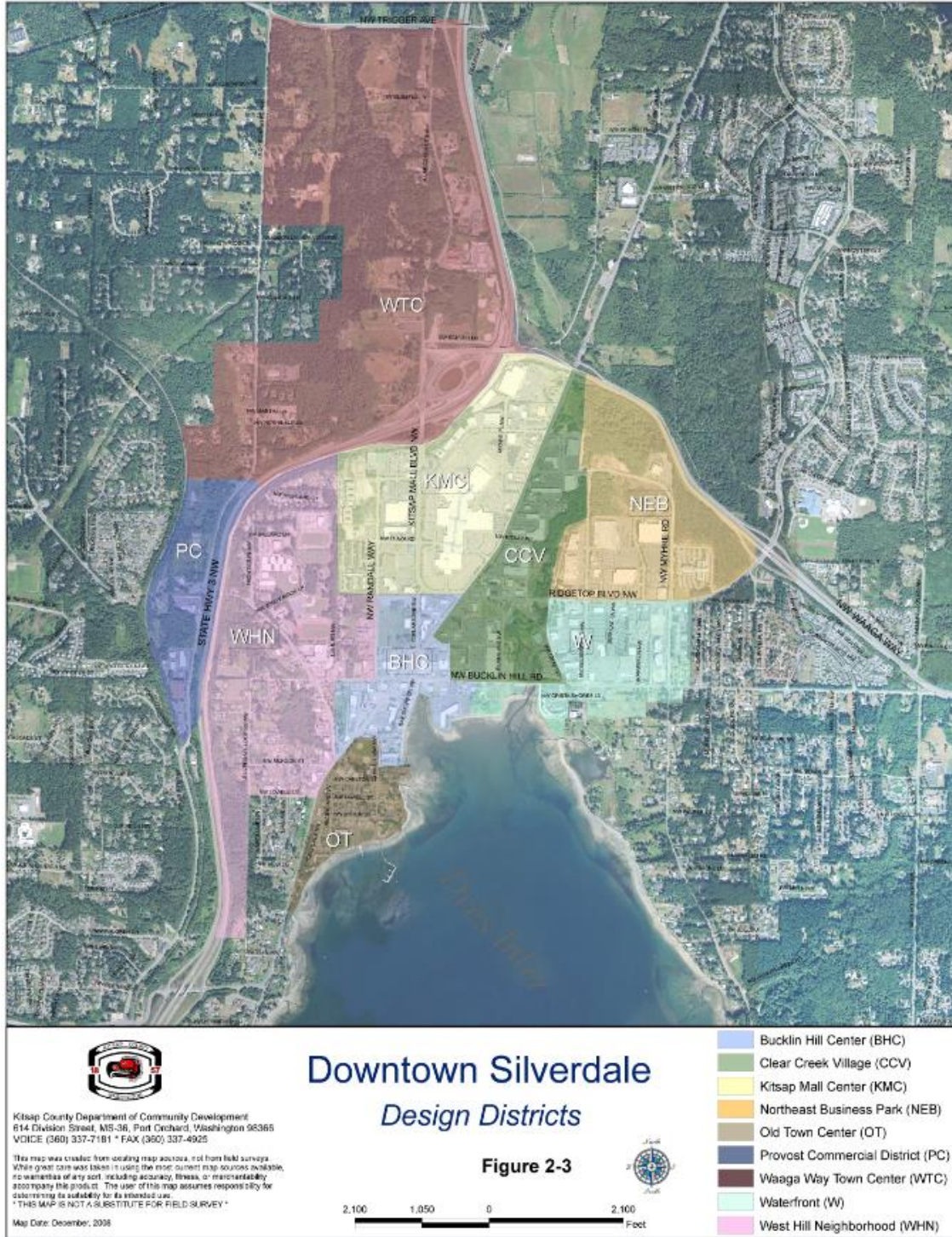


Table-17.420.050(A)2 Rural, Resource, and Urban Residential Zones Density and Dimensions Table

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UM (5)	UH (33)(55)
Min. density (du/acre)	NA	NA	NA	NA	NA	1 (3)(18)	1 (3)(18)	5	5	10	19
Max. density (du/acre)	NA	NA	NA	NA	NA	5 (18)	4 (18)	9	9	18	30
Min. lot size	5 acres	10 acres	20 acres	40 acres	20 acres (30)	5,800 s.f.	5,800 s.f.	2,400 s.f.	2,400 s.f.	None for multifamily; 2,400 s.f. for single-family	None
Max. lot size	NA	NA	NA	NA	NA	NA	NA	9,000 s.f. (25)	9,000 s.f. (25)	NA	NA
Min. lot width (feet)	140	140	140	140	60 (31)	60	60	40	40	0 for multifamily; 40 for single-family	60
Min. lot depth (feet)	140	140	140	140	NA	60	60	60	60	0 for multifamily; 60 for single-family	60
Max. height (feet) (40)	35 (2)	35 (2)	35 (2)	35 (1)	NA	35	35 (50)	35	35	45 (17)	55 (17)

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Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UM (5)	UH (33)(55)
Max. impervious surface coverage	NA	NA	NA	NA	NA	50% 55%	40%	NA	NA	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	50% 55%	40%	NA	NA	85%	85%
Setbacks (34) (38) (48)											
Min. front (feet) (41)(42)(43)	50 (29)	50 (29)	50 (29)	50 (29)	NA	20 (29) 15 (54)	20 (29)	20 for garage or carport; 10 for habitable area (29)	10 for single-family, duplex and townhouse; 10 for multifamily adjacent or abutting residential, otherwise 0 (29)	Multifamily = 10 Single-family = 20 for garage or carport; 10 for habitable area (29)	20 (29)
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Side (feet) (42)(43) (48)	20 feet; 5 feet for accessory	20 feet; 5 feet for accessory	20 (29)	20 (29)	NA	5 (29)	5 (29)	5 If on an alley, 10 feet for a	5 If on an alley, 10 feet for a	5 If on an alley, 10	5 (29)

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Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR (33)(53)	GB (33)(50)	UL (5)(33)	UCR (5)	UM (5)	UH (33)(55)
	structures (29)	structures (29)						garage or carport opening directly onto the alley or 5 feet in all other instances (29)	garage or carport opening directly onto the alley or 5 feet in all other instances (28)(29)	feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	
Rear (feet) (42)(43) (48)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	10 (29) 15 (54)	10 (29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29)	5 If on an alley, 20 feet for a garage or carport opening directly onto the alley (28)(29)	10 If on an alley, 20 feet for a garage or carport opening directly onto the alley (29)	10 (29)

Table 17.420.050(B)4 Commercial, Industrial, and Parks Zones Density and Dimensions Table

Standard	Commercial						Industrial				Public Facilities	
	UVC (5)	NC (5)(33)	C (5)(33)	RC (5)(33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--
Min. density (du/acre) (57)	10 (19)	10 (44)	10 (44)	See Table Section 17.420.050(D)8	10	None	NA	NA	NA	NA	NA	
Max. density (du/acre)	18 (19)	30	30		20 base, 30 max (53)	None	NA	NA	NA	NA	NA	
Min. lot size	NA	NA	NA		NA	NA	NA	7 acres (49)	NA	NA	NA	
Max. lot size	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	
Min. lot width (feet)	NA	NA	NA		NA	NA	NA	NA	NA	NA	NA	
Min. lot depth (feet)	NA	NA	NA		NA	NA	NA	NA	NA	200	NA	
Max. height (feet) (40)	45	35 (17)	35 (17)		25 base, 45 max (53)	35	35 (17)	35 (17)	35 (17)	35	35 (17)	
Max. impervious surface coverage	85%	85%	85%		35% base, 50% max (53)	85%	NA	50%	NA	85%	NA	

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Standard	Commercial						Industrial				Public Facilities	
	UVC (5)	NC (5)(33)	C (5)(33)	RC (5)(33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--
Max. lot coverage	Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000 square feet. Total gross floor area devoted to residential use in any project shall not exceed 2/3 of the total proposed gross floor area. (24)	NA	NA		35%	None	60% building coverage or as determined by master plan process	NA	60% lot coverage	NA	NA	
Setbacks (34) (38) (48)												
Min. front (feet)	None	20	20	See <u>Table Section 17.420.050(D)8</u>	None	20 (26)	20 (23)(26)	20 (23)(26)	20 (27)	20 (26)	20, 0 (54)	

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Standard	Commercial						Industrial				Public Facilities	
	UVC (5)	NC (5)(33)	C (5)(33)	RC (5)(33)	LIC	RCO (12)	BC	BP	IND (5)(36)	RI	P	--
(29)(41)(42) (43)(46) (48)												
Max. front (feet) (41)(42)(43) (48)	NA	NA	NA		10 (52)	NA	NA	NA	NA	NA	NA	
Side (feet) (29)(42)(43) (48)	None	10 (21)	10 (21)		0	20, 50 when abutting residential (26)	20 (23)(26)	20 (23)(26)	None (27)	20, 50 when abutting residential (26)	10	
Rear (feet) (29)(42)(43) (48)	None	10 (21)	10 (21)		15	20, 50 when abutting residential (26)	20 (23)(26)	20 (23)(26)	None (27)	20, 50 when abutting residential (26)	10, 0 (54)	

Table 17.420.050(c)6 Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table

	TYPE 4I LAMIRDS												TYPE 3III LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. density (du/acre)	NA	NA	NA	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. density (du/acre)	5	2 (45)	5	5 (15)	2 (15)	4 (15)	2.5	2.5 (7)	2.5	NA	2	2	NA	NA
Min. lot size	NA	12,500 s.f.	4,000 s.f.	NA	21,780 s.f. (12)	10,890 s.f. (12)	None	3,500 s.f. (7)	NA	NA (11)	4,500 s.f. (4)(11)	4,000 s.f. (4)(11)	NA	NA
Max. lot size	NA	NA	NA	NA	NA	NA	None	7,500 s.f. (7)	NA	NA (11)	NA (11)	NA (11)	NA	NA
Min. lot. width (feet)	30	80	40	NA	60 (12)	60 (12)	NA	NA	NA	NA (11)	50 (4)(11)	40 (4)(11)	NA	NA
Min. lot. depth (feet)	NA	80	80	NA	60 (12)	60 (12)	NA	NA	NA	NA (11)	90 (4)(11)	75 (4)(11)	NA	NA
Max. height (feet) (40)	35	35	35	28 (13)	35 (14)	35 (14)	35 (8)	30	35 (22)	35	30, Max of 2 habitable floors	30, Max of 2 habitable floors	35	35

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	TYPE II LAMIRDS												TYPE III LAMIRDS	
Standard	Keypoint Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Max. impervious surface coverage	NA	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres (16)	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres (16)	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or equal to 0.51 acres (16)	NA	NA	NA	40% (6)	40% (6)	40% (6)	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	NA	50%	50% or 2,000 s.f., whichever is greater	50%	NA	NA	NA	NA	NA
Setbacks (34) (38) (48)														

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	TYPE II LAMIRDS												TYPE III LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. front (feet) (41)(42) (43) (48)	NA	10, 20 for garage	10, 5 for porch, 20 feet for garage (46)	NA	20	20	None	20 (9)	None	10 (11)	20 (11)	20 (11)	20	20
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Side (feet) (42)(43) (48)	NA	5	5	NA	5	5	Per Title 14	5 (10)	Per Title 14	0 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)
Rear (feet) (42)(43) (48)	NA	5	5	NA	5	5	Per Title 14	5 (10)	Per Title 14	10 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)

Table 17.420.050(D)8 Silverdale Regional Center and Design District Density and Dimension Table

Standard	Old Town	Bucklin Hill Center	Clear Creek Village	Kitsap Mall Center	West Hill	Northeast Business	Waterfront
Min. density (du/acre) (57)	10	10	10	10	UH: 19 RC: 10	10	10
Max. density (du/acre) (56)	30/60	30/60	30/60	30/60	UH: 30/60 RC: 30/60	30/60	30/60
Min. height (feet)	NA	35 ft fronting Silverdale Way	35 ft fronting Silverdale Way	35 ft fronting Silverdale Way	35 ft fronting Silverdale Way	35 ft	NA
Max. height (feet) (33)(40)(56)	35/45 ft	55 ft/85 ft	55 ft/85 ft	55 ft/85 ft	UH: 55 ft/85 ft RC: 55 ft/85 ft	65 ft/125 ft	55 ft/85 ft
Max. impervious surface coverage	85%	85%	85%	85%	UH: 85% RC: NA	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	NA	NA
Setbacks (34) (38) (48)							
Min. front (feet)	20 ft	20 ft	20 ft	20 ft	UH: 20 ft RC: 20 ft	20 ft	20 ft
Max. front (feet) (29)(41)(42) (43)(45)	NA	NA	NA	NA	NA	NA	NA
Side (feet) (29)(42)(43) (45) (48)	10 ft	10 ft	10 ft	10 ft	UH: 5 ft RC: 10 ft	10 ft	10 ft

Standard	Old Town	Bucklin Hill Center	Clear Creek Village	Kitsap Mall Center	West Hill	Northeast Business	Waterfront
Rear (feet) (29)(42)(43) (48)	10 ft	10 ft	10 ft	10 ft	UH: 5 ft RC: 10 ft	10 ft	10 ft

17.420.060 Footnotes for tables.

A. Where noted on the preceding tables, the following additional provisions apply:

1. Except for those buildings directly associated with timber production and harvest.
2. Except for silos and other uninhabited agricultural buildings.
3. Properties within the urban restricted (UR) zone and greenbelt (GB) may subdivide at densities below the minimum required for the zone under the following circumstances:
 - a. The reduced density provides a greater protection for critical areas or environmentally sensitive areas; and
 - b. The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members.
4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square footage than that required under this chapter, or if the dimensions of the lot are less than required, said lot may be occupied by any reasonable use allowed within the zone subject to all other requirements of this chapter. If there are contiguous lots of record held in common ownership, each of the lots legally created as of April 19, 1999, and one or more of the lots is smaller in total square footage than required by this chapter, or the dimensions of one or more of them are less than required, said lots shall be combined to meet the minimum lot requirements for size and dimensions.
5. The Design Standards for the Community of Kingston sets forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.
6. Building replacements and remodels shall not create in excess of a total of forty percent hard surface for lot area or more than the total existing hard surface area, whichever is greater.
7. Excess area from acreage used to support proposed densities but not devoted to residential lots and public improvements such as streets and alleys shall be permanently dedicated and reserved for community open space, park land, and similar uses. For developments proposing densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes shall not apply, except that existing dwelling units shall be allocated lot area between three thousand five hundred and seven

thousand five hundred square feet. New proposals may then proceed using the five-acre lot requirements for the rural residential (RR) zone.

8. Hotels may be developed with four above-ground floors and up to a height not exceeding fifty feet with approval of the fire marshal and relevant fire district.

9. May be reduced to ten feet for residential uses through the administrative conditional use or PBD process.

10. Uses allowed through the conditional use process shall provide minimum side setbacks of ten feet and minimum rear setbacks of twenty feet.

11. Any newly created lot within the Suquamish rural village shall be subject to Chapter 16.48, Short Subdivisions, and must meet the lot requirements below:

a. Lot Requirements.

i. Minimum lot size: twenty-one thousand seven hundred eighty square feet.

ii. Minimum lot width: one hundred feet.

iii. Minimum lot depth: one hundred feet.

b. Setbacks.

i. Front: twenty feet.

ii. Side: five feet.

iii. Rear: five feet.

12. Nonconforming Lots.

a. Nonconforming Lots in Single Ownership. If a single lot of record, legally created before the adoption of the Manchester Community Plan, is less than eight thousand seven hundred twelve square feet in size or does not meet the dimensional requirements of its zone, the lot may be occupied by any use allowed within the zone subject to all other requirements of this chapter.

b. Nonconforming Lots in Common Ownership. Contiguous lots of record held in common ownership, each lot legally created before adoption of the Manchester Community Plan, must be combined to meet the minimum lot requirements of its zone if one or more of the lots are less than eight thousand seven hundred twelve square feet in size or do not meet the dimensional requirements of its zone and, at the time of adoption of the Manchester Community Plan (March 18, 2002), either (i) a residential structure encumbered more than one of the contiguous lots or (ii) two or more of the contiguous lots were vacant. If one or more of the lots is sold or otherwise removed from common ownership after the adoption of the Manchester Community Plan, it will not be considered to meet the minimum lot requirements for nonconforming lots in single ownership. Property with two contiguous lots legally created before adoption of the Manchester Community Plan with a residential structure entirely on one lot may develop the second lot consistent with applicable zoning.

13. Residential structures within the MVC zone may not exceed twenty-eight feet.
14. Within the view protection overlay, the maximum height for buildings and new vegetation shall be twenty-eight feet. Height shall be measured from the average elevation of the property's buildable area to the structure's highest point. Kitsap County will not enforce vegetation height standards. Buildable area is considered all portions of the property except wetlands and/or geologically hazardous areas. Properties within the view protection overlay zone may build or have new vegetation as high as thirty-five feet under the following circumstances:
 - a. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or the Puget Sound from the subject property or any adjacent property; or
 - b. The owners of all adjacent properties approve the building height prior to building permit issuance; or
 - c. It can be explicitly shown that the structure will not cause the blockage of existing views from any of the adjacent properties.
15. Clustering residential development is encouraged in all development. When clustering development, if a property owner designates forty percent of the gross acreage as naturally vegetated open space, he or she may create one additional lot for every five lots clustered. The additional lot may not reduce the naturally vegetated open space to an amount less than forty percent of the gross acreage of the development.
16. All properties within the Manchester village must also meet the requirements of the storm water management ordinance, Chapters 12.04 through 12.32.
17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:
 - a. In the NC and P zones: forty-five feet.
 - b. In the UH and C zones: sixty-five feet.
 - c. In the UM, BP, BC, and IND zones: fifty-five feet.
 - d. Height and density requirements for urban high and regional center reflected in Table 17.420.050(D), Silverdale Regional Center and Design District Density and Dimension Table.
18. The minimum and maximum densities within the range are based upon the net acreage of the property(ies) after the removal of critical areas. In determining a development proposal's actual density within the range, the features of the subject parcel including on-site or adjacent wetlands, streams or steep slopes shall be considered first.
19. Reserved.

20. Reserved.
21. Twenty feet when abutting a residential zone.
22. Maximum height shall be thirty feet when located within the two-hundred-foot shoreline area.
23. The minimum site setback shall be seventy-five feet for any yard abutting a residential zone, unless, based upon a site-specific determination, berming and landscaping approved by the director is provided that will effectively screen and buffer the business park activities from the residential zone that it abuts; in which case, the minimum site setback may be reduced to less than seventy-five feet but no less than twenty-five feet. In all other cases, minimum site setbacks shall be twenty feet.
24. An individual structure intended for future mixed commercial and residential uses may initially be used exclusively for residential use if designed and constructed for eventual conversion to mixed commercial and residential use once the urban village center matures.
25. For new building permit applications on vacant lots over eighteen thousand square feet located in urban low residential (ULR) and urban cluster residential (UCR) zones, the maximum lot size shall not exceed nine thousand square feet; provided, however, that this restriction shall not apply if it conflicts with a condition imposed through subdivision approval.
26. No service road, spur track, or hard stand shall be permitted within required yard areas that abut a residential zone.
27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses.
28. Unless part of an approved zero-lot-line development.
29. One-hundred-foot setback required for single-family buildings abutting FRL or RW zones.
30. No minimum lot size if property is used only for extraction.
31. Three hundred thirty feet if activity includes any uses in Section 17.170.020.
32. Existing lots developed with existing single-family residences are permitted to be maintained, renovated and structurally altered. Additions to existing residential structures in order to provide commercial uses are also permitted regardless of density.

33. Except for the height and density requirements reflected in Table 17.420.050(D), Silverdale Regional Center and Design District Density and Dimension Table, all development within the Silverdale design district boundaries must be consistent with the Silverdale Design Standards.

34. Development abutting a street for which a standard has been established by the Kitsap County arterial plan shall provide a special setback from the centerline of said street or a distance adequate to accommodate one-half of the right-of-way standard established by the arterial plans for the street. The building setback required by the underlying zone shall be in addition to the special setback and shall be measured from the edge of the special setback line. The special setback area shall be treated as additional required yard area and reserved for future street widening purposes.

35. Reserved.

36. For standards applicable to master planned industrial developments and approved industrial parks, see Sections 17.320.030 and 17.330.030.

37. Adjacent to airports, the director may impose height restrictions and/or other land use controls, as deemed essential to prevent the establishment of air space obstructions in air approaches to protect the public health, safety and welfare consistent with Federal Aviation Regulations (FAR) Part 77.

38. ~~Cornices, canopies, eaves, belt courses, sills or other similar architectural features, or fireplaces may extend up to twenty four inches into any required yard area.~~ Reserved

39. Reserved.

40. Height limitations set forth elsewhere in this title shall not apply to the following: barns, silos, or other farm buildings and structures, provided they are not less than fifty feet from every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks, flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts, aerials, elevator shafts, and other similar projections; and outdoor theater screens, provided said screens contain no advertising matter other than the name of the theater. The proponent seeking exception to the height limitation shall certify that the object being considered under this provision will not shade an existing solar energy system which, by the determination of the director, contributes substantially to the space or water-heating requirements of a building.

41. The following exceptions apply to front yard requirements for dwellings:

a. If there are dwellings on both abutting lots with front yards less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.

b. If there is a dwelling on one abutting lot with a front yard less than the required depth for the zone, the front yard need not exceed a depth of halfway between the depth of the front yard on the abutting lot and the required front yard depth.

c. If a modification to the front yard requirement is necessary in order to site dwellings in a manner that maximizes solar access, the director may modify the requirement.

d. On lots with multiple front yards, the front yard setback(s) in which the lot does not receive access may be modified by the director. Based upon topography, critical areas or other site constraints, the director may reduce these front yard setbacks to a minimum of twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty feet. The director may not modify front yard setbacks from county arterials or collectors. Such reductions shall not have an adverse impact to surrounding properties.

42. The following exceptions apply to historic lots:

a. Building setback lines that do not meet the requirements of this title but were legally established prior to the adoption of this title shall be considered the building line for alterations, remodels, and accessory structures on the lot or parcel; providing, that no structure or portion of such addition may further project beyond the established building line.

b. Any single-family residential lot of record as defined in Chapter 17.110 that has a smaller width or lot depth than that required by this title, or is less than one acre, may use that residential zoning classification that most closely corresponds to the dimension or dimensions of the lot of record, for the purpose of establishing setbacks from the property lines.

43. Any structure otherwise permitted under this section may be placed on a lot or parcel within a required yard area if the director finds that such a location is necessary because existing sewer systems or roadways make compliance with the yard area requirements of this title impossible without substantial changes to the site.

44. ~~Reserved. Outside of the Silverdale subarea, densities required only with mixed use development.~~

45. Density in the KVLR zone may be increased to three units per acre through a performance-based development (PBD) process pursuant to the regulations cited in Section 17.360A.030(B).

46. ~~A front porch and associated steps must~~ shall meet ~~following requirements to qualify for a minimum~~ five-foot ~~front~~ setback ~~from the front property line and the following requirements:~~

a. Porches shall be ~~at least~~ forty percent open on each of two sides; ~~no enclosed porches.~~

b. ~~Minimum porch dimensions~~ Porches shall be ~~a minimum of~~ four feet by six feet; ~~or twenty-four square feet.~~

c. ~~Porches shall not be less than four feet in width.~~

47. The 2007 Manchester Community Plan, Appendix A – Manchester Design Standards sets forth policies and regulations for properties within the Manchester village commercial district (MVC). All developments within the MVC district must be consistent with these standards.

48. ~~For shoreline properties, refer to Title 22 because additional buffers and setbacks from shorelines, as well as view blockage standards may apply. For properties with critical areas, refer to Title 19 because additional buffers and setbacks may apply.~~ Cornices, canopies, eaves, belt courses, sills, bay windows, fireplaces or other similar cantilevered features may extend up to twenty-four inches into any required yard area. In no case shall a habitable area be considered for encroachment into a required yard

through any land use process. Additionally, fire escapes, open/uncovered porches, balconies, landing places or outside stairways may extend up to twenty-four inches into any required side or rear yards, ~~and Open-uncovered porches, balconies, landing places, or outside stairways shall not extend more than six feet into any required front yard and shall be a minimum of five feet from the front property line. This is not to be construed as prohibiting open porches or stoops not exceeding eighteen inches in height, and not closer than twenty-four inches to any lot line.~~

49. Minimum project size applies to the initial land use application for the property such as master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site plan consistent with scope and conditions of the land use approval is not required to meet this minimum size.

50. New or remodeled structures within the Illahee view protection overlay zone may not exceed twenty-eight feet. Kitsap County will not enforce vegetation height standards.

51. Reserved.

52. No motor vehicle parking allowed within the front yard setback. See also Section 17.400.060 regarding conditions under which maximum setbacks may increase, as well as parking location standards.

53. Within the Gorst urban growth area, density, impervious surface coverage and height may be increased to the maximum listed in the density and dimensions table through compliance with the incentive program described in Section 17.400.080(B).

54. Standard listed applicable to Gorst UGA only.

55. Parcels located within the Silverdale Regional Center shall refer to the design standards identified in Table 17.420.050(D), Silverdale Regional Center and Design District Density and Dimension Table.

56. Height and density may be increased through Chapter 17.450, Performance Based Development, or if a project qualifies as mixed use development and meets modification or waiver request criteria as identified in Section 17.420.035, Additional mixed use development standards.

57. Mixed use projects are not required to meet the minimum density requirements.

17.260.020 Uses permitted and design standards.

A. Uses Permitted: ~~Table 17.410.040(B)4~~, Commercial, Industrial, Parks and Public Facility Zones Use Table.

B. Design Standards: ~~Table 17.420.050(B)4~~, Commercial, Industrial, and Parks Zones Density and Dimensions Table.

1. Density;
2. Lot dimensions;
3. Lot coverage standards;

- 4. Height regulations;
- 5. Setbacks.
- C. Chapter 17.105, Interpretations and Exceptions.
- D. Chapter 17.440, Master Planning.
- E. Chapter 17.450, Performance Based Development.
- F. Chapter 17.480, Urban Village Center (UVC) Design Criteria
- FG. Chapter 17.490, Off-Street Parking and Loading.
- GH. Chapter 17.500, Landscaping.
- HJ. Chapter 17.510, Sign Code.
- IJ. Chapter 17.580, Transfer of Development Rights.

17.450.060 Application.

A. In addition to all requirements of Chapter 17.430, an application for PBD shall contain the information identified by the submittal requirements checklist established by the department as set forth in Section 21.04.160 in addition to the following:

1.
 - ~~Fourteen copies of the site plan, drawn to scale, showing the proposed layout;~~
 - ~~2.— Three copies of the landscaping plan, drawn to scale, showing the location of landscaped areas;~~
 - ~~3.— A written statement by the landowner or his agent setting forth the reasons why the performance based development would be in the public interest;~~
 - ~~4.— Environmental checklist and, if required, environmental impact statement; and~~
 - ~~5.— Other information as required in the preapplication meeting checklist and PBD application.~~
- ~~B.— The following information shall be submitted to the department for review of the final development plan to ensure compliance with conditions of preliminary approval. The director shall transmit his findings to the board of county commissioners who shall act on the final development plan.~~
 - ~~1.— Fourteen copies of the site plan, drawn to scale with dimensions, showing all required elements including but not limited to: the proposed layout of structures, off street parking and loading areas, landscape areas, pedestrian walkways, driveways, ornamental lighting, screening, fences and walls;~~

~~2.— Three copies of the landscape plan, drawn to scale and dimension, depicting all required elements of Chapter 17.440. Also, other landscape features such as screening, fences, lighting and signing shall be indicated;~~

~~3.— Final engineering plans including grading contours, drainage systems, critical areas, and both on-site and off-site street improvements;~~

~~4.— A reduced eight and one-half inch by eleven inch print of the site plan and architectural drawings;~~

~~5.— Fourteen copies of architectural drawings or sketches, drawn to scale, including floor plans and elevations, indicating the types of materials and colors to be used may be required by the director or hearing examiner for review of performance based developments; and~~

~~6.— If applicable, Aa schedule showing the proposed time and sequence within which the applications for final approval of all sections of the performance based development are intended to be filed.~~

CB. Following the approval of the preliminary development plan, the applicant shall file with the department a final development plan containing the information required in subsection (B) of this section in a time frame consistent with Title 21.

If the director finds evidence of a significant deviation from the preliminary development plan, the director shall advise the applicant to submit an application for amendment of the preliminary development plan. An amendment shall be considered in the same manner as an original application.

DC. In granting any final performance based development, the board may require adequate guarantees of compliance with the final development plan. Such guarantee may be a performance bond or other form of security in an amount sufficient to ensure compliance, and may provide that such security be reduced as stages of construction are completed. Alternatively, or in addition to the security, conditions may be imposed requiring other adequate assurances that the structures and improvements will be completed, subject to the review and approval as to form by the prosecuting attorney; or that the county may, in the event of the applicant's failure to comply, take steps necessary to ensure compliance, including performing the construction or maintenance itself, and levy a lien for all costs thereof against the property.

Chapter 17.480 URBAN VILLAGE COMMERCIAL-CENTER DESIGN CRITERIA

Sections:

Article 1. Site Design and Orientation: Applicable to All Development in the UVC Zone

17.480.010 How to use the design criteria.

17.480.020 Site design – Streets, trails and open space.

17.480.030 Site design and orientation – Location and use of centers and common open spaces.

- 17.480.040 Site design and orientation – Gateways and focal points.
- 17.480.050 Site design and orientation – Pedestrian/sidewalk orientation.
- 17.480.060 Site design and orientation – Fences and walls adjacent to pedestrian scale streets.

Article 2. Commercial and Mixed Use Building Design, Landscaping, and Signs

- 17.480.070 Building design – Commercial and mixed use.
- 17.480.080 Building design – Creation of human scale.
- 17.480.090 Building design – Building wall finishes for stand alone and corner site buildings.
- 17.480.095 Building design – Commercial use with ancillary drive-through component.
- 17.480.100 Landscape design for urban village and town centers.
- 17.480.110 Landscape design – Screening.
- 17.480.120 Landscape design – Existing trees.
- 17.480.130 Signs – Attached to the building.
- 17.480.140 Signs – Freestanding.

Article 3. Multifamily Projects in the UVC Zone (Including Townhouses of Five Units or More)

- 17.480.150 Multifamily – Site design – Orientation.
- 17.480.160 Multifamily – Site design – Parking location and design.
- 17.480.170 Multifamily – Site design – Mailboxes, site lighting, and bus stops.
- 17.480.180 Multifamily – Site design – Screening.
- 17.480.190 Multifamily – Building design – Neighborhood scale.
- 17.480.200 Multifamily – Building design – Privacy.
- 17.480.210 Multifamily – Building design – Facade, footprint, and roof articulation.
- 17.480.220 Multifamily – Building design – Entries.
- 17.480.225 Building design – Windows.
- 17.480.230 Multifamily – Building design – Materials and colors.
- 17.480.240 Multifamily – Signs.

Article 4. Other Residential Development in the UVC Zone: Duplex and Manufactured Housing, Cottage Housing and Single-Family Housing

- 17.480.250 Duplexes and manufactured housing – Applicability.

17.480.260 Duplex – Building design – Roof form and architectural detail.

17.480.270 Duplexes – Building design – Entries.

17.480.280 Duplexes – Building design – Garage design.

17.480.290 Duplexes – Building design – Materials and colors.

Article 5. Accessory Dwelling Units (ADU) in the UVC Zone

17.480.300 Accessory dwelling units – Site and building design – Privacy.

17.480.310 Accessory dwelling units – Building design – Entry features.

17.480.320 Accessory dwelling units – Building design – Materials and colors.

Article 6. Cottage Housing in the UVC Zone

17.480.330 Cottage housing – Site design.

Article 7. Definitions

17.480.340 Reserved.

Article 1. Site Design and Orientation: Applicable to All Development in the UVC Zone

17.480.010 How to use the design criteria.

The “requirement sections” in the following design criteria for Kitsap County apply to each project within the Urban Village Center (UVC) zone requiring conditional use review under Chapter 17.540 or 17.550. These design criteria are intended to supplement the development standards of the ~~U~~Urban ~~V~~Village ~~commercial~~Center (UVC) zone. Where the provisions of this chapter conflict with the provisions of the UVC zone in Chapter 17.260, the provisions of the zoning district shall apply. The “guidelines” that follow each requirement statement are suggested ways to achieve the design intent. Each guideline is meant to indicate the preferred conditions, but other equal or better design solutions will be considered acceptable by the director or hearing examiner, so long as these solutions meet the intent of these sections. Where a requirement and/or guideline is followed by the abbreviations UVC – these requirements and/or guidelines are applicable to that particular zone found in Chapter 17.260.

17.560.010 Conditions for granting a variance.

~~The hearing examiner may permit and authorize a~~ variance may be granted toof any numerical standard of this title, ~~excluding housing density,~~ ~~from the requirements of this title~~ only when unusual circumstances relating to the property cause undue hardship in the application of this title. The granting of such a variance shall be in the public interest. A variance shall be made only when all of the following conditions and facts exist:

- A. There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply generally to other property in the same vicinity or zone;
- B. Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone;
- C. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which property is located; and
- D. The variance is the minimum necessary to grant relief to the applicant.

17.560.020 Application.

A request for a variance may be initiated by a property owner or his authorized agent by filing an application with the ~~director~~ department. Applications for a variance shall be consistent with the review authority table found in Section 21.04.100 and contain the information required by the submittal requirements checklist established by the department as set forth in Section 21.04.160.

~~The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development. The director may request other drawings or material essential to an understanding of the proposed use and its relationship to the surrounding properties.~~

17.560.080 Expiration.

A variance shall become void ~~three~~four years after approval if no substantial construction or activity has taken place.

17.580.080 Transfer of development rights – When required.

Transfer of development rights are required as described below.

A. Site-Specific Comprehensive Plan Amendments. Site-specific Comprehensive Plan amendments pursuant to Chapter 21.08 requesting a higher density or intensity designation may require a transfer of development rights. Development rights purchased for a site-specific amendment may also count towards any future rezone request within the new designation. The numbers of development rights required for each amendment shall be established by resolution of the board of county commissioners.

B. Rezones. Rezones ~~pursuant to Chapter 17.450~~ requesting a higher density or intensity zone shall require a transfer of development rights. Rezones may be allowed only within the same Comprehensive Plan land use designation. Any rezone request that requires a change of Comprehensive Plan land use designation will require a Comprehensive Plan amendment. The numbers of development rights required for each rezone shall be established by resolution of the board of county commissioners.

C. Urban Growth Area Expansions. The board of county commissioners in the annual Comprehensive Plan amendment docketing resolution may require a transfer of development right or rights as part of Comprehensive Plan or subarea plan expansions of urban growth areas.

D. Cities. In cooperation with Kitsap County, cities may designate additional TDR receiving areas within their jurisdictional boundaries for the purpose of receiving transferred densities pursuant to this chapter. The number of development rights that a Kitsap County unincorporated rural or natural resources land sending site is eligible to send to a Kitsap County city receiving site is determined through the application of a conversion ratio established by Kitsap County and each city.

E. Except as provided in this chapter, development of a receiving site is subject to all use, lot coverage, setback and other requirements of the designated zone.

TITLE 21 'LAND USE AND DEVELOPMENT PROCEDURES'

21.04.230 Rezones.

A. Application for Rezone. The zone classifications on the Kitsap County zoning map may be amended by application for rezone. A rezone may be proposed by a property owner or authorized agent under this section only where the rezone request is consistent with the Comprehensive Plan and does not require a Comprehensive Plan amendment. A proposed rezone that requires a Comprehensive Plan amendment is governed by Chapter 21.08. [An application for rezone may require Transfer of Development Rights as governed by Section 17.580.080.](#) A rezone may also be proposed by motion of the board, planning commission or hearing examiner.

B. Decision Criteria. An application for rezone may be recommended for approval by the hearing examiner and may be approved by the board if they find that:

1. The proposed rezone is consistent with the purpose and intent of the Comprehensive Plan, respective community or sub-area plan or other applicable regulations;
2. The proposed rezone will not adversely affect the surrounding community;
3. The rezone bears a substantial relationship to the public health, safety, or welfare of the community; and
4. The proposed rezone:
 - a. Responds to a substantial change in conditions applicable to the area within which the subject property lies;
 - b. Better implements applicable Comprehensive Plan policies than the current map designation; or
 - c. Corrects an obvious mapping error.

C. Application. Application for rezones processed under this chapter shall be submitted by a property owner or his authorized agent and shall be filed with the department on forms provided. The application

shall contain information required by the submittal requirements checklist established by the department as set forth in this chapter. A fee shall be paid to the county at the time of filing the application in accordance with the provisions of the county fee schedule.

D. Public Meetings and Hearings. Before taking final action on an application for rezone, the hearing examiner shall hold a public hearing to prepare a recommendation to the board. After review of the recommendation, the board shall hold a public hearing in accordance with Type IV applications noted in this chapter.