



Kitsap County Department of Community Development

Staff Report and Recommendation Kitsap County Code Zoning Use Table Update

Report Date 7/30/2021

Hearing Date 9/21/2021

Amendment Type Kitsap County Code Update

Description This amendment:

- Updates uses and activities that would be allowed , and the level of permit review (Chapter 17.410, Allowed Uses) in the following areas:
 - Unincorporated Urban Growth Areas;
 - Limited Areas of More Intensive Rural Development (LAMIRDS); and
 - Rural Commercial and Rural Industrial zones.
- Revises the level of permit review to remove economic and housing barriers in the locations noted above and to foster desired outcomes consistent with the County’s Comprehensive Plan.
- Reorganizes the footnotes associated with the zoning use tables (Section 17.410.050, Footnotes for zoning use tables) to improve usability and to reduce surprises during the permit review process. Reorganization also clarifies development standards for certain land uses to ensure predictability prior to application submittal and review.
- Updates definitions and special provisions to ensure internal consistency and predictability across sections of the code.
- Proposes revisions to level of permit review and provisions, depending on size and scale, of public facilities. This does not include proposed changes to requirements related to wireless facilities regulated in Chapter 17.530 (Wireless Communication Facilities).

The proposed amendments do not:

- Revise Comprehensive Plan or Sub-Area Plans Vision, Goals and Policies
- Revise other development requirements in Title 17 (Zoning), such as allowed density and zone purposes.
- Does not revise allowed uses for the unincorporated Poulsbo UGA as it is governed by a separate Interlocal Agreement with the City of Poulsbo as it pertains to zoning requirements.

Geographic Area Affected [Unincorporated Kitsap County](#)

SEPA Determination – in process

Department Recommendation Adopt as proposed

This report and recommendation are based on information available at the time of publication. If new relevant and material facts are discovered through the public comment process before the Planning Commission and Board of County Commissioners (Board) as outlined in Chapter 21.08, this staff report may be revised and the department recommendation may be modified.

1. BACKGROUND

The Kitsap County Department of Community Development (Department or DCD) proposes to amend certain elements of Kitsap County Code Title 17 'Zoning'. The Zoning Code is one of the County's key tools for implementing the goals and policies of the Kitsap County Comprehensive Plan consistent with the Washington State Growth Management Act and Kitsap Countywide Planning Policies. It governs what can be built, where it can be built, how it can be built, and what processes must be followed to obtain approval.

The primary goal of the Zoning Use Table Update is to reduce barriers to investment in Urban Growth Areas (UGA), Limited Areas of More Intense Rural Development (LAMIRD), and the rural commercial and rural industrial zones. The project will address:

- Housing equity and diversity by encouraging a wide array of housing product types within the various urban and LAMIRD zones, including addressing gaps in the land use categories and definitions.
- Economic development by encouraging it through:
 - Scaling land uses to streamline the level of permit review required.
 - Adding new land uses based on projects submitted to the Department and a comparison of other jurisdictions.
- Making the code easier to use by improving predictability and ease of use for applicants and permit reviewers.

The Department prepared the proposal in an ordinance format as the basis for Planning Commission recommendations and Board of County Commissioners adoption processes (see Attachment A1 – Ordinance). The Department also prepared a summary of changes (see Attachment D1 – Scope of Amendments Matrix) and documents detailing the proposed changes (see Attachments D1, D4, D5, and D6).

A. Authority

The Growth Management Act (GMA) mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years [RCW 90.70A.130(5)]. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016. The GMA also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation, allowing for annual amendments to the Comprehensive Plan and development regulations [RCW 36.70A.130(1)] and as-needed updates to development regulations to ensure consistency with desired development outcomes.

B. Proposed Amendment

The following attachments show detailed changes to Kitsap County Code proposed by the Department of Community Development.

Attachment A1 – Ordinance

Attachment D1 – Scope of Amendments Matrix

Attachment D4 – Detailed Changes: Definitions

Attachment D5 – Detailed Changes: Allowed Use Tables

Attachment D6 – Detailed Changes: Footnote Re-location Guide

C. Geographic Description

The proposal impacts all unincorporated areas of Kitsap County. Please see:

- Attachment B1 - Kitsap County Zoning Map – Countywide

2. DEPARTMENT RECOMMENDATION

Having analyzed the proposed amendment and other alternatives, if applicable, the Department recommends:

- Adoption of the amendment:
 - as proposed above
 - as described in Alternative ___ below
 - with revisions described below
 - with conditions described below
- Deferral of the amendment to a future docket
- Denial of the amendment

A. Rationale

Substantive Findings:

- Kitsap County is subject to the requirements of the Washington State Growth Management Act (GMA), Chapter 36.70A RCW.
- The GMA, at RCW 36.70A.130(5), mandates that Kitsap County's Comprehensive Plan and development regulations be reviewed and, if needed, revised at least every 8-years. The most recent Kitsap County 8-year update concluded with the adoption of the 2016 Kitsap County Comprehensive Plan on June 27, 2016 by Ordinance 534-2016.
- The GMA, at RCW 36.70A.130(1), also mandates that Kitsap County's Comprehensive Plan and development regulations be subject to continuing review and evaluation which includes the adoption of the 2018 Kitsap County Comprehensive Plan Update on December 10, 2018 by Ordinance 565-2018 and 2019 Kitsap County Comprehensive Plan Update on April 27, 2020 by Ordinance 587-2020.
- RCW 36.32.120(7) provides that county legislative authorities shall make and enforce, by appropriate resolutions or ordinances, all such police and sanitary regulations as are not in conflict with state law.
- After review of the Kitsap County Code, the Department identified code amendments that align with Kitsap County Comprehensive Plan policies, including land use, economic development, housing, and parks policies.

- The proposed code amendments were developed according to, and are compliant with, the requirements of GMA, Chapter 36.70A RCW, the Kitsap County Countywide Planning Polices, the Kitsap County Comprehensive Plan, and other applicable laws and policies.
- The proposal is consistent with the Comprehensive Plan by:
 - Better aligning allowed uses with the purpose for each zone (see Attachment D2 – Zone Purpose Statements).
 - Removing economic and housing barriers to development in Urban Growth Areas and Limited Areas of More Intense Rural Development.
 - When a new categorical use is proposed, proposing appropriate development standards in rural areas consistent with the Kitsap County Comprehensive Plan goals and policies.
- Public participation includes public review of the proposed code amendment as required by GMA, the State Environmental Policy Act (Attachment C2 – SEPA Checklist), and Kitsap County Code.
- The proposed code amendments promote the public interest and welfare of the citizens of Kitsap County.

Procedural Findings:

- In June and July 2019, DCD distributed two online surveys to guide the development of proposed changes. The first survey focused on recent DCD customers to understand their experience navigating the County’s development regulations. The second survey focused countywide to understand what stakeholders would like to see built across Kitsap County.
- In July, August, and September 2019, four study sessions were held with the Planning Commission to prepare an initial discussion draft that included:
 - definitions and development standards for new and existing land uses; and
 - the reorganization and clarification of existing footnotes and development standards.
- Following the initial public surveys and Planning Commission study sessions, the Department developed an outreach plan to provide several opportunities for stakeholders to refine proposed concepts prior to formal consideration consistent with procedures noted in Chapter 21.08 KCC. The outreach and engagement methods included electronic notifications, an online open house that included project materials and public comment opportunities, workshops, open houses, one-on-one meetings, and virtual meetings with question and answer sessions.
- The Department briefed the Board on December 18, 2019 regarding general feedback received during the outreach.
- The Department analyzed and considered feedback (see Attachment D3 – Preliminary Feedback) when developing a proposal for the Planning Commission and Board of County Commissioner public review processes.
- The project was postponed in October 2020 to allow the Department to focus on two state-mandated projects due June 30, 2021 and to “carve” out recent Port Gamble development code amendments adopted in April 2020.
- From mid-2020 to early 2021 the Department conducted a series of informal discussions with community groups and organizations and Tribes to provide project status updates.
- From June 2020 to June 2021 the Department met with the Kitsap Building Association and Department Advisory Group to provide project status updates regarding schedule changes.
- On January 25, 2021, the Board of County Commissioners discussed and provided direction to the Department to consider proposed revisions to standards for Accessory Dwelling Units in UGAs.

- On May 4, 2021, the Planning Commission reviewed and provided feedback regarding an updated draft Public Participation Plan.
- On May 10, 2021, the Board reviewed and provided feedback regarding an updated draft Public Participation Plan.
- On June 15, 2021, the Department briefed the Planning Commission about changes to the Public Participation Plan as suggested by the Board of County Commissioners on May 10, 2021.
- On June 21, 2021, the Board of County Commissioners discussed and provided direction to consider permissibility and standards for public facilities, other than wireless facilities.
- Future meetings with the Board and Planning commission are outlined in the Public Participation Plan (see Attachment D7 – Public Participation Plan).

3. OTHER ALTERNATIVES CONSIDERED

The proposed amendments are intended to improve consistency between Kitsap County Comprehensive Plan policies and Kitsap County Code Title 17 (Zoning) Chapter 17.410 allowed uses per the zones.

The Department prepared a preliminary draft for initial discussions. No official alternatives are considered as part of this staff report.

4. COMPREHENSIVE PLAN CONSISTENCY

A. The proposed amendments are consistent with the following goals and policies in the Kitsap County Comprehensive Plan, adopted June 30, 2016. Subarea plan goals and policies are included in sections 4.B through 4.F below.

- Land Use Goal 1. Focus current and future planning on infill and redevelopment of existing Urban Growth Areas.
 - Land Use Policy 6. Where appropriate, encourage mixed use, high density uses, and Transit Oriented Development (TOD) to reduce reliance on the Single Occupancy Vehicle (SOV).
- Land Use Goal 3. Support more dense residential areas with access to transportation, urban amenities, goods and services, physical activity and healthy foods.
 - Land Use Policy 17. Support compact commercial areas in order to encourage pedestrian and non-motorized travel and transit use.
- Land Use Goal 4. Coordinate with other jurisdictions, tribal governments, agencies, special districts, and property owners to ensure coordinated and compatible land use planning and utilize Urban Growth Area Management Agreements with cities, as feasible.
- Land Use Goal 6. Direct development to designated Urban Growth Areas consistent with projected population growth, Growth Management Act and Countywide Planning Policies while considering development patterns that reduce sprawl, use urban land more efficiently, and that incorporate feasible, innovative and sustainable practices.
- Land Use Goal 10. Maintain sufficient industrial land area in the Urban Growth Areas for future industrial use.
 - Land Use Policy 41. When updating code pertaining to industrial lands ensure industrial land uses are a priority in order to prevent commercial encroachment.

- Land Use Goal 13. Protect Kitsap County's unique rural character.
 - Land Use Policy 51. Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.
 - Land Use Policy 52. For Type I Limited Area of More Intensive Rural Development (LAMIRD), allow for limited areas of more intensive rural development, including necessary public facilities and public services to serve the limited area as follows: Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads development and in accordance with Growth Management Act Requirements.
 - Land Use Policy 54. In accordance with RCW 36.70A.070(5)(c):
 - to preserve rural character of the County, emphasize controlling rural development; assuring visual compatibility of rural development with the surrounding rural area,
 - reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,
 - protect critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources, and,
 - protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.This policy is implemented through Comprehensive Plan Land Use designations, zoning designations, and zoning code provisions.
- Land Use Goal 14. Foster rural businesses and business opportunities on designated commercial and industrial lands in the rural area, while balancing protection of rural character.
 - Land Use Policy 57. Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas. Such commercial and industrial uses must be consistent with the Growth Management Act and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban-type uses or services.
 - Land Use Policy 58. Encourage business growth in existing LAMIRDS (Limited Area of More Intensive Rural Development) while limiting business growth outside of LAMIRDS so as to not impact the rural character.
 - Land Use Policy 59. Allow or conditionally allow home-based cottage-type businesses and industries in the rural areas that do not negatively affect rural level of service or rural character.
 - Land Use Policy 60. When considering public spending for facilities and services within the rural area give priority to the following:
 - Maintaining existing facilities and services that protect public health and safety.
 - Upgrading facilities and services when needed to support planned rural development at rural service level standards but which do not create capacity for urban growth.
- Economic Development Goal 1. Promote a healthy and diverse economy that provides for a strong and diverse tax base, encourages business formation, retention, and expansion; creates industrial and professional business and employment opportunities to attract new business to the County.
 - Economic Development Policy 3. Provide a diverse mix and appropriate range of commercial, industrial and business land uses that will encourage economic activity

capable of providing living-wage jobs and reasonably scaled to the needs of the community.

- Economic Development Goal 2. Support and develop new methods of insuring sustainable business development that create living wage jobs and economic opportunities consistent with local and regional plans.
 - Economic Development Policy 7. Encourage full utilization and development of industrially and commercially zoned areas.
 - Economic Development Policy 8. Promote revitalization within existing developed industrial and commercial areas.
 - Economic Development Policy 9. Encourage mixed use developments within commercial districts that will enhance the visual, economic, and environmental quality of these areas and improve the transition between commercial and residential districts.
 - Economic Development Policy 12. Continue to develop, revise and provide for periodic review of development standards, the zoning code and related ordinances to build a streamlined, understandable, consistent and predictable building, land use and development application procedure.
- Housing and Human Services Goal 1. Make homelessness rare, brief, and one-time in Kitsap County.
 - Housing and Human Services Policy 2. Remove regulatory barriers to alternative housing models for people experiencing homelessness.
- Housing and Human Services Goal 2. Increase affordable housing units and ensure that a broad range of housing types are available.
 - Housing and Human Services Policy 5. Use regulatory strategies to incentivize and provide flexibility for development of affordable and special needs housing.
 - Housing and Human Services Policy 7. Adopt regulatory changes to allow non-traditional housing types.
- Housing and Human Services Goal 4. Ensure that all people have fair and equal access to housing and services.
 - Housing and Human Services Policy 12. Identify and remove regulatory barriers that limits access to or the provision of a diverse affordable housing supply.
 - Housing and Human Services Policy 13. Identify and remove impediments to creating housing for harder to house populations.
- Parks Goal 1. Provide regional parks, and open space to meet active and passive regional recreational needs, as well as the needs of wildlife.
 - Parks Policy 5. Develop and redevelop County parks to accommodate multiple uses.
 - Parks Policy 6. Develop and redevelop County parks to provide equity of service and activities offered for all age groups.

B. The proposed amendments are consistent with the following Suquamish sub-area plan goals and policies in the Kitsap County Comprehensive Plan, adopted June 30, 2016.

- Suquamish Goal 2. Provide Transportation Improvements that Enhance Economic Development.
 - Suquamish Policy 2. Conduct studies to maximize the effectiveness of Suquamish downtown parking, traffic, land use and potential aesthetics.
- Suquamish Goal 9. Coordinate efforts among the community, the Suquamish Tribe and the County to maintain existing Parks within and surrounding Suquamish to their fullest potential.

C. The proposed amendments are consistent with the following Kingston sub-area plan goals and policies in the Kitsap County Comprehensive Plan, adopted June 30, 2016.

- Kingston Economic Development Goal 1. Within the Kingston Urban Growth Area, support the establishment of locally-owned businesses, cottage industries and home businesses.
 - Kingston Policy 1. Encourage the development of state-of-the-art telecommunication infrastructure to serve the Kingston Urban Growth Area.
 - Kingston Policy 2. Continue to allow home office businesses within the Urban Village Center zone.
 - Kingston Policy 3. Collaborate with the Kingston Chamber of Commerce, the Kitsap Economic Development Alliance (KEDA), Public Utilities District, and the Port of Kingston and other organizations to foster and promote an information system infrastructure and promote a business atmosphere that encourages and supports technology-based industry.
- Kingston Economic Development Goal 2. Support the maintenance of local businesses.
 - Kingston Policy 4. Investigate feasibility of using a rolling type "multi-year" permit process for event venues for appropriate locations.
 - Kingston Policy 8. Encourage small business development and business incubators.
- Kingston Parks, Trails and Open Space Goal 6. Encourage participation of community organizations and residents in the planning, development and authorized use of parks, community facilities, libraries and senior centers.
 - Kingston Policy 18. Coordinate with other local jurisdictions, community organizations and residents in developing long range plans, budgets and usage regulations for public facilities, parks and open space.
- Kingston Parks, Trails and Open Space Goal 9. Provide and maintain Parks and Fields and community facilities to support sports, recreational, educational, and social activities for the community.
 - Kingston Policy 32. Encourage public participation of community organizations and residents in the planning, development, operation, authorized use and maintenance of parks, trails, community facilities, libraries, sports fields and senior centers.
- Kingston Community Goal 14. Formalize Kingston community identity.
 - Kingston Policy 43. Locate community-oriented public facilities within the Urban Growth Area.
- Kingston Land Use Goal 15. Involve the Kingston community input when proposing development regulations.
- Kingston Land Use Goal 16. Encourage development that is compatible with Kingston's current design.
 - Kingston Policy 53. Encourage a mix of urban residential, mixed-use, and commercial development in the downtown core as defined by the boundaries of the Urban Village Center and other commercial zones.

D. The proposed amendments are consistent with the following Manchester sub-area plan goals and policies in the Kitsap County Comprehensive Plan, adopted June 30, 2016.

- Manchester Goal 2. Maintain and manage growth, density, zoning, and land use consistent with the requirements and policies of the Manchester LAMIRD.
- Manchester Goal 4. Provide the citizens the opportunity to participate in the development of transportation planning policy regarding street designs and development patterns that accommodate pedestrians, vehicles, transit users and bicyclists in a balanced way.

- Manchester Goal 12. Ensure public participation for all future improvements to public facilities and parks within the Manchester LAMIRD.
 - Manchester Policy 21. Develop strategies for upholding private property rights while accommodating the public's interest in experiencing the waterfront, views and recreation.
- Manchester Goal 13. Maintain current public facilities.
 - Manchester Policy 22. Coordinate with the Friends of the Manchester Library, the Manchester Foundation Board, and the Port of Manchester Commissioners and Kitsap County concerning any development plans for public facility improvements and additions.

E. The proposed amendments are consistent with the following Silverdale sub-area plan goals and policies in the Kitsap County Comprehensive Plan, adopted June 30, 2016.

- Silverdale Goal 4. Achieve diversification of Silverdale's economic base, particularly through expansion of businesses and higher educational opportunities.
 - Silverdale Policy 11. Facilitate the diversification and growth of the Silverdale area economic base through a range of appropriate commercial land use designations, adequate land supply, improved transportation infrastructure, active business recruitment, and business friendly policies and regulations.
- Silverdale Goal 5. Support and coordinate economic expansion through efficient use of land and provision of capital facilities.
 - Silverdale Policy 14. Encourage full use and development of designated commercial and industrial areas prior to expanding those areas. Promote revitalization within existing developed areas to take advantage of the investment in existing buildings and infrastructure.
- Silverdale Goal 6. Support commercial development and redevelopment that complements and is compatible with the larger Silverdale community.
- Silverdale Goal 7. Promote and protect the long-term viability, safety, character and identity of existing neighborhoods.
 - Silverdale Policy 18. Identify opportunities for community services and general recreation facilities within or between residential neighborhoods, with strong emphasis on private development and maintenance by neighborhoods.
- Silverdale Goal 15. Provide a park, recreation and open space system that enhances the quality of life for residents and visitors to the Silverdale community.

F. The proposed amendments are consistent with the following Silverdale Regional Center sub-area plan goals and policies in the Kitsap County Comprehensive Plan, adopted June 30, 2016.

- SRC Environment Goal 12: Create a sustainable community, consistent with Kitsap County's Comprehensive Plan Sustainability Policies.
 - SRC Policy 53. Support projects that increase air quality, reduce carbon emissions, or reduce climate change impacts.
- SRC Environment Goal 13: Develop greenhouse gas emissions reduction ratio targets and achieve them through land use, transportation, and commercial and residential building construction and site development strategies.
 - SRC Policy 57. Emphasize mixed-use development in the Silverdale Regional Center so that people live in close proximity and have convenient access to goods and services, preferably within walkable distances.

- SRC Economic Development Goal 16: Maintain Silverdale’s economic engine by accommodating and attracting a majority of anticipated job and housing growth for the Silverdale Urban Growth Area in the Regional Growth Center.
 - SRC Policy 68. Phase development so that transportation, open space, and other infrastructure are in place or committed to serve the needs of growth.
- SRC Housing Goal 18: Locate a majority of Silverdale Urban Growth Area housing growth in the Silverdale Regional Growth Center.
 - SRC Policy 74. Streamline and customize regulations to fit the particular needs of infill and redevelopment. Regulations shall reduce barriers and provide incentives to foster infill and higher intensity development.
- SRC Housing Goal 19: Incentivize the development of affordable housing for persons of low and moderate income.
 - SRC Policy 76. Adopt regulations that incentivize affordable housing in all developments within the Silverdale Regional Center.

5. **DEPARTMENT ANALYSIS:**

As further explained below, the Department recommends approval of the proposed amendments because they:

- 1) improve consistency with Comprehensive Plan vision, goals, policies and growth targets.
- 2) remove barriers to economic investment and housing by allowing development (new, mixed use, infill, and redevelopment) in designated Urban Growth Areas and Limited Areas of More Intense Rural Development (Attachment C2 – SEPA Checklist).
- 3) reorganize and modernize the use table to improve predictability and useability.

Improve consistency with Comprehensive Plan.

As outlined in the Comprehensive Plan policies above, removal of economic development barriers in urban, LAMIRDS and rural commercial and industrial zones is a focus of this update. Further outlined below, the proposed amendments allow more opportunity for rural economic sectors to thrive as well as add allowed new uses in urban areas to ensure flexibility as market conditions change over time.

The GMA requires counties and cities to adopt a Comprehensive Plan and Countywide Planning Policies to concentrate the majority of growth in urban areas. The GMA also requires Kitsap County and participating cities to prepare a Buildable Lands Report (BLR) that assesses trends on how development occurs compared to planned objectives. If inconsistencies are found, the County is required to identify measures that are reasonably likely to encourage and incentivize growth into designated Urban Growth Areas. The proposal removes barriers and encourages more urban growth, which helps the county achieve planning objectives by allowing a wide array of housing product types, scaling uses and allowing small neighborhood type projects in more zones, and addressing gaps in the land use categories and definitions (see Attachment D1 – Scope of Amendments Matrix).

The proposal aligns the level of permit review required with purpose of each zone. This includes permitting uses outright in some zones while other zones, where appropriate, may require a level of permit review that provides public notification and SEPA review to mitigate against adverse impacts at the project level. For example, the proposal allows multiple family housing product types in both

Urban Restricted and Urban High Residential zoning designations consistent with allowed density ranges. This allows, where appropriate, a reduction in required permissibility permit review for land uses that are expected to develop in a zone. This type of change increases the opportunity to build various land uses in multiple zones which removes barriers to development within UGAs and LAMIRDs. This effort also establishes clear and predictable processes which helps landowners and industry professionals navigate the permit process.

The Department has also worked extensively with the Kitsap County Department of Human Services to remove barriers and promote the availability of affordable, transitional and supportive housing in unincorporated urban areas to all economic segments of the population. The proposal simplifies the numerous group living categories defined and regulated through State and Federal law by establishing permit review based on a general group living use and scale of a project. This review considered the need for consistency with the minimum and maximum densities of the zone noted in the Kitsap County Comprehensive Plan and associated State Environmental Policy Act documents. This evaluation also removed barriers to allow a variety of housing types, not just single-family residences, within various urban zones if density requirements and the zone intent of the particular zone were maintained.

The Department consulted with the Kitsap County Parks Department on possible changes to allowed uses for the Park zone, which was originally established in 2006. The proposed amendments promote consistency with Comprehensive Plan policies by allowing, at least from a land use perspective, the opportunity to consider public-private partnerships of new passive and active recreational activities, as well as consideration of transitional and supportive housing, and environmental educational facilities, where appropriate. The proposed amendments also create opportunities to achieve a variety of community goals by promoting multi-functional use of park lands while reducing potential impacts to operations and maintenance by the Parks Department and to Parks' capital programs.

Additionally, the proposed changes do not automatically assume all park lands are appropriate for all uses. The proposed amendments, as noted before, merely create the opportunity for certain properties to have certain uses, based upon property site specific considerations, real estate (e.g., deed use restrictions, etc.) and other relevant factors that would be subject to further public review, evaluation and consideration (e.g., by the Parks Department, stewardship groups, Kitsap County Parks Advisory Board, non-profit land trusts or foundations, school districts, Kitsap Public Facilities District and the Kitsap County Board of Commissioners).

Remove barriers to economic investment and affordable housing.

The proposed amendments remove permitting barriers to encourage investments in urban development and affordable housing by streamlining permit review. This is considered a reasonable measure by further encouraging growth in line with the growth targets for urban areas outlined in the Kitsap Countywide Planning Policies and Comprehensive Plan.

Permit review was streamlined in a variety of ways, including reducing the level of permit review required, where appropriate. The Department referred to the following questions when recommending a reduction in the level of permit review required for each categorical use in the proposal. Each question reinforces the goal and relates it to the minimum permit review necessary while maintaining the opportunity for the public to comment at a project level. This increases the

opportunity to develop more uses in each zone by aligning them with the purpose and intent of the zone:

1. Is the proposed change consistent with the purpose and intent of the zone?
2. Will the proposed change preclude achieving the purpose and intent of the zone?
3. Will the proposed change be compatible with other uses allowed in the zone?
4. Is the proposed change consistent with the level of permit review across all zones?
5. Will the proposed change remove barriers to investment in unincorporated urban growth areas (UUGA)?
6. Will the proposed change remove barriers to investment in rural commercial and industrial zones?
7. Does the proposed change align with the responses in the county-wide survey?
8. Is the proposed change consistent with the goals of the Growth Management Act?
9. Is the proposed change consistent with the Kitsap county-wide planning policies?
10. Is the proposed change consistent with the goals and policies in the Kitsap County Comprehensive Plan?

The proposal also decreases the level of permit review for land uses less likely to create an incompatibility with adjacent land uses. These changes allow a mix of compatible land uses at different scales which supports walkable neighborhoods and the neighborhood commercial “small corner store” character. This provides the flexibility for starter developments to occur and the opportunity to redevelop over time in the future. This becomes a more responsive approach to market demand.

Where appropriate, streamlining also included increasing the level of permit review or restricting the size or location of the use when a use is potentially incompatible within the zone or adjacent zones. Increasing permit review requirements allows the Department to proactively condition permits to minimize incompatibility with adjacent land uses and mitigate against adverse impacts.

The following list includes a summary of key changes to allowed uses and proposed permit review requirements:

- Residential uses. The proposal:
 - Allows more housing types where residential uses are allowed. This directly supports affordable housing goals by expanding the opportunity for different residential product types consistent with zone purpose and allowed densities.
 - Allows up to two Accessory Dwelling Units on parcels located inside an Urban Growth Area.
 - Reduces permit review for most small-scale group facilities in residential zones.
 - Reduces permit review for residential uses located in certain commercial zones.
- Commercial uses. The proposal:
 - Reduces permit review for most small-scale commercial uses in all commercial zones.
 - Allows some small-scale commercial uses in the Parks zone such as event facilities, a resort, general retail and merchandise stores, general office and management services, parking facilities, and entertainment facilities.
 - Allows small scale commercial uses in the Urban Low Residential and Urban Cluster Residential zones at specific intersections. Allows commercial uses as a stand-alone use on a parcel, limited to geographically specific locations and based upon federal roadway functional classification.

- Allows small scale service uses in the Urban Medium zone and removes the required residential component at the project level.
- Allows small scale professional office uses in the Urban High zone and removes the required residential component at project level.
- Allows small scale commercial uses and equipment repair/rentals in industrial zones.
- Industrial uses. The proposal:
 - Reduces permit review for manufacturing, production, processing in industrial zones.
 - Allows some accessory indoor storage uses in residential zones to serve the accompanying platted development.
- Institutional and recreational uses. The proposal:
 - Reduces permit review requirements for schools and government structures in commercial zones.
 - Splits the public facilities use to allow smaller facilities such as pump houses or broadband nodes to be permitted outright in all zones.
 - Allows more recreational uses in residential zones to serve as neighborhood amenities thereby providing opportunities to maintain or increase quality of life.
- Port Gamble Appendix. The proposal:
 - Relocates existing and adopted Port Gamble LAMIRD related provisions to a separate appendix. This reorganization is intended not to undo development regulation amendments adopted in April 2020 that impact existing agreements with parties in regard to the Port Gamble Redevelopment Plan.
 - Includes a “carve out” for parcels located inside the Port Gamble Redevelopment Plan area. This carve out adds Appendix F to Title 17.700 ‘Appendices’ to maintain the integrity code changes for Port Gamble adopted in April 2020. Definitions, allowed uses, and additional regulations for parcels located within the boundary of the Port Gamble Redevelopment Plan approved pursuant to Section 17.360C.030 shall comply with the regulations as they exist before the adoption of the Zoning Use Table Update. Each of the sections below include language that refer a customer to Appendix F if the property is located within the Port Gamble Redevelopment Plan.
 - Rural Residential - 17.130.020 Uses permitted and design standards.
 - Rural Wooded - 17.150.020 Uses permitted and design standards.
 - Port Gamble Rural Historic Town - 17.360C.025 Uses permitted and design standards.
 - Use Tables: 17.410.042, “Rural, resource, urban residential zones use table,” Footnote 2 in the RR and RW columns direct the customer to KCC 17.700 Appendix F.
 - Use Tables: 17.410.046, “Limited areas of more intensive rural development (LAMIRD) zones use table.” Cells in the table direct the customer to KCC 17.700 Appendix F.
 - 17.410.050 2. “Footnotes for zoning use tables” directs the customer to KCC 17.700 Appendix F.
 - Multi-family design criteria: 17.470.020, “Applicability – How to use design criteria” directs the customer to KCC 17.700 Appendix F.

Reorganize and modernize the use table.

The project will improve predictability and ease of use for applicants and permit reviewers by:

- Adding or clarifying definitions.
- Relocating use table footnotes.
- Adding new uses, combining existing uses, or splitting uses.
- Transferring uses from other locations in code to the allowed use tables.
- Revising the allowed use table format.

The proposal adds, removes, or modifies definitions to improve clarity and predictability. The existing code lacks definitions for many categorical uses leading the Department or applicants to request formal and informal Director Interpretations for similar uses within the criteria established in sections 17.100.040 and 21.04.040. The proposal defines each categorical use in the allowed use tables and further defines terms within categorical use definitions. The proposal also reorganizes and in some cases removes where appropriate, development standards (footnotes) to reduce surprises during the permit review process. These changes will likely save time when customers prepare applications for submittal, reduce time in the permit review process, and remove a barrier to development.

The proposal also combines existing uses when the definition and land use impacts of two or more uses are similar. The Department and outreach workshops revealed that the size or scale of the use is often a better measure for how a project may impact adjacent parcels than the use itself. The proposal clearly defines these categories and the absorbed uses. Examples include the following:

- The Group Living categorical use is scaled through the number of rooms. The scale of 1-6 rooms or 7 or more rooms reflects the thresholds currently established for Adult Family Homes. Group Living absorbs the following categorical uses: boarding house; convalescent home or congregate care facility; and residential care facilities which are newly recognized as assisted or independent living facilities.
- The General Office categorical use already provides a level of permit review based on the size (square feet) of a project. General Office absorbs the following categorical uses: engineering and construction offices and financial, banking, mortgage and title institutions.
- The General Retail categorical use already provides a level of permit review based on the size (square feet) of a project. General Retail absorbs the following categorical uses: auto parts and accessory stores; boat/marine supply; custom art and craft stores; and retail pet shops.
- Personal Services absorbs the following categorical uses: laundromats and laundry services and pet shop focused on grooming services.
- Storage facilities absorbs the following categorical uses: cold storage facilities; storage, self-service; and storage, vehicle and equipment.

The proposal splits existing uses into separate uses when the definition and land use impacts may require different levels of permit review. This allows small scale uses, where previously prohibited, in various zones to serve adjacent areas. The opportunity to develop services close to where someone lives or works can improve walkability and neighborhood quality of life. Examples include the following:

- Public and private schools split into: elementary and middle school/junior high; high school; college/vocational – less than 8,000 s.f.; and college/vocational school – 8,000 s.f. or greater. Each of these school types have different impacts to surrounding parcels particularly when considering traffic volumes, noise generation, and lighting nuisances. The proposed level of permit review in each zone reflects these differences.
- Public Facilities splits into two categorical use scaled by facility size. The threshold established in the proposal is 300 square feet. This size is based upon a 12-foot by 24-foot structure and 12 additional square feet to allow for small variations in building footprints. Splitting the use and adding development standards that are commonly applied as conditions during land use review allows the Department to streamline the permit review process for smaller facilities such as a reservoir, pump house, or fiberoptic node. Supporting community and economic development

at appropriate urban and rural parameters are goals of this project and Comprehensive Plan. This will remove a barrier to development of infrastructure for underserved communities while still maintaining appropriate rural and urban level of service standards.

- Limited Areas of More Intensive Rural Development (LAMIRD) generally recognize existing areas of more intense development prior to the establishment of the GMA in the 1990s. These areas include scaled commercial offices, retail, personal services, or hospitality industry. The proposal splits uses which allows more small-scale commercial uses in the LAMIRD commercial zones and rural commercial zone while maintaining GMA requirements and Comprehensive Plan objectives for LAMIRDS.

The proposal adds categorical uses to the use table based on a comparison with surrounding jurisdictions and reduces incompatible and inconsistent application of urban versus rural locations.

- Arboreta, botanical garden
- Event facility
- Manufactured/mobile/RV/park- model/tiny home park
- Group Living (1 to 6 rooms)
- Group Living (7 or more rooms)
- Resort
- Shared work/maker space
- Structured parking facilities
- Marina support services
- Manufactured home, park models, tiny homes sales
- Shooting/gun facility, indoor
- Shooting/gun facility, outdoor

The proposal transfers and adds categorical uses and the permit review required from other locations in Kitsap County Code.

- Bed and breakfast house (17.410.050 A.34 'Footnote 34')
- Vacation rental (17.410.050 A.34 'Footnote 34')
- Home Business, incidental (17.410.060 B.1.a)
- Home business, minor (17.410.060 B.1.b)
- Home business, moderate (17.410.060 B.1.c)
- Marijuana retailer (17.520)
- Wireless communications facilities (17.530)
- Marijuana processor (17.520)
- Marijuana producer, tier 1 (17.520)
- Marijuana producer, tier 2 (17.520)
- Marijuana producer, tier 3 (17.520)
- Agricultural activity (17.455)
- Transitory accommodations (17.505)

The allowed use table format is updated to include links to sections or chapters in Kitsap County Code, such as the applicable zoning chapters, categorical use definitions, and allowed use special provisions. This update allows a customer to easily access most, if not all, applicable information through in one location and reduce surprises during the permit process.

6. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The Kitsap County’s SEPA Official has reviewed a SEPA checklist prepared for this amendment (Attachment C2 – SEPA Checklist) and will expect to issue a SEPA threshold determination soon and is in process.

Notice of this SEPA threshold determination will be:

- Filed with the Washington State Department of Ecology [SEPA Register](#);
- Published in the Kitsap Sun newspaper.

7. PUBLIC INVOLVEMENT AND OUTREACH

Kitsap County’s public involvement and outreach for this amendment exceeds the requirements of the Growth Management Act (RCW 36.70A) of early and continuous involvement, as well as the procedures outlined in Kitsap County Code (KCC 21.08) (see Attachment D7 – Public Participation Plan). The Department conducted early and often public outreach as shown below. The early outreach provided preliminary feedback to staff (Attachment D3 – Preliminary Feedback), and the Department used this feedback, as well as the comprehensive plan goals and policies and zone purpose statements (Attachment D2 – Zone Purpose Statements), to develop proposed code changes for public review (Attachments A1 – Ordinance).

Past outreach:

| Schedule | Methods | Audience | Location |
|--------------------------------|--|--|--------------------------|
| Mid-October 2019 | Electronic notification | Survey respondents, GovDelivery, Twitter, Nextdoor, Facebook | Online |
| Ongoing | Online Open House | Interested parties | Online |
| October – December 2019 | One-on-one meetings | See specific outreach meetings below. | Varies based on audience |
| November 2019 | Open Houses | Interested parties, survey respondents | Port Orchard Poulsbo |
| December 2019 | Workshops | See Attachment D3 – Preliminary Feedback (Page 1) | Port Orchard |
| January 2020 | Project Update | Board of County Commissioners | Port Orchard |
| January 2020 through July 2021 | DCD developed a preliminary draft proposal | Kitsap County Department reviews | Port Orchard |
| March 2020 | Reviewed preliminary feedback | Planning Commission | Port Orchard |

Zoning Use Table Update Staff Report

| | | | |
|--|--|---|--|
| April 2020 | Modifications to project schedule due to COVID-19 | Planning Commission | Port Orchard |
| Various | Project status update briefings | Community groups and organizations | Varies based on audience |
| Monthly meetings from 2020 through July 2021 | Project status update briefings | Kitsap Building Association and Department Advisory Group | Varies based on audience |
| 2020 Quarterly meetings | Project Meetings | Tribes | Varied, in person and virtual meetings |
| January 2021 | Reviewed ADU standards for parcels located in urban areas | Board of County Commissioners | Port Orchard |
| 6/16/2021 6/30/2021 7/19/2021 | Confirming Port Gamble "Carve Out" | Tribes | Virtual meetings |
| 7/28/2021 | Confirming Port Gamble "Carve Out" | Rayonier | Virtual meetings |
| March 2021 | Reviewed revised Public Participation Plan | Board of County Commissioners | Port Orchard |
| July 2021 | Start outreach process outlined in the public participation plan | Organizations, general public, planning commission, Board of County Commissioners | Varies based on audience |


Future outreach:

- A project website with information about previous, current, and upcoming phases of the zoning use table update continues to be provided: <https://tinyurl.com/ZoningUseTableUpdate>.
- The Department will open a 30-day public comment period regarding the proposal on August 20, 2021. During this public comment period, the public may learn more about this amendment by:
 - Attending applicable Planning Commission meetings;
 - Participating in two virtual meetings with question and answer sessions in early and mid-September. The Department intends for these presentations to augment planning commission study sessions while honoring the COVID-19 social distancing measures required by the State of Washington; or
 - Contacting the staff listed in Section 6 below.
- To be included in the official record, written comments must be submitted to the Department of Community Development before 11:59 PM on Monday, September 21, 2021 using one of the following methods:
 - Entered online via through the project website comment form;
 - Emailed to CompPlan@co.kitsap.wa.us;

- Mailed to 614 Division Street - MS36, Port Orchard, WA 98366; or
- Dropped off at the Permit Center at 619 Division Street, Port Orchard, WA.
- Oral and written testimony may also be made to the Kitsap County Planning Commission at the public hearing scheduled at 5:30 PM on Tuesday, September 21, 2021 in the Commissioner's Chambers on the 3rd Floor of the Kitsap County Administration Building (619 Division Street, Port Orchard, WA). Due to COVID-19, a zoom meeting may provide the opportunity to provide testimony remotely. The planning commission webpage will provide the necessary information for this meeting.
- Notifications and announcements regarding this comment period and public hearing include the following:
 - Legal notice published in the Kitsap Sun newspaper;
 - Electronic announcements via GovDelivery;
 - Formal letters to Tribes with usual and accustomed area in Kitsap County.

8. STAFF CONTACT

Report prepared by:



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Planning and Environmental Programs
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Report approved by:



Liz Williams, Manager
Planning and Environmental Programs

9. ATTACHMENTS

- A. Proposed Code Changes
 - 1. Ordinance
- B. Maps
 - 1. Kitsap County Zoning Map – Countywide
- C. State Environmental Policy Act (SEPA)
 - 1. SEPA Determination – in process
 - 2. SEPA Checklist
- D. Supplemental Materials
 - 1. Scope of Amendments Matrix
 - 2. Zone Purpose Statements
 - 3. Preliminary Feedback
 - 4. Detailed Changes: Definitions
 - 5. Detailed Changes: Allowed Use Tables
 - 6. Detailed Changes: Footnote Re-location Guide
 - 7. Public Participation Plan

Ordinance No. ____ - 2022

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

BE IT ORDAINED:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3
4 **17.110.043 Adult entertainment.**

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

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

9
10 **17.110.045 Adult family home.**

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

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

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

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

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

24
25 **17.110.053 Airport.**

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

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

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

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

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

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

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

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

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

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

9
10 **17.110.091 Auction house.**

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

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

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

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

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

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

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

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

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

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

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

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

38
39 **17.110.112 Boarding house.**

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

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

6
7 **17.110.147 Campground.**

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

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

13
14 **17.110.149 Car washes.**

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

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

19
20 **17.110.150 Caretaker’s dwelling**

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

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

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

28
29 **17.110.161 Case management.**

30 See Section 17.505.020 A, Case management.

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

33
34 **17.110.163 Cemeteries.**

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

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

39
40 **17.110.164 Clinic.**

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

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

6 **17.110.165 Club.**

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

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

11 **17.110.166 Clubhouse.**

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

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

17
18 **17.110.167 College.**

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

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

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

25
26 **17.110.172 Composting.**

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

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

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

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

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

1
2 **17.110.177 Conference center.**

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

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

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

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

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

18 **17.110.200 Day-care center.**

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

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

26
27 **17.110.205 Day-care center, family home based.**

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

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

34
35 **17.110.226 Dispatch facility.**

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

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

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

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

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

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

12
13 **17.110.229 Drinking establishments.**

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

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

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

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

25
26 **17.110.245 Dwelling, dDuplex.**

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

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

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

35
36 **17.110.255 Dwelling unit.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7
8 **17.110.267 Espresso stands.**

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

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

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

16
17 **17.110.268 Exotic animal.**

18 “Exotic animal” means:

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

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

31
32 **17.110.269 Event facility**

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

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

39
40 **17.110.270 Family.**

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

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

6
7 **17.110.271 Family living.**

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

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

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

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

20
21 **17.110.278 Fitness center.**

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

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

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

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

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

34
35 **17.110.291 Fuel distributors.**

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

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

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

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

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

6
7 **17.110.293 Fuel or charging station, without convenience store.**

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

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

12
13 **17.110.294 Funeral home.**

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

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

21
22 **Section 17.110.301 General retail merchandise stores**

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

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

29
30 **17.110.302 General office and management services.**

31 “General office and management services” means the offices of real estate agencies;
32 advertising agencies;
33 insurance agencies;
34 brokers;
35 engineering and construction firms with no outdoor storage; financial, banking, mortgage and
36 title institutions; and other similar business services. This term also includes the
37 administrative offices for businesses whose primary activity may be a nonoffice use
38 conducted elsewhere. ~~This definition excludes engineering and construction firms and~~
39 ~~financial, banking, mortgage and title institutions.~~

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

1 **17.110.304 Government/public structures.**

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

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

6
7 **17.110.316 Group home.**

8 “Group home” means a dwelling unit containing up to eight unrelated persons who are
9 mentally or physically impaired who are protected under the Fair Housing Act, along with
10 support or supervisory personnel or family members who may reside at the facility.

11 A. The term mental or physical impairment includes conditions such as blindness, hearing
12 impairment, mobility impairment, HIV infection, alcoholism, drug addiction, chronic fatigue,
13 learning disability, head injury, and mental illness.

14 B. Current users of illegal controlled substances, persons convicted for illegal manufacture
15 or distribution of a controlled substance, sex offenders, and juvenile offenders are not
16 considered mentally or physically impaired under the Fair Housing Act.

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

19
20 **17.110.318 Group living.**

21 “Group living” means the residential occupancy of a structure that does not meet the
22 definition of family living. Generally, group living facilities have a common eating area for
23 residents, and residents may receive care or training. Group living includes the following:

24 A. Assisted living facility.

25 B. Boarding house, rooming house, or lodging house.

26 C. Congregate care facility.

27 D. Convalescent, nursing or rest home.

28 E. Dormitory.

29 F. Hospice.

30 G. Monastery or convent.

31 H. Independent living facility.

32 I. Shelter, non-transitory accommodation.

33 J. Skilled nursing care facility.

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

36
37 **17.110.333 Helicopter pads.**

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

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

1 **17.110.345 Home business.**

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

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

7
8 **17.110.361 Hotel/motel.**

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

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

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

16
17 **17.110.362 Immediate vicinity.**

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

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

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

24
25 **17.110.363 Impervious surface.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

18
19 **17.110.473 Manufacturing and fabrication.**

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

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

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

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

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

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

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

5
6 **17.110.474 Marijuana.**

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

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

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

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

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

32
33 **17.110.476 Marijuana producer**

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

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

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

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

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

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

11
12 **17.110.478 Marijuana retailer.**

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

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

19
20 **17.110.480 Repealed-Marina.**

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

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

30
31 **17.110.482 Marina support services.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

31 **17.110.583 Personal services.**

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

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

38 **17.110.590 Pet, nontraditional.**

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

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

3
4 **17.110.640 Public facilities.**

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

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

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

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

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

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

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

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

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

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

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

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

1 **17.110.651 Recreational vehicle camping park.**

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

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

8
9 **17.110.653 Recycling Center**

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

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

13
14 **17.110.657 Religious organization.**

15 See Section 17.505.020(F), Religious organization.

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

18
19 **17.110.658 Research laboratory.**

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

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

25
26 **17.110.661 Resort.**

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

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

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

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

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

39 A. Use of disposable food containers and utensils;

40 B. Self-service is available;

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

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

1 **Section 114:** Kitsap County Code Section 17.110.663, “Restaurant, high-turnover” last
2 amended by Ordinance 534-2016 is amended as follows:
3

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

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

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

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

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

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

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

13 **NEW SECTION. Section 115:** A new section is added to Chapter 17.110 Kitsap County
14 Code, “Definitions,” as follows:
15

16 **17.110.664 Rezone.**

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

20 **Section 116:** Kitsap County Code Section 17.110.665, “Rezone” last amended by
21 Ordinance 534-2016 is amended as follows:
22

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

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

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

30 **Section 117:** Kitsap County Code Section 17.110.669, “Sending areas and parcels,” last
31 amended by Ordinance 534-2016 is amended as follows:
32

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

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

38 **NEW SECTION. Section 118:** A new section is added to Chapter 17.110 Kitsap County
39 Code, “Definitions,” as follows:
40

41 **17.110.670 School.**

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

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

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

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

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

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

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

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

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

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

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

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

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

35
36 **17.110.676 Shelter.**

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

40 **Section 123:** Kitsap County Code Section 17.110.673, “Shipping container,” last amended
41 by Ordinance 534-2016 is amended as follows:
42

1 **17.110.677 Shipping-container Setback.**

2 “Shipping container” means any repository greater than twenty-five feet in length
3 traditionally commonly used for the interstate or international transport of goods.
4 “Setback” means the horizontal distance from a property line to the nearest vertical wall or
5 other element of a building or structure.

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

8
9 **17.110.677 Shipping container.**

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

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

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

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

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

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

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

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

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

32 “Sign” means a collection of letters, numbers or symbols which calls attention to a business,
33 product, activity, person or service. ~~Balloons or balloon type devices in excess of five cubic~~
34 ~~feet, or flown more than twenty feet in elevation measured from grade, or taller than twenty~~
35 ~~feet in height measured from mean grade are considered signs for the purposes of this title.~~
36 “Shellfish/fish hatcheries and processing facilities” means uses which involve the production,
37 processing or sales of finfish, shellfish, or other aquatic or marine products within a confined
38 space and under controlled feeding, sanitation, harvesting, or processing procedures.

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

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

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

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

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

9
10 **17.110.681 Sign permit.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7
8 **17.110.694 Storage, vehicles and equipment.**
9 “Storage, vehicles and equipment” means an indoor or outdoor area for parking or holding of
10 motor vehicles and boats or wheeled equipment for more than seventy-two hours. This
11 definition excludes automotive sales and rentals, automobile or recreational vehicle repair,
12 equipment sales, rentals and repair, and wrecking yards.

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

15
16 **17.110.695 Street Storage, indoor.**
17 ~~“Street” means all roads, streets, highways, roadways, freeways, easements, and public~~
18 ~~rights of way used for or designed for vehicular access or use including private roads serving~~
19 ~~or intended to serve five or more lots. Streets may also include provisions for public utilities,~~
20 ~~pedestrian walkways, cut and fill slopes, vegetation, and storm drainage facilities.~~
21 “Storage, indoor” means a building or group of buildings consisting of self-contained units
22 leased to individuals, organizations, or businesses for self storage of personal property of
23 goods and/or materials. The definition excludes hazardous materials storage, outdoor storage,
24 and vehicle storage.

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

27
28 **17.110.696 Storage, outdoor.**
29 “Storage, outdoor” means outdoor storage of products, supplies, and equipment. This
30 definition excludes hazardous materials storage, self-service storage, wrecking yards, and
31 vehicle storage.

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

34
35 **17.110.697 Streetscape Storage container.**
36 ~~“Streetscape” means the visual and functional supporting elements of a roadway design that~~
37 ~~provide aesthetic interest and comfort to the pedestrian. Street amenities serve to define the~~
38 ~~public space of a sidewalk as well as the adjacent roadway corridor. Pedestrian amenities~~
39 ~~include pedestrian-oriented plazas, furniture, lighting, and art.~~
40 “Storage container” means any repository twenty-five feet or less in length commonly used
41 for the transit and short-term storage of residential belongings.

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

3
4 **17.110.698 Street.**

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

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

11
12 **17.110.699 Streetscape.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8
9 **17.110.729 Transshipment facilities.**

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

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

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

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

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

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

26
27 **17.110.736 Use.**

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

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

32
33 **17.110.737 Useable marijuana**

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

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

39
40 **17.110.742 Vocational school.**

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

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

6
7 **17.110.743 Warehousing and distribution.**

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

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

12
13 **17.110.762 Wetland mitigation bank.**

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

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

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

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

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

29 1. Density;

30 2. Lot dimensions;

31 3. Lot coverage standards;

32 4. Height regulations;

33 5. Setbacks.

34 C. Chapter 17.105, Interpretations and Exceptions.

35 D. Chapter 17.440, Master Planning.

36 E. Chapter 17.450, Performance Based Development.

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

38 G. Chapter 17.500, Landscaping.

39 H. Chapter 17.510, Sign Code.

40 I. Chapter 17.580, Transfer of Development Rights.

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

- 1 **17.150.020 Uses permitted and design standards.**
2 A. Uses Permitted. Section 17.410.042, Rural, resource, and urban residential zones use table,
3 shall determine the allowed uses and permits required for parcels in the Rural Wooded zone
4 except for parcels located within the boundary of the Port Gamble Redevelopment Plan approved
5 pursuant to Section 17.360C.030. These parcels shall refer to Appendix F to determine allowed
6 uses, permits required, and definitions; all other chapters of Kitsap County Code or an approved
7 development agreement not included in Appendix F shall still apply.
8 B. Design Standards: Section 17.420.052, Rural, resource, and urban residential zones density
9 and dimensions table.
10 1. Density;
11 2. Lot dimensions;
12 3. Lot coverage standards;
13 4. Height regulations;
14 5. Setbacks.
15 C. Chapter 17.105, Interpretations and Exceptions.
16 D. Chapter 17.440, Master Planning.
17 E. Chapter 17.450, Performance Based Development.
18 F. Chapter 17.490, Off-Street Parking and Loading.
19 G. Chapter 17.500, Landscaping.
20 H. Chapter 17.510, Sign Code.
21 I. Chapter 17.580, Transfer of Development Rights.

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

24 **17.180.030 Special provisions.**
25 ~~See Chapter 17.470, Multifamily Development—Design Criteria.~~
26 Reserved.

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

29 **17.200.030 Special provisions.**
30 ~~For multifamily development, see Chapter 17.470, Multifamily Development—Design Criteria.~~
31 All commercial or industrial development shall be located at an intersection that contains right-
32 of-way with a road classification of arterial to arterial or arterial to collector.

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

35 **17.210.030 Special provisions.**
36 A. All development shall comply with the standards in the Kitsap County storm water
37 management ordinance, Title 12, and the Kitsap County critical areas ordinance, Title 19, as they
38 now exist or are later amended, as well as all SEPA mitigation requirements.
39 B. ~~For multifamily development, see Chapter 17.470, Multifamily Development—Design~~
40 ~~Criteria.~~ All commercial or industrial development shall be located at an intersection that contains
41 right-of-way with a roadway classification of arterial to arterial or arterial to collector.

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

3 **17.220.030 Special provisions.**

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

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

8 **17.230.030 Special provisions.**

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

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

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

14 **17.300.030 Special provisions.**

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

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

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

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

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

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

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

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

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

22 **17.320.030 Special provisions.**

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

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

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

34 A1. Lot Requirements.

35 1a. Lot area: none.

36 2b. Lot width: none.

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

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

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

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

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

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

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

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

5 **17.330.030 Special provisions.**

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

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

15 ~~A. Lot Requirements.~~

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

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

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

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

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

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

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

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

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

11
12 **17.410.030 Interpretation of tables.**

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

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

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

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

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

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

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

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

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

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| Categorical Use (1)(3)(4) ↓ | | 17.130 | 17.140 | 17.150 | 17.160 | 17.170 | 17.180 | 17.190 | 17.200 | 17.210 | 17.220 | 17.230 | Definition ↓ | Categorical Use Standards ↓ |
| 236 | General retail merchandise stores – 4,000 to 9,999 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | ACUP | 17.110.301 General retail merchandise stores. | 17.415.235 General retail merchandise stores. |
| 238 | General retail merchandise stores – 10,000 to 15,000 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.301 General retail merchandise stores. | 17.415.235 General retail merchandise stores. |
| 240 | General retail merchandise stores – 15,001 to 24,999 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.301 General retail merchandise stores. | 17.415.235 General retail merchandise stores. |
| 242 | General retail merchandise stores – 25,000 s.f. or greater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.301 General retail merchandise stores. | 17.415.235 General retail merchandise stores. |
| 244 | Lumber and bulky building material sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.464 Lumber and bulky building material sales. | 17.415.300 Lumber and bulky building material sales. |
| 246 | Marijuana retailer | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.478 Marijuana retailer. | 17.415.345 Marijuana retailer |
| 248 | Nursery, retail | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.520 Nursery, retail. | 17.415.370 Nursery, retail. |
| 250 | Nursery, wholesale | P | P | P | -- | P | -- | -- | -- | -- | -- | -- | 17.110.525 Nursery, wholesale. | 17.415.375 Nursery, wholesale |
| Offices and Services | | | | | | | | | | | | | | |
| 254 | Automobile or recreational vehicle repair | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.094 Automobile or recreational vehicle repair. | 17.415.070 Automobile or recreational vehicle repair. |
| 256 | Car washes | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.149 Car washes. | 17.415.095 Car washes. |
| 258 | Clinic | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | 17.110.164 Clinic. | 17.415.110 Clinic. |
| 260 | Day-care center | C | C | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | P | P | 17.110.200 Day-care center. | 17.415.140 Day-care center. |
| 262 | Day-care center, home-based | P | P | -- | -- | -- | P | P | P | P | P | P | 17.110.205 Day-care center, home based. | 17.415.145 Day-care center, home based. |
| 264 | Dispatch facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.226 Dispatch facility. | 17.415.150 Dispatch facility. |
| 266 | Fitness center | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | 17.110.278 Fitness center. | 17.415.200 Fitness center. |
| 268 | General office and management services – less than 4,000 s.f. | -- | -- | -- | -- | -- | -- | -- | C | C | ACUP | P | 17.110.302 General office and management services. | 17.415.230 General office and management services. |

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

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| Categorical Use (1)(3)(4) ↓ | | 17.130 | 17.140 | 17.150 | 17.160 | 17.170 | 17.180 | 17.190 | 17.200 | 17.210 | 17.220 | 17.230 | Definition ↓ | Categorical Use Standards ↓ |
| RECREATIONAL/ CULTURAL USES | | | | | | | | | | | | | | |
| 300 | Arboreta, botanical garden | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | 17.110.086 Aquarium, arboretum, botanical garden, zoo. | 17.415.050 Arboreta, botanical gardens |
| 302 | Campground | C | C | C | -- | -- | C | C | C | C | -- | -- | 17.110.147 Campground. | 17.415.090 Campground |
| 304 | Club | ACUP | C | -- | -- | -- | C | C | C | C | ACUP | ACUP | 17.110.165 Club. | 17.415.115 Club. |
| 306 | Entertainment facility, indoor | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | 17.110.261 Entertainment facility, indoor. | 17.415.165 Entertainment facility, indoor. |
| 308 | Entertainment facility, outdoor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | 17.110.262 Entertainment facility, outdoor. | 17.415.170 Entertainment facility, outdoor. |
| 310 | Golf courses | C | C | -- | -- | -- | C | C | C | C | -- | -- | 17.110.303 Golf course. | 17.415.240 Golf courses. |
| 312 | Marinas | -- | -- | -- | -- | -- | C | C | C | C | C | C | 17.110.480 Marina. | 17.415.350 Marinas. |
| 314 | Marina support services | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.482 Marina support services. | 17.415.355 Marina support services. |
| 316 | Parks and open space | P | P | P | P | -- | P | P | P | P | P | P | 17.110.535 Open space. | |
| 318 | Race track | -- | -- | C | C | -- | -- | -- | -- | -- | -- | -- | 17.110.644 Race track. | 17.415.405 Race track |
| 320 | Recreational facilities, indoor | C | C | C | -- | -- | C | C | ACUP | ACUP | ACUP | ACUP | 17.110.647 Recreational facility, indoor. | 17.415.410 Recreational facilities, indoor. |
| 322 | Recreational facilities, outdoor | ACUP | ACUP | C | -- | -- | C | C | C | C | C | C | 17.110.648 Recreational facility, outdoor. | 17.415.415 Recreational facilities, outdoor. |
| 324 | Shooting/gun facility, indoor | C | C | C | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.678 Shooting/gun facility, indoor. | 17.415.485 Shooting/gun facility, indoor. |
| 326 | Shooting/gun facility, outdoor | C | C | C | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.679 Shooting/gun facility, outdoor. | 17.415.490 Shooting/gun facility, outdoor. |
| 328 | Zoo, aquarium | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.086 Aquarium, arboretum, botanical garden, zoo. | 17.415.595 Zoo, aquarium |
| INSTITUTIONAL USES | | | | | | | | | | | | | | |

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| Categorical Use (1)(3)(4) ↓ | | 17.130 | 17.140 | 17.150 | 17.160 | 17.170 | 17.180 | 17.190 | 17.200 | 17.210 | 17.220 | 17.230 | Definition ↓ | Categorical Use Standards ↓ |
| 400 | Government/public structures | ACUP | ACUP | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | 17.110.304 Government/public structures. | 17.415.245 Government/public structures. |
| 402 | High-risk secured facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.335 High-risk secured facility. | 17.415.270 High-risk secured facilities. |
| 404 | Hospital | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | 17.110.360 Hospital. | 17.415.280 Hospital. |
| 406 | Places of worship | C | C | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | 17.110.600 Places of worship. | 17.415.395 Places of worship. |
| 408 | Public facilities (greater than 300 square feet). | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | 17.110.640 Public facilities. | 17.415.400 Public facilities. |
| 409 | Public facilities (300 square feet or less). | P | P | P | P | P | P | P | P | P | P | P | 17.110.640 Public facilities. | 17.415.400 Public facilities. |
| 410 | School, elementary and middle school/junior high | C | C | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | 17.110.670 School, elementary and middle school/junior high. | 17.415.460 School, elementary, middle school, or junior high. |
| 412 | School, high school | C | C | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | 17.110.670 School, high school. | 17.415.465 School, high school. |
| 414 | School, college/vocational – less than 8,000 s.f. | C | -- | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | 17.110.670 School, college/vocational school | 17.415.120 College/vocational school. |
| 416 | School, college/vocational school – 8,000 s.f. or greater | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.670 School, college/vocational school. | 17.415.120 College/vocational school. |
| 418 | Secure community transition facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.671 Secure community transition facility. | 17.415.470 Secure community transition facility. |
| 420 | Transportation terminals, marine | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | 17.110.727 Transportation terminals, marine. | 17.415.555 Transportation terminals, marine |
| 422 | Transportation terminals, non-marine | -- | -- | -- | -- | -- | -- | -- | C | C | ACUP | ACUP | 17.110.728 Transportation terminals, non-marine. | 17.415.560 Transportation terminals, non-marine |
| 424 | Wireless communications facilities | P | P | P | P | P | P | P | P | P | P | P | 17.110.770 Wireless communication facility. | 17.415.585 Wireless communications facilities |
| INDUSTRIAL USES | | | | | | | | | | | | | | |
| 500 | Airports | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.053 Airport. | 17.415.045 Airport. |
| 502 | Boat yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.120 Boat yard. | 17.455.085 Boat Yard |

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| Categorical Use (1)(3)(4) ↓ | | 17.130 | 17.140 | 17.150 | 17.160 | 17.170 | 17.180 | 17.190 | 17.200 | 17.210 | 17.220 | 17.230 | Definition ↓ | Categorical Use Standards ↓ |
| 504 | Cemeteries | C | C | C | -- | -- | C | C | C | C | C | C | 17.110.163 Cemeteries. | 17.415.105 Cemeteries. |
| 506 | Contractor's storage yard | C | C | -- | -- | ACUP | -- | -- | -- | -- | -- | -- | 17.110.195 Contractor's storage yard. | 17.415.130 Contractor's storage yard. |
| 508 | Food and beverage production, less than 4,000 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.279 Food and beverage production. | 17.415.205 Food and beverage production. |
| 510 | Food and beverage production, 4,000 to 9,999 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110. 279 Food and beverage production. | 17.415.205 Food and beverage production. |
| 512 | Food and beverage production, 10,000 s.f. or greater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110. 279 Food and beverage production. | 17.415.205 Food and beverage production. |
| 514 | Fuel distributors | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.291 Fuel distributors. | 17.415.215 Fuel distributors. |
| 516 | Funeral homes | C | C | C | -- | -- | C | C | C | C | C | C | 17.110.294 Funeral home. | 17.415.225 Funeral homes. |
| 518 | Helicopter pads | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.333 Helicopter pads. | 17.415.265 Helicopter pads. |
| 520 | Manufactured home, mobile home, park model, tiny home - sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.472 Manufactured home, mobile home, park models, tiny homes sales. | 17.415.310 Manufactured home, mobile home, park models, tiny homes sales |
| 522 | Manufacturing and fabrication, hazardous | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.473 Manufacturing and fabrication. | 17.415.315 Manufacturing and fabrication, hazardous |
| 524 | Manufacturing and fabrication, heavy | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.473 Manufacturing and fabrication. | 17.415.320 Manufacturing and fabrication, heavy. |
| 526 | Manufacturing and fabrication, light | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.473 Manufacturing and fabrication. | 17.415.325 Manufacturing and fabrication, light. |
| 528 | Manufacturing and fabrication, medium | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.473 Manufacturing and fabrication. | 17.415.330 Manufacturing and fabrication, medium. |
| 530 | Marijuana processor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.475 Marijuana processor. | 17.415.335 Marijuana processor. |
| 532 | Marijuana producer, Tier 1 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.476 Marijuana producer. | 17.415.340 Marijuana producer. |
| 534 | Marijuana producer, Tier 2 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 17.110.476 Marijuana producer. | 17.415.340 Marijuana producer. |

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

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

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

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

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

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

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

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | | Urban Low Intensity Commercial | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | | |
|---|---|---------------------------------|---------------|---------------|--------------------------------|---------------|------------------|------------------|---------------|---------------|------------------|-------------------|---|--|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | Definition ↓ | Categorical Use Standards ↓ |
| 268 | General office and management services – less than 4,000 s.f. | P | P | P | P | P | P | P | P | P | P | P | 17.110.302 General office and management services. | 17.415.230 General office and management services. |
| 270 | General office and management services – 4,000 to 9,999 s.f. | P | P | P | ACUP | ACUP | C | P | P | -- | -- | ACUP | 17.110.302 General office and management services. | 17.415.230 General office and management services. |
| 272 | General office and management services – 10,000 s.f. or greater | P | P | P | ACUP | -- | -- | P | P | -- | -- | -- | 17.110.302 General office and management services. | 17.415.230 General office and management services. |
| 274 | Kennels or pet day-cares | C | C | C | C | C | C | P | ACUP | ACUP | C | -- | 17.110.375 Kennel. | 17.415.290 Kennels or pet day-cares. |
| 276 | Kennels, hobby | -- | -- | -- | P | P | -- | -- | -- | -- | -- | -- | 17.110.380 Kennel, hobby. | 17.415.295 Kennels, hobby. |
| 278 | Off-street parking facilities | P | P | -- | ACUP | ACUP | -- | -- | -- | -- | -- | P | 17.110.531 Off-street parking facilities. | 17.415.380 Off-street parking facilities. |
| 280 | Off-street parking facilities, structured | P | P | -- | ACUP | P | -- | -- | -- | C | -- | ACUP | 17.110.532 Off-street parking facilities, structured. | 17.415.385 Off-street parking facilities, structured. |
| 282 | Personal services | P | P | P | P | P | ACUP | -- | -- | -- | -- | -- | 17.110.583 Personal services. | 17.415.390 Personal services. |
| 284 | Research laboratory, less than 4,000 s.f. | P | P | P | ACUP | P | P | P | P | P | P | -- | 17.110.658 Research laboratory. | 17.415.425 Research laboratory, less than 4,000 s.f. |
| 286 | Research laboratory, 4,000 to 9,999 s.f. | P | P | ACUP | ACUP | ACUP | ACUP | P | P | P | P | -- | 17.110. 658 Research laboratory. | 17.415.430 Research laboratory, 4,000 to 9,999 s.f. |
| 288 | Research laboratory, 10,000 s.f. or greater | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | P | P | P | ACUP | -- | 17.110. 658 Research laboratory. | 17.415.435 Research laboratory, 10,000 s.f. or greater. |
| 290 | Tourism facilities, including outfitter and guide facilities | P | P | P | P | P | ACUP | P | P | ACUP | -- | -- | | 17.415.540 Tourism facilities, including outfitter and guide facilities. |
| 292 | Tourism facilities, including seaplane and tour boat terminals | ACUP | ACUP | -- | C | -- | C | -- | -- | -- | -- | -- | | 17.415.545 Tourism facilities, including seaplane and tour boat terminals. |

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

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

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | | Urban Low Intensity Commercial | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | | |
|---|---|---------------------------------|------------------------|------------------------|--------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|---|--|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | | |
| Categorical Use (1)(3)(4)(5) ↓ | | 17.240 | 17.250 | 17.280 | 17.260 | 17.270 | 17.290 | 17.300 | 17.310 | 17.330 | 17.330 | 17.340 | Definition ↓ | Categorical Use Standards ↓ |
| 424 | Wireless communications facilities | P | P | P | P | P | P | P | P | P | P | P | 17.110.770 Wireless communication facility. | 17.415.585 Wireless communications facilities |
| INDUSTRIAL USES | | | | | | | | | | | | | | |
| 500 | Airports | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | 17.110.053 Airport. | 17.415.045 Airport. |
| 502 | Boat yard | ACUP | ACUP | -- | -- | -- | -- | P | ACUP | ACUP | C | -- | 17.110.120 Boat yard. | 17.455.085 Boat Yard |
| 504 | Cemeteries | ACUP | ACUP | -- | -- | C | C | ACUP | -- | ACUP | C | -- | 17.110.163 Cemeteries. | 17.415.105 Cemeteries. |
| 506 | Contractor's storage yard | -- | -- | -- | -- | -- | -- | P | -- | P | ACUP | -- | 17.110.195 Contractor's storage yard. | 17.415.130 Contractor's storage yard. |
| 508 | Food and beverage production, less than 4,000 s.f. | ACUP | ACUP | -- | C | -- | C | P | P | P | P | -- | 17.110.279 Food and beverage production. | 17.415.205 Food and beverage production. |
| 510 | Food and beverage production, 4,000 to 9,999 s.f. | ACUP | ACUP | -- | C | -- | C | P | P | P | P | -- | 17.110. 279 Food and beverage production. | 17.415.205 Food and beverage production. |
| 512 | Food and beverage production, 10,000 s.f. or greater | C | C | -- | C | -- | C | C | C | C | C | -- | 17.110. 279 Food and beverage production. | 17.415.205 Food and beverage production. |
| 514 | Fuel distributors | -- | -- | -- | -- | -- | -- | C | -- | C | C | -- | 17.110.291 Fuel distributors. | 17.415.215 Fuel distributors. |
| 516 | Funeral homes | ACUP | ACUP | C | C | C | C | ACUP | -- | ACUP | C | -- | 17.110.294 Funeral home. | 17.415.225 Funeral homes. |
| 518 | Helicopter pads | C | C | C | C | -- | -- | C | C | C | C | -- | 17.110.333 Helicopter pads. | 17.415.265 Helicopter pads. |
| 520 | Manufactured home, mobile home, park model, tiny home - sales | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | C | -- | 17.110.472 Manufactured home, mobile home, park models, tiny homes sales. | 17.415.310 Manufactured home, mobile home, park models, tiny homes sales |
| 522 | Manufacturing and fabrication, hazardous | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | 17.110.473 Manufacturing and fabrication. | 17.415.315 Manufacturing and fabrication, hazardous |
| 524 | Manufacturing and fabrication, heavy | -- | -- | -- | -- | -- | -- | C | C | ACUP | C | -- | 17.110.473 Manufacturing and fabrication. | 17.415.320 Manufacturing and fabrication, heavy. |
| 526 | Manufacturing and fabrication, light | -- | -- | -- | C | -- | -- | P | P | P | ACUP | -- | 17.110.473 Manufacturing and fabrication. | 17.415.325 Manufacturing and fabrication, light. |
| 528 | Manufacturing and fabrication, medium | -- | -- | -- | -- | -- | -- | ACUP | ACUP | P | C | -- | 17.110.473 Manufacturing and fabrication. | 17.415.330 Manufacturing and fabrication, medium. |

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

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

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

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

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

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

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

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| 278 | Off-street parking facilities | C | -- | -- | C | -- | -- | | | | C | -- | -- | -- | -- | 17.110.531 Off-street parking facilities. | 17.415.380 Off-street parking facilities. | |
| 280 | Off-street parking facilities, structured | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | -- | -- | -- | -- | 17.110.532 Off-street parking facilities, structured. | 17.415.385 Off-street parking facilities, structured. | |
| 282 | Personal services | P | -- | -- | P | -- | -- | | | | P | -- | -- | -- | -- | 17.110.583 Personal services. | 17.415.390 Personal services. | |
| 284 | Research laboratory, less than 4,000 s.f. | P | -- | -- | P | -- | -- | | | | -- | -- | -- | P | P | 17.110.658 Research laboratory. | 17.415.425 Research laboratory, less than 4,000 s.f. | |
| 286 | Research laboratory, 4,000 to 9,999 s.f. | ACUP | -- | -- | ACUP | -- | -- | | | | -- | -- | -- | ACUP | ACUP | 17.110. 658 Research laboratory. | 17.415.430 Research laboratory, 4,000 to 9,999 s.f. | |
| 288 | Research laboratory, 10,000 s.f. or greater | C | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | 17.110. 658 Research laboratory. | 17.415.435 Research laboratory, 10,000 s.f. or greater. | |
| 290 | Tourism facilities, including outfitter and guide facilities | C | -- | -- | P | -- | -- | | | | C | -- | -- | ACUP | P | | 17.415.540 Tourism facilities, including outfitter and guide facilities. | |
| 292 | Tourism facilities, including seaplane and tour boat terminals | C | -- | -- | -- | -- | -- | | | | C | -- | -- | -- | -- | | 17.415.545 Tourism facilities, including seaplane and tour boat terminals. | |
| 294 | Veterinary clinics/animal hospitals/wildlife shelters | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | C | C | ACUP | ACUP | 17.110.740 Veterinary clinic. 17.110.763 Wildlife shelter. | 17.415.575 Veterinary clinics/animal hospitals/wildlife shelter. | |
| Other Commercial Uses | | | | | | | | | | | | | | | | | | |
| 296 | Shared work/maker space | P | -- | -- | P | -- | -- | | | | P | -- | -- | P | P | 17.110.674 Shared work/maker space. | 17.415.475 Shared work/maker space. | |
| RECREATIONAL/ CULTURAL USES | | | | | | | | | | | | | | | | | | |
| 300 | Arboreta, botanical garden | ACUP | -- | -- | ACUP | -- | -- | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | ACUP | -- | -- | -- | -- | 17.110.086 Aquarium, arboretum, botanical garden, zoo. | 17.415.050 Arboreta, botanical gardens | |
| 302 | Campground | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | 17.110.147 Campground. | 17.415.090 Campground | |
| 304 | Club | P | ACUP | ACUP | P | ACUP | ACUP | | | | P | ACUP | ACUP | -- | -- | 17.110.165 Club. | 17.415.115 Club. | |
| 306 | Entertainment facility, indoor | P | -- | -- | P | -- | -- | | | | P | -- | -- | -- | -- | 17.110.261 Entertainment facility, indoor. | 17.415.165 Entertainment facility, indoor. | |
| 308 | Entertainment facility, outdoor | ACUP | -- | -- | ACUP | -- | -- | | | | -- | -- | -- | P | -- | 17.110.262 Entertainment facility, outdoor. | 17.415.170 Entertainment facility, outdoor. | |
| 310 | Golf courses | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | 17.110.303 Golf course. | 17.415.240 Golf courses. | |
| 312 | Marinas | C | -- | -- | C | -- | -- | | | | C | C | C | ACUP | ACUP | 17.110.480 Marina. | 17.415.350 Marinas. | |

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

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

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

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

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

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

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

c. 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 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 section and could later be deemed a nuisance in accordance with Chapter 9.56.

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

~~In urban zones, 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.~~

~~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, animal hospital or wildlife shelter shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones except within the boundary of a town master plan approved pursuant to Section 17.360C.030. 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 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 except when included within the boundary of a town master plan approved pursuant to Section 17.360C.030 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.~~
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 in Chapter 17.700, Appendix C1.~~
- ~~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.~~
- ~~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.~~
- 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 except when included within the boundaries of a town master plan approved pursuant to Section 17.360C.030. If included within a town master plan boundary, the use shall not include more than sixty spaces per five acres. All use of recreational vehicles must be transient in nature.~~
- 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 Design Standards sets forth policies and regulations for properties within the Manchester village commercial (MVC) zone. All developments within the MVC zone must be consistent with the standards found in Chapter 17.700, Appendix C4.~~
- 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. Additional rental car inventory shall be kept at an off site location consistent with the Kitsap County Code.~~
- 57. ~~Unless the permit application is a Type III quasi judicial action, when a component of development located within a commercial or industrial zone involves the conversion of~~

previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type II administrative decision.

58. In addition to the other standards set forth in the Kitsap County Code, espresso stands are subject to the following conditions:
- a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in length) with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities.
 - b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on site.
 - c. All structures must be permanently secured to the ground.
 - d. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement.
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.
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.
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.)~~
- ~~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.~~
- 103. ~~Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030.~~
- 104. ~~Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030 on parcels of five acres or larger with all uses set back one hundred feet from all parcels not included within the boundary.~~
- 105. ~~Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030, and where uses are limited to the manufacture of agricultural products.~~
- 106. ~~Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030, and where such uses are secondary to a primary agricultural or recreational use of the property and shall not exceed fifty total seats and/or five thousand square feet of gross floor area.~~
- 107. ~~Drive in and drive through service is prohibited.~~
- 108. ~~Notification to the Port Gamble/S’Klallam and Suquamish Tribes is required by the applicant prior to determination of complete application. Written proof of notification is required.~~

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

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

**Chapter 17.415
Allowed Use Standards**

Sections:

- 17.415.005 Purpose.
- 17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area.
- 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.
- 17.415.020 Accessory use or structure.
- 17.415.025 Adult entertainment.
- 17.415.030 Adult family home.
- 17.415.035 Aggregate extractions sites.
- 17.415.040 Agricultural use, primary.
- 17.415.045 Airport.
- 17.415.050 Arboreta, botanical gardens.

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| 17.415.055 | Auction house. |
| 17.415.060 | Automobile, mobile home, recreational vehicle, or boat sales. |
| 17.415.065 | Automobile, recreational vehicle or boat rentals. |
| 17.415.070 | Automobile or recreational vehicle repair. |
| 17.415.075 | Aquaculture practices. |
| 17.415.080 | Bed and breakfast house. |
| 17.455.085 | Boat Yard. |
| 17.415.090 | Campground. |
| 17.415.095 | Car washes. |
| 17.415.100 | Caretaker dwelling. |
| 17.415.105 | Cemeteries. |
| 17.415.110 | Clinic. |
| 17.415.115 | Club. |
| 17.415.120 | College/vocational school. |
| 17.415.125 | Conference center. |
| 17.415.130 | Contractor's storage yard. |
| 17.415.135 | Cottage housing development. |
| 17.415.140 | Day-care center. |
| 17.415.145 | Day-care center, home based. |
| 17.415.150 | Dispatch facility. |
| 17.415.155 | Drinking establishments. |
| 17.415.160 | Duplex. |
| 17.415.165 | Entertainment facility, indoor. |
| 17.415.170 | Entertainment facility, outdoor. |
| 17.415.175 | Equipment sales, rentals and repair, heavy. |
| 17.415.180 | Equipment sales, rentals and repair, light. |
| 17.415.185 | Equipment sales, rentals and repair, recreational. |
| 17.415.190 | Espresso stands. |
| 17.415.195 | Event facility. |
| 17.415.200 | Fitness center. |
| 17.415.205 | Food and beverage production. |
| 17.415.210 | Forestry. |
| 17.415.215 | Fuel distributors. |
| 17.415.220 | Fuel or charging stations. |
| 17.415.225 | Funeral homes. |
| 17.415.230 | General office and management services. |
| 17.415.235 | General retail merchandise stores. |
| 17.415.240 | Golf courses. |
| 17.415.245 | Government/public structures. |
| 17.415.250 | Group Living (1 to 6 rooms). |
| 17.415.255 | Group Living (7 or more rooms). |
| 17.415.260 | Guest house. |
| 17.415.265 | Helicopter pads. |
| 17.415.270 | High-risk secured facilities. |
| 17.415.275 | Home business. |
| 17.415.280 | Hospital. |

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| 17.415.285 | Hotel/motel. |
| 17.415.290 | Kennels, hobby. |
| 17.415.295 | Kennels or pet day-cares. |
| 17.415.300 | Lumber and bulky building material sales. |
| 17.415.305 | Manufactured/mobile/RV/park-model/tiny home park. |
| 17.415.310 | Manufactured home, mobile home, park models, tiny homes sales. |
| 17.415.315 | Manufacturing and fabrication, hazardous. |
| 17.415.320 | Manufacturing and fabrication, heavy. |
| 17.415.325 | Manufacturing and fabrication, light. |
| 17.415.330 | Manufacturing and fabrication, medium. |
| 17.415.335 | Marijuana processor. |
| 17.415.340 | Marijuana producer. |
| 17.415.345 | Marijuana retailer. |
| 17.415.350 | Marinas. |
| 17.415.355 | Marina support services. |
| 17.415.360 | Mobile home. |
| 17.415.365 | Multiple family. |
| 17.415.370 | Nursery, retail. |
| 17.415.375 | Nursery, wholesale. |
| 17.415.380 | Off-street parking facilities. |
| 17.415.385 | Off-street parking facilities, structured. |
| 17.415.390 | Personal services. |
| 17.415.395 | Places of worship. |
| 17.415.400 | Public facilities and electric power and natural gas utility facilities, and substations. |
| 17.415.405 | Race track. |
| 17.415.410 | Recreational facilities, indoor. |
| 17.415.415 | Recreational facilities, outdoor. |
| 17.415.420 | Recycling center. |
| 17.415.425 | Research laboratory, less than 4,000 s.f. |
| 17.415.430 | Research laboratory, 4,000 to 9,999 s.f. |
| 17.415.435 | Research laboratory, 10,000 s.f. or greater. |
| 17.415.440 | Resort. |
| 17.415.445 | Restaurant, with drive-through service. |
| 17.415.450 | Restaurants, without drive-through service. |
| 17.415.455 | Rock crushing. |
| 17.415.460 | School, elementary, middle school, or junior high. |
| 17.415.465 | School, high school. |
| 17.415.470 | Secure community transition facility. |
| 17.415.475 | Shared work/maker space. |
| 17.415.480 | Shellfish/fish hatcheries and processing facilities. |
| 17.415.485 | Shooting/gun facility, indoor. |
| 17.415.490 | Shooting/gun facility, outdoor. |
| 17.415.495 | Single-family attached dwelling. |
| 17.415.500 | Single-family detached dwelling (includes manufactured homes). |
| 17.415.505 | Slaughterhouse or animal processing. |

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

17.415.005 Purpose.

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

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

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

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

2. The second ADU shall provide one (1) off-street parking space in addition to that which is required for the primary dwelling unit.

I. Additional Standards. An ADU shall provide urban services and comply with the provisions of Kitsap County Code, including but not limited to, setbacks, height, and lot coverage.

J. Existing, unpermitted ADU's shall acquire a permit through the provisions of this chapter and chapter 17.410 'Allowed uses'.

17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.

A. In order to encourage the provision of affordable housing an Accessory Dwelling Unit (ADU), attached, located outside an Urban Growth Area (UGA) may be located in residential zones, subject to the following criteria:

1. ADU, attached shall be located within an owner-occupied primary residence;
2. ADU, attached are limited in size to no greater than fifty percent of the habitable area of the primary residence;
3. The ADU, attached are subject to applicable health district standards for water and sewage disposal;
4. Only one ADU, attached shall be allowed per lot;
5. ADU, attached are to provide additional off-street parking with no additional street-side entrance; and
6. ADU, attached are not allowed where an accessory dwelling unit exists.
7. Existing Unpermitted ADU, attached. Existing unpermitted ADU, attached may be approved under the provisions of subsection (B)(11) of this section.

B. In order to encourage the provision of affordable housing an Accessory Dwelling Unit (ADU), detached located outside an Urban Growth Area shall meet the following criteria:

1. Only one ADU shall be allowed per lot;
2. Owner of the property must reside in either the primary residence or the ADU;
3. 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 interior measurements;
4. The ADU shall be located within one hundred fifty feet of the primary residence or shall be the conversion of an existing detached structure (e.g., garage);
5. The ADU shall be designed to maintain the appearance of the primary residence;
6. All setback requirements for the zone in which the ADU is located shall apply;
7. The ADU shall meet the applicable health district standards for water and sewage disposal;
8. No mobile homes or recreational vehicles shall be allowed as an ADU;
9. An ADU shall use the same side-street entrance as the primary residence and shall provide additional off-street parking; and
10. An ADU is not permitted on the same lot where an Accessory Dwelling Unit, Attached (ADU-A) exists.
11. Existing, Unpermitted Accessory Dwelling Units, Attached or Detached, located outside an Urban Growth Area.
 - a. Applicability. The provisions of this subsection shall only apply to property and property owners who can establish all of the following criteria:
 - i. The parcel is within the unincorporated area of Kitsap County;

- ii. An accessory dwelling unit (ADU), attached or detached, or similar dwelling previously defined as an accessory living quarters (ALQ) or an accessory rental unit (ARU) is located on the parcel;
 - iii. The accessory dwelling has not received any prior review and/or approval by Kitsap County;
 - iv. The property owner did not construct or cause to have the accessory dwelling constructed;
 - v. The property owner did not own the property when the accessory dwelling was constructed;
 - vi. 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:
 - (a) That county tax records or parcel records contain no inquiry or other notice that the ADU was unpermitted; and
 - (b) 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
 - (c) 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
 - (d) 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;
 - vii. The parcel has a history of property tax assessment and a history of continuous tax payments on the principal and the accessory dwelling;
 - viii. Acceptable documentation for subsections (B)(11)(a)(i) 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.
- b. Application. Persons who meet the criteria of subsection (B)(11)(a) 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)(11)(e) of this section. Such application shall be a Type II permit under Chapter 21.04.
- c. Approval. The director, or his designee, is authorized to approve submitted applications that satisfy all of the following criteria. When approved, the use shall be considered a legal nonconforming use.
- i. All the requirements of this section;
 - ii. All the applicable zoning, health, fire safety and building construction requirements:
 - (a) 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.

- (b) If the applicant cannot prove a date of construction, the applicable requirements shall be those currently in effect on the date of application.
- (c) If the applicant can only show a date range for construction, the applicable requirements shall be the latest requirements of the range;
- iii. Proof of adequate potable water;
- iv. 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
- v. Verification by Kitsap County inspection staff that the accessory dwelling is habitable.
- d. Variances.
 - i. When reviewing the application, the director is authorized to grant an administrative variance to the requirements of subsection (B)(11)(c)(ii) of this section only when unusual circumstances relating to the property cause undue hardship in the application of subsection (B)(11)(c)(ii) 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:
 - (a) There are practical difficulties in applying the regulations of subsection (B)(11)(c)(ii) of this section;
 - (b) The applicant did not create or participate in creating the practical difficulties;
 - (c) A variance meets the intent and purpose of this section;
 - (d) 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
 - (e) The variance is the minimum necessary to grant relief to the applicant.
 - ii. The director is authorized to require mitigation in connection with the administrative variance to minimize the effect of the variance on surrounding properties.
 - iii. 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.
 - iv. 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.
- e. 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.
- f. 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 the Kitsap County department of community development.
- g. 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.

17.415.020 Accessory use or structure.

- A. One piece of heavy equipment may be stored in any single-family zone; provided, that it is either enclosed within a permitted structure, or screened to the satisfaction of the director.
- B. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.105.090(I).

17.415.025 Adult entertainment.

- A. The following uses are designated as adult entertainment uses:
 - 1. Adult bookstore;
 - 2. Adult mini-motion picture theater;
 - 3. Adult motion picture theater;
 - 4. Adult novelty store; and
 - 5. 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:
 - 1. Within one thousand feet of any other existing adult entertainment use; and/or
 - 2. 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.
 - f. For the purposes of this section, spacing distances shall be measured as follows:
 - g. From all property lines of any adult entertainment use;
 - h. From the outward boundary line of all residential zoning districts;
 - i. From all property lines of any residentially related use.
- C. Signage for Adult Entertainment Uses.
 - 1. 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.
 - 2. 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.
 - 3. 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.”
- 4. Primary signs for adult movie theaters may contain the additional phrase, “Movie Titles Posted on Premises.”
 - 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.

17.415.030 Adult family home.

Reserved.

17.415.035 Aggregate extractions sites.

- A. Must comply with the Chapter 17.170 Mineral Resource Overlay.
- B. In the Business Center (BC) zone, aggregate production and processing allowed only if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR).
- C. In the Forest Resource Land (FRL) zone, aggregate extraction sites shall be 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.

17.415.040 Agricultural use, primary.

Must comply with Chapter 17.455 ‘Agriculture Code’.

17.415.045 Airport.

- A. All heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit.
- B. 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.
- C. In the Rural Industrial (RI) zone, uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers shall be limited to modifications or expansions of existing airports.

17.415.050 Arboreta, botanical gardens.

Reserved.

17.415.055 Auction house.

- A. An auction house and all items to be auctioned shall be fully enclosed within a structure.
- B. In the Rural Employment Center (REC) and Twelve Trees Employment Center (TTEC) zones, an auction house shall be subject to the following permit review:
 - 1. 0 – 3,999 square feet = P
 - 2. 4,000 – 10,000 square feet = ACUP
 - 3. 10,001 – 15,000 square feet = C

4. 15,001 square feet and above = X

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

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

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

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

17.415.065 Automobile, recreational vehicle or boat rentals.

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

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

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

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

17.415.070 Automobile or recreational vehicle repair.

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

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

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

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

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

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

17.415.075 Aquaculture practices.

Reserved.

17.415.080 Bed and breakfast house.

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

17.455.085 Boat Yard.

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

17.415.090 Campground.

Campgrounds shall be recreational and transient and shall not allow:

A. Camping for more than thirty days within a forty-day time period. Campers must vacate the overnight park facilities for ten consecutive nights between allowed stays. The time period shall begin on the date for which the first night's fee is paid. The campground operator shall keep a log of all members of the camping party and ensure that the allowed number of days stay is not exceeded. Kitsap County may request to view the log to confirm that the campground is recreational and transient.

B. The designation of the campground as a permanent or temporary address on official documents or applications submitted to public or private agencies or institutions.

17.415.095 Car washes.

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

B. In the Neighborhood Commercial (NC) zone, car washes shall not exceed 4,000 square feet of gross floor area.

C. In the Rural Employment Center (REC) zone, car washes shall be subject to the following permit review:

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

17.415.100 Caretaker dwelling.

Reserved.

17.415.105 Cemeteries.

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

B. Use shall have its principal access on a county roadway. Ingress and egress shall be designed to minimize traffic congestion. The use 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.

17.415.110 Clinic.

Reserved.

17.415.115 Club.

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.

17.415.120 College/vocational school.

Site plans for public college/vocational 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.

17.415.125 Conference center.

Reserved.

17.415.130 Contractor's storage yard.

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

A. A contractor's storage yard 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.

B. In the Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings and activities shall be set back a minimum of fifty feet 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.

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

17.415.135 Cottage housing development.

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

17.415.140 Day-care center.

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

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

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

1. shall have a minimum site area of ten thousand square feet.
2. shall provide and maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots.
3. shall provide adequate off-street parking and loading space shall be provided.

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

17.415.145 Day-care center, home based.

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

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

17.415.150 Dispatch facility.

Reserved.

17.415.155 Drinking establishments.

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

17.415.160 Duplex.

Reserved.

17.415.165 Entertainment facility, indoor.

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

17.415.170 Entertainment facility, outdoor.

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

17.415.175 Equipment sales, rentals and repair, heavy.

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

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

17.415.180 Equipment sales, rentals and repair, light.

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

17.415.185 Equipment sales, rentals and repair, recreational.

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

17.415.190 Espresso stands.

A. Espresso stands are subject to the following conditions:

1. Must be accessory to an immediate primary use.
2. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in length) with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities.
3. 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.

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

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

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

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

17.415.195 Event facility.

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

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

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

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

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

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

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

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

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

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

Sunday: 8:00 am to 8:00 pm

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

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

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

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

17.415.200 Fitness center.

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

- A. Rural Commercial
- B. Business Center
- C. Industrial
- D. Rural Industrial
- E. Rural Employment Center
- F. Twelve Tree Employment Center

17.415.205 Food and beverage production.

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

17.415.210 Forestry.

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

17.415.215 Fuel distributors.

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

17.415.220 Fuel or charging stations.

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

17.415.225 Funeral homes.

Use shall have its principal access on a county roadway. Ingress and egress shall be designed to minimize traffic congestion. The use 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.

17.415.230 General office and management services.

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

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

17.415.235 General retail merchandise stores.

- A. 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 located in Section 17.700 Appendix C3). Additional square footage may be allowed for projects greater than twenty-five acres in size.
- B. In the Low Intensity Commercial (LIC) zone, auto parts and accessory and boat/marine supply stores must take access from state route in the Gorst urban growth area. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain.
- C. In the Business Center (BC) zone, Business Park (BP) zone, or Industrial (I) zone, general retail merchandise stores that are less than 4,000 square feet must be located and designed to serve adjacent area.
- D. In the Regional Center (RC) zone, pet shops must not exceed 4,000 square feet of gross floor area.
- E. In the Urban Village Commercial (UVC) zone or Neighborhood Commercial (NC) zone, custom art and craft stores shall not exceed 4,000 square feet of gross floor area.
- F. In the Rural Commercial (RCO) zone, custom art and craft stores are limited to studio type and size only.

17.415.240 Golf courses.

- A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Section 17.700 Appendix C3).
- B. Use prohibited in the Gorst urban growth area when located in the Urban Restricted zoning designation.
- C. In the Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings and activities shall be set back a minimum of fifty feet 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.

17.415.245 Government/public structures.

Reserved.

17.415.250 Group Living (1 to 6 rooms).

- A. Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.
- B. Boarding houses shall meet the minimum density and shall not exceed the maximum density for the zone or six boarding rooms, whichever is greater. Each room shall be considered a dwelling unit when calculating the required minimum or maximum density.
- C. Boarding houses must have health district approval prior to occupancy.
- D. In the Urban Village Center (UVC) zone, a boarding house shall be permitted outright.

17.415.255 Group Living (7 or more rooms).

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

17.415.260 Guest house.

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

17.415.265 Helicopter pads.

- A. Heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit.
- B. 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.
- C. In the Rural Industrial (RI) zone, uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers shall be limited to modifications or expansions of existing airports.

17.415.270 High-risk secured facilities.

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

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

17.415.275 Home business.

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

9. No more than two pick-ups and/or deliveries for business activities or purposes per day are allowed, not including normal U.S. mail;
10. The business shall not occupy more than twenty-five percent of the gross floor area of the residence; and
11. No signs to advertise the business/occupation shall be allowed on the premises (except attached to mailbox not to exceed one square foot).

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

1. Business uses shall be secondary to the dominant residential use;
2. 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;
3. The residence shall be occupied by the owner of the business;
4. The business shall occupy no more than thirty percent of the gross floor area of the residence;
5. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
6. No more than two employees, including proprietors (or independent contractors), are allowed;
7. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director;
8. No outside storage shall be allowed; and
9. 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.

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

1. Business uses shall be secondary to the dominant residential use;
2. 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;
3. The residence shall be occupied by the owner of the business;
4. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
5. No more than five employees (or independent contractors) are allowed;
6. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director; and
7. 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. Other reasonable conditions.

17.415.280 Hospital.

Reserved.

17.415.285 Hotel/motel.

DRAFT 7/30/2021

Zoning Use Tables Ordinance

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

17.415.290 Kennels, hobby.

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

17.415.295 Kennels or pet day-cares.

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

17.415.300 Lumber and bulky building material sales.

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

B. 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.

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

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

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

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

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

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

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

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

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

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

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

Reserved.

17.415.315 Manufacturing and fabrication, hazardous.

Reserved.

17.415.320 Manufacturing and fabrication, heavy.

Reserved.

17.415.325 Manufacturing and fabrication, light.

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

17.415.330 Manufacturing and fabrication, medium.

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

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

17.415.335 Marijuana processor.

A. Findings and application.

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

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

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

B. Where allowed, a marijuana processor:

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

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

C. Permits.

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

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

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

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

17.415.340 Marijuana producer.

A. Findings and application.

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

17.415.345 Marijuana retailer.

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

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

C. Permits.

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

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

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

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

17.415.350 Marinas.

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

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

17.415.355 Marina support services.

Marina support services shall be accessory to a marina.

17.415.360 Mobile home.

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

17.415.365 Multiple family.

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

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

17.415.370 Nursery, retail.

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

17.415.375 Nursery, wholesale.

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

17.415.380 Off-street parking facilities.

Reserved.

17.415.385 Off-street parking facilities, structured.

Reserved.

17.415.390 Personal services.

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

17.415.395 Places of worship.

In the Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings and activities shall be set back a minimum of fifty feet 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.

17.415.400 Public facilities.

- A. Public facilities of any size shall meet the following criteria:
 - 1. These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.530.
 - 2. 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.
 - 3. In the Forest Resource Lands (FRL) zone, public facilities shall not inhibit forest practices.
 - 4. In the Mineral Resource Overlay (MRO), public facilities shall not inhibit mineral resource extraction, processing, or production.
 - 5. Water towers which exceed the height requirements of the zone in Chapter 17.420, solid waste collection, or transfer and/or handling sites in any zone shall be subject to a conditional use permit (C).
 - 6. Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title.
 - 7. The public facility shall not substantially interfere with or detract from the intent of the zone district, as determined by the Director.
 - 8. The public facility shall provide a solid screening buffer to mitigate impacts on the visual character of a neighborhood as seen from rights-of-way or adjacent properties. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500.
 - 9. Noise, odor, dust and light impacts shall be mitigated from adjacent properties consistent with section [17.105.110 'Obnoxious things'](#) .
 - 10. Additional review for stormwater management may be required consistent with KCC Title 12 'Storm Water Drainage'.
- B. Public facilities 300 square feet or less shall meet the criteria in section 17.415.400 A except the setback requirements outlined in Chapter 17.420 are reduced for all structures and associated improvements to a minimum five foot setback from all property lines.

17.415.405 Race track.

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

B. In the Rural Wooded (RW), Forest Resource Lands (FRL) or Parks (P) zones, all buildings and activities shall be set back a minimum of fifty feet 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.

17.415.410 Recreational facilities, indoor.

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

17.415.415 Recreational facilities, outdoor.

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

17.415.420 Recycling center.

Reserved.

17.415.425 Research laboratory, less than 4,000 s.f.

Reserved.

17.415.430 Research laboratory, 4,000 to 9,999 s.f.

Reserved.

17.415.435 Research laboratory, 10,000 s.f. or greater.

Reserved.

17.415.440 Resort.

Reserved.

17.415.445 Restaurant, with drive-through service.

A. In all urban commercial and industrial zones, restaurants with drive through service must be located and designed to serve the adjacent area.

B. In the Urban Village Commercial (UVC) and Neighborhood Commercial (NC) zones restaurants with drive through service shall not exceed 4,000 square feet of gross floor area.

C. In the Manchester Village Commercial (MVC) zone, drive-through lanes are not allowed.

D. In the Rural Employment Center (REC) zone, restaurant, with drive-through service shall be subject to the following permit review:

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

17.415.450 Restaurants, without drive-through service.

A. In the Business Center (BC), Business Park (BP), or Industrial (I) zone, restaurants, without drive-through shall be located and designed to serve the adjacent area.

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

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

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

17.415.455 Rock crushing.

Reserved.

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

Site plans for public elementary, middle school, or junior high 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.

17.415.465 School, high school.

Site plans for public high 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.

17.415.470 Secure community transition facility.

All projects shall comply with state law.

17.415.475 Shared work/maker space.

Reserved.

17.415.480 Shellfish/fish hatcheries and processing facilities.

Reserved.

17.415.485 Shooting/gun facility, indoor.

Reserved.

17.415.490 Shooting/gun facility, outdoor.

Reserved.

17.415.495 Single-family attached dwelling.

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

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

Reserved.

17.415.505 Slaughterhouse or animal processing.

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

17.415.510 Special care residence.

Where a family member needs 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.

17.415.515 Storage, hazardous materials.

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

17.415.520 Storage, indoor.

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

17.415.525 Storage, outdoor.

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

2. be sized for the number of lots/units being served.
3. only serve the residents of the associated platted development or multifamily project.
4. be visually screened from adjacent properties by a sight-obscuring fence or natural vegetation buffer.

C. In the Rural Commercial (RCO) or Rural Industrial (RI) zone, storage, outdoor must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. The applicant must demonstrate how the storage serves the immediate population.

D. In the Rural Industrial (RI) zone, cold storage facilities are only allowed for agricultural and food uses.

E. In the Urban Village Center (UVC) zone, self-service storage shall require a conditional use permit (C).

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

17.415.530 Temporary offices and model homes.

A. Temporary offices and model homes must comply with the temporary permit provisions of Chapter 17.105.

B. In the Rural Employment Center (REC) and Twelve Trees Employment Center (TTEC) zones, temporary offices and model homes shall be subject to the following permit review:

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

C. A model home may be constructed within a subdivision prior to final plat approval. 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:

1. The subdivision shall have received preliminary plat approval;
2. One model home may be occupied as a temporary real estate office;
3. A model home may not be occupied as a dwelling unit or sold until the approved final plat is recorded;
4. The number of model home permits that may be issued for any approved preliminary plat or division thereof shall not exceed six;
5. 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;
6. Lots used for model homes must be clear of restrictions or easements that may be subject to line changes before recording;
7. Stormwater management facilities must be in place and/or approved for recording. Temporary erosion control must be completed prior to occupancy of a model home;
8. 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;

9. 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
10. Final plat restoration bonds must be posted prior to occupancy of a model home.

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

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

- A. The site 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 use must mitigate noise, odor, dust and light impacts from the project; and
- F. The use must meet all other requirements of this title.

17.415.540 Tourism facilities, including outfitter and guide facilities.

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

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

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

17.415.545 Tourism facilities, including seaplane and tour boat terminals.

Reserved.

17.415.550 Transitory accommodations.

Use shall comply with Chapter 17.505.

17.415.555 Transportation terminals, marine.

Reserved.

17.415.560 Transportation terminals, non-marine.

Reserved.

17.415.565 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities.

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

17.415.570 Vacation Rentals.

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

17.415.575 Veterinary clinics/animal hospitals/wildlife shelter.

Reserved.

17.415.580 Warehousing and distribution.

- A. In the Rural Industrial (RI) zone, warehousing and distribution shall be focused on agricultural, food, or forestry uses only.
- B. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Section 17.700 Appendix C3).

17.415.585 Wireless communications facilities.

Uses shall comply with Chapter 17.510.

17.415.590 Wrecking yards and junk yards.

Reserved.

17.415.595 Zoo, aquarium.

- A. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards located in Section 17.700 Appendix C3).
- B. In the Rural Commercial (RCO) zone, an aquarium is prohibited.

Section 183: Kitsap County Code Section 17.470.020, “Applicability – How to use design criteria”, last amended by Ordinance 587-2020 is amended as follows:

17.470.020 Applicability – How to use the design criteria.

A. Applicability.

1. The “requirements sections” in the following design criteria apply to each multifamily project ~~requiring conditional use review under Chapter 17.540 or 17.550.~~
2. In addition to the requirements set forth in this chapter, the “requirements sections” set forth in Sections 17.480.160 and 17.480.180 to 17.480.240 shall apply to each multifamily project ~~requiring review under subsection (A) of this section.~~

B. How to Use the Design Criteria. The “requirements sections” state the design criteria that each project shall meet. ~~These design criteria are intended to supplement the development standards of the UCR, UM and UH zones. Where the provisions of this chapter conflict with the provisions of Chapters 17.210 (UCR), 17.220 (UM), and 17.230 (UH),~~ The provisions of the zoning district shall apply if in conflict with this chapter. The “guidelines” which 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. They are to be applied with an attitude of flexibility, recognizing that each development site and project will have particular characteristics that may suggest that some guidelines be emphasized and others de-emphasized. However, while alternative solutions can be proposed, none of the criteria in the requirement statements can be disregarded.

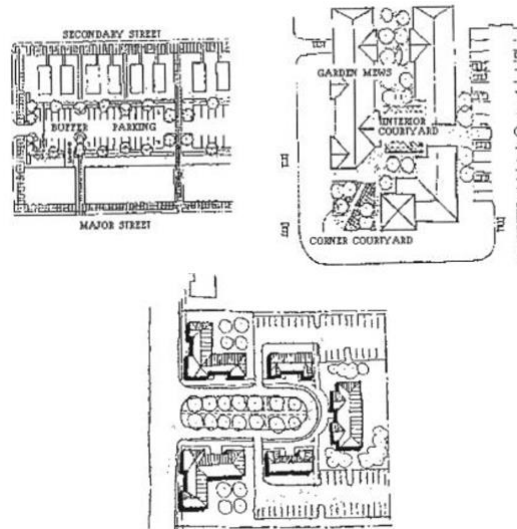
C. Parcels located within the boundary of the Port Gamble Redevelopment Plan approved pursuant to Section 17.360C.030 shall refer to Appendix F to determine allowed uses, permits required, and definitions. All other chapters of Kitsap County Code or an approved development agreement not included in Appendix F shall still apply.

Section 184: Kitsap County Code Section 17.470.030, “Multifamily site design – Orientation (UCR, UM, and UH zones)”, last amended by Ordinance 534-2016 is amended as follows:

17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).

- A. Requirement. Design multifamily projects to be oriented to public streets or common open spaces and to provide pedestrian and vehicular connections to existing neighborhoods.

- B. Guidelines. Possible ways to achieve neighborhood connections include:
1. Use a modified street grid system where most buildings in a project front on a street. Where no public streets exist, create a modified grid street system within the project.
 2. Locate parking areas behind or under building and access such parking from alley-type driveways. If driveway access from streets is necessary, minimum width driveway providing adequate firefighting access should be used.
 3. Provide each building with direct pedestrian access from the main street fronting the building and from the back where the parking is located.
 4. Another alternative may be to orient the buildings into U-shaped courtyards where the front door/main entry into the building is from a front courtyard. Access to the courtyard from the rear parking area should be through a well-lighted breezeway or stairway. This alternative will work where projects abut an arterial or major collector street where the quality of living could be enhanced with building facing into the courtyard. The buildings would still be located between the street and parking lot.
 5. The following illustrations depict site-planning techniques that orient multifamily projects to streets, adding value and identity to the complex, by siting parking behind the buildings:



Examples of preferred site planning that orients multifamily projects to streets, adding value and identity to the complex, by siting parking behind the buildings.

Section 185: Kitsap County Code Section 17.520 “Marijuana Regulations” last amended by Ordinance 535-2016 is repealed.

NEW SECTION. Section 186. A new section is added to Chapter 17.700 “Appendices” as follows:

Appendix F – Allowed uses and additional regulations for parcels located within the boundary of the Port Gamble Redevelopment Plan approved pursuant to Section 17.360C.030.

Kitsap County Code Section 17.700 ‘Appendix F’, only applies to parcels located inside the boundaries of the Port Gamble Redevelopment Plan area. This Appendix intends to maintain consistency with Ordinance 586-2020 adopted by the Board of County Commissioners on April 27, 2020 that applies to Port Gamble Rural Historic Town and adjacent rural areas regarding revised definitions, allowed uses, allowed use footnotes, and development standards. Development shall comply with all other chapters in Kitsap County Code Title 17 ‘Zoning’ that are not referenced in this appendix.

Please follow the steps below to use this appendix:

1. Confirm that the parcel is located within the Port Gamble Master Plan area as shown on [map of Port Gamble Master Plan area] and the zoning designation.
2. Refer to Appendix F to determine which uses are allowed on the parcel and how the uses are defined. Chapters included in Appendix F shall replace the chapters in Title 17 ‘Zoning’.
3. All other chapters of Kitsap County Code or an approved development agreement not included in Appendix F shall still apply.

Chapters:

- F.17.110 Definitions**
- F.17.410 Allowed Uses**
- F.17.470 Multifamily Development – Design Criteria**
- F.17.520 Marijuana Regulations**

**Chapter F.17.110
DEFINITIONS**

Sections:

- F.17.110.005 Generally.
- F.17.110.010 Abutting.
- F.17.110.015 Access.
- F.17.110.020 Accessory dwelling unit.
- F.17.110.025 Accessory living quarters.
- F.17.110.030 Accessory use or structure.
- F.17.110.035 Adjacent.
- F.17.110.040 Adjoining.
- F.17.110.045 Adult family home.
- F.17.110.050 Reserved.
- F.17.110.055 Alley.
- F.17.110.057 (Repealed)
- F.17.110.060 Animal.
- F.17.110.065 Animal, small.

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| F.17.110.070 | Animal hospital. |
| F.17.110.073 | Antenna. |
| F.17.110.075 | Amusement center. |
| F.17.110.085 | Aquaculture practices. |
| F.17.110.087 | Assembly and packaging operations. |
| F.17.110.090 | Automobile repair. |
| F.17.110.095 | Automobile service station. |
| F.17.110.100 | Awning. |
| F.17.110.103 | Base station. |
| F.17.110.105 | Bed and breakfast house. |
| F.17.110.107 | Bioretention facilities. |
| F.17.110.110 | Board. |
| F.17.110.112 | Boarding house. |
| F.17.110.120 | Boat yard. |
| F.17.110.125 | Breezeway. |
| F.17.110.126 | Brew pubs. |
| F.17.110.130 | Buffer. |
| F.17.110.132 | Buffer, landscaping. |
| F.17.110.133 | Buffer, screening. |
| F.17.110.135 | Building. |
| F.17.110.137 | Building coverage. |
| F.17.110.140 | Building height. |
| F.17.110.145 | Building line. |
| F.17.110.150 | Caretaker's dwelling. |
| F.17.110.155 | Carport. |
| F.17.110.156 | Carrier. |
| F.17.110.157 | Child care center. |
| F.17.110.160 | Clinic. |
| F.17.110.165 | Club. |
| F.17.110.168 | Collocation. |
| F.17.110.169 | Community sewage disposal systems. |
| F.17.110.170 | Commission or planning commission. |
| F.17.110.171 | Comprehensive plan. |
| F.17.110.175 | Conditional use. |
| F.17.110.177 | Conference center. |
| F.17.110.180 | Congregate care facility. |
| F.17.110.185 | Contiguous. |
| F.17.110.190 | Convalescent, nursing or rest home. |
| F.17.110.195 | Contractor's storage yard. |
| F.17.110.196 | Cottage housing development. |
| F.17.110.197 | County engineer. |
| F.17.110.199 | Custom art and craft stores. |
| F.17.110.200 | Day-care center. |
| F.17.110.205 | Day-care center, family. |
| F.17.110.210 | Density. |
| F.17.110.212 | Density, maximum. |

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| F.17.110.213 | Density, minimum. |
| F.17.110.215 | Department. |
| F.17.110.220 | Development. |
| F.17.110.222 | Development rights. |
| F.17.110.223 | (Repealed) |
| F.17.110.225 | Director. |
| F.17.110.227 | Distributed antenna systems. |
| F.17.110.228 | Drinking establishments. |
| F.17.110.240 | Dwelling, single-family attached. |
| F.17.110.242 | Dwelling, single-family detached. |
| F.17.110.245 | Dwelling, duplex. |
| F.17.110.250 | Dwelling, multiple-family. |
| F.17.110.255 | Dwelling unit. |
| F.17.110.257 | Emergency service communications. |
| F.17.110.260 | Employees. |
| F.17.110.265 | Exotic animal. |
| F.17.110.270 | Family. |
| F.17.110.272 | Fitness center. |
| F.17.110.275 | Fence, sight-obscuring. |
| F.17.110.280 | Forestry. |
| F.17.110.285 | Foster home. |
| F.17.110.290 | Frontage. |
| F.17.110.295 | Garage, private. |
| F.17.110.301 | General merchandise stores. |
| F.17.110.302 | General office and management services. |
| F.17.110.303 | Golf course. |
| F.17.110.305 | Grade. |
| F.17.110.310 | Green storm water infrastructure. |
| F.17.110.311 | Green storm water solutions. |
| F.17.110.315 | Gross floor area. |
| F.17.110.317 | Guest house. |
| F.17.110.319 | Habitable area. |
| F.17.110.320 | Habitable floor. |
| F.17.110.321 | Hardscaping. |
| F.17.110.322 | Hard surface. |
| F.17.110.325 | Hearing examiner. |
| F.17.110.330 | Heavy equipment. |
| F.17.110.335 | High-risk secured facility. |
| F.17.110.340 | High capacity transit station areas. |
| F.17.110.345 | Home business. |
| F.17.110.350 | Home day-care. |
| F.17.110.355 | Home owners' association. |
| F.17.110.360 | Hospital. |
| F.17.110.365 | Hotel/motel. |
| F.17.110.366 | Immediate vicinity. |
| F.17.110.367 | Impervious surface. |

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| F.17.110.368 | Infill development. |
| F.17.110.369 | Junk motor vehicle. |
| F.17.110.370 | Junk yard. |
| F.17.110.375 | Kennel. |
| F.17.110.380 | Kennel, hobby. |
| F.17.110.390 | Landscaping. |
| F.17.110.392 | Large on-site sewage system (LOSS). |
| F.17.110.393 | Lattice support structure. |
| F.17.110.395 | Livestock. |
| F.17.110.396 | Loading space. |
| F.17.110.400 | Lot. |
| F.17.110.405 | Lot area. |
| F.17.110.410 | Lot, corner. |
| F.17.110.412 | Lot, interior. |
| F.17.110.415 | Lot coverage. |
| F.17.110.420 | Lot depth. |
| F.17.110.430 | Lot line. |
| F.17.110.435 | Lot line, front. |
| F.17.110.440 | Lot line, rear. |
| F.17.110.445 | Lot line, side. |
| F.17.110.450 | Lot of record. |
| F.17.110.455 | Lot, through. |
| F.17.110.460 | Lot width. |
| F.17.110.461 | Low impact development. |
| F.17.110.462 | Low impact development best management practices. |
| F.17.110.463 | (Repealed) |
| F.17.110.465 | Maintain. |
| F.17.110.470 | Manufactured home. |
| F.17.110.473 | Manufacturing and fabrication. |
| F.17.110.475 | Marina. |
| F.17.110.477 | Master plan. |
| F.17.110.480 | (Repealed) |
| F.17.110.483 | (Repealed) |
| F.17.110.484 | Minimum functional height. |
| F.17.110.485 | Mixed use development. |
| F.17.110.490 | Mobile home. |
| F.17.110.493 | Mobile home park. |
| F.17.110.494 | Modification. |
| F.17.110.503 | Monopole. |
| F.17.110.504 | Movie/performance theater. |
| F.17.110.505 | Native growth protection easement. |
| F.17.110.506 | Native vegetation. |
| F.17.110.507 | Net developable area. |
| F.17.110.508 | Nonconforming lot. |
| F.17.110.510 | Nonconforming use, nonconforming structure or nonconforming use of structure. |
| F.17.110.512 | Nonmotorized recreational rentals. |

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| F.17.110.515 | Nuisance. |
| F.17.110.520 | Nursery, retail. |
| F.17.110.525 | Nursery, wholesale. |
| F.17.110.530 | Nursing or rest home. |
| F.17.110.535 | Open space. |
| F.17.110.540 | Ordinary high water mark. |
| F.17.110.545 | Owner. |
| F.17.110.547 | (Repealed) |
| F.17.110.548 | Parcel. |
| F.17.110.550 | Park. |
| F.17.110.555 | Parking area, public. |
| F.17.110.560 | Parking space. |
| F.17.110.565 | Parking space, barrier free. |
| F.17.110.567 | Parking space, compact. |
| F.17.110.568 | Pedestrian-oriented facade. |
| F.17.110.569 | Pedestrian-oriented space/plaza. |
| F.17.110.570 | Pedestrian-friendly street. |
| F.17.110.571 | Pedestrian walkways. |
| F.17.110.572 | Performance based development (PBD). |
| F.17.110.575 | Perimeter setback. |
| F.17.110.576 | Permeable pavement. |
| F.17.110.577 | Permitted use. |
| F.17.110.580 | Person. |
| F.17.110.585 | Pet. |
| F.17.110.590 | Pet, nontraditional. |
| F.17.110.591 | Pharmacies. |
| F.17.110.595 | Pier. |
| F.17.110.600 | Places of worship. |
| F.17.110.610 | Planning commission. |
| F.17.110.615 | Porch. |
| F.17.110.620 | Portable sign. |
| F.17.110.625 | Premises. |
| F.17.110.630 | Private airport or heliport. |
| F.17.110.635 | Prohibited use. |
| F.17.110.637 | Project permit or project permit application. |
| F.17.110.640 | Public facilities. |
| F.17.110.641 | Public sewer system. |
| F.17.110.643 | Race track, major. |
| F.17.110.644 | Race track, minor. |
| F.17.110.645 | Receiving areas and parcels. |
| F.17.110.646 | Recreational amenity, active. |
| F.17.110.647 | Recreational facility. |
| F.17.110.650 | Recreational vehicle. |
| F.17.110.655 | Recreational vehicle camping park. |
| F.17.110.656 | Related equipment. |
| F.17.110.660 | Residential care facility. |

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| F.17.110.662 | Restaurant. |
| F.17.110.663 | Restaurant, high-turnover. |
| F.17.110.665 | Rezone. |
| F.17.110.666 | Rural character. |
| F.17.110.667 | Rural cluster. |
| F.17.110.668 | Rural wooded incentive program development. |
| F.17.110.669 | Sending areas and parcels. |
| F.17.110.671 | Setback. |
| F.17.110.673 | Shipping container. |
| F.17.110.675 | Sign. |
| F.17.110.680 | Sign permit. |
| F.17.110.683 | Site. |
| F.17.110.685 | Site plan. |
| F.17.110.686 | Site-specific amendment. |
| F.17.110.687 | Stealth technology. |
| F.17.110.688 | Storage, hazardous materials. |
| F.17.110.689 | Storage, self-service. |
| F.17.110.690 | Storage, vehicles and equipment. |
| F.17.110.691 | Storage, indoor. |
| F.17.110.692 | Storage, outdoor. |
| F.17.110.693 | Storage container. |
| F.17.110.695 | Street. |
| F.17.110.697 | Streetscape. |
| F.17.110.700 | Structural alteration. |
| F.17.110.705 | Structure. |
| F.17.110.706 | Subarea plan. |
| F.17.110.707 | (Repealed) |
| F.17.110.708 | Substantially change. |
| F.17.110.710 | Temporary sign. |
| F.17.110.715 | Temporary structure. |
| F.17.110.720 | Temporary use. |
| F.17.110.721 | Tower. |
| F.17.110.724 | Tower, guy-wired. |
| F.17.110.725 | Tract. |
| F.17.110.728 | Urban level of sanitary sewer service. |
| F.17.110.730 | Use. |
| F.17.110.738 | Vacation rental. |
| F.17.110.739 | Vegetation-based low impact development best management practices. |
| F.17.110.740 | Veterinary clinic. |
| F.17.110.745 | Water-dependent use. |
| F.17.110.750 | Water-enjoyment use. |
| F.17.110.755 | Water-oriented use. |
| F.17.110.760 | Water-related use. |
| F.17.110.763 | Wildlife shelter. |
| F.17.110.764 | Wireless. |
| F.17.110.765 | (Repealed) |

- F.17.110.770 Wireless communication facility.
- F.17.110.775 Wireless communication support structure.
- F.17.110.780 (Repealed)
- F.17.110.783 Wrecking yard.
- F.17.110.785 Yard.
- F.17.110.790 Yard, front.
- F.17.110.795 Yard, rear.
- F.17.110.800 Yard, side.
- F.17.110.805 Zone.

F.17.110.005 Generally.

For the purpose of this title, certain terms, phrases, words and their derivatives shall be construed as specified in this section and elsewhere in this title where specific definitions are provided. Terms, phrases and words used in the singular include the plural and the plural the singular. Terms, phrases and words used in the masculine gender include the feminine and the feminine the masculine. The word “shall” is mandatory. The word “may” is discretionary. Where terms, phrases and words are not defined, they shall have their ordinary accepted meanings within the context with which they are used. The most current version of the English Webster’s Dictionary shall be considered as providing ordinary accepted meanings.

F.17.110.010 Abutting.

“Abutting” means adjoining with a common boundary line; except that where two or more lots adjoin only at a corner or corners, they shall not be considered as abutting unless the common property line between the two parcels measures ten feet or greater in a single direction. Where two or more lots are separated by a street or other public right-of-way, they shall be considered “abutting” if their boundary lines would be considered abutting if not for the separation provided by the street or right-of-way.

F.17.110.015 Access.

“Access” means the place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property or use, as required by this title.

F.17.110.020 Accessory dwelling unit.

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

F.17.110.025 Accessory living quarters.

“Accessory living quarters” means separate living quarters contained within the primary residence.

F.17.110.030 Accessory use or structure.

“Accessory use or structure” means an activity or structure that is commonly associated with but subordinate to any principal use or structure.

F.17.110.035 Adjacent.

“Adjacent” means the same as “abutting.”

F.17.110.040 Adjoining.

“Adjoining” means the same as “abutting.”

F.17.110.045 Adult family home.

“Adult family home” means a dwelling licensed pursuant to Chapter 70.128 RCW in which a person or persons provide personal care, special care, and room and board.

F.17.110.050 Reserved.

F.17.110.055 Alley.

“Alley” means a private or public right-of-way having a typical width of at least ten feet, but generally no more than twenty feet, which affords only secondary means of access to abutting properties. Alleys are not intended for general traffic circulation.

F.17.110.057 (Repealed)*

* **Editor’s note:** Former Section F.17.110.057, “Alternative technology,” was repealed by Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

F.17.110.060 Animal.

“Animal” means any live vertebrate creature, reptile, amphibian or bird, except man.

F.17.110.065 Animal, small.

“Animal, small” or “small animal” means any animal other than livestock used for agricultural purposes.

F.17.110.070 Animal hospital.

“Animal hospital” means a place where animals or pets are given medical or surgical treatment, and are cared for during the time of such treatment.

F.17.110.073 Antenna.

“Antenna” means an apparatus designed for the purpose of emitting radio frequency (RF) radiation, to be operated or operating from a fixed location pursuant to commission authorization, for the transmission of writing, signs, signals, data, images, pictures, and sounds of all kinds, including the transmitting device and any on-site equipment, switches, wiring, cabling, power sources, shelters or cabinets associated with that antenna and added to a tower, structure, or building as part of the original installation of the antenna. For most services, an antenna will be mounted on or in, and is distinct from, a supporting structure such as a tower, structure or building. However, in the case of AM broadcast stations, the entire tower or group of towers constitutes the antenna for that station. For purposes of this section, the term “antenna” does not include unintentional radiators, mobile stations, or devices authorized under CFR Title 15.

F.17.110.075 Amusement center.

“Amusement center” means a commercially operated facility having one or more forms of entertainment such as a bowling alley, indoor golf driving range, merry-go-round, roller coaster, batting cages, electronic and/or video games, or miniature golf course.

F.17.110.085 Aquaculture practices.

“Aquaculture practices” means the harvest, culture or farming of cultivated food fish, shellfish or other aquatic plants and animals and includes fisheries enhancement, the mechanical harvesting of shellfish and hatchery culture, excluding traditional noncommercial shellfish harvesting.

F.17.110.087 Assembly and packaging operations.

“Assembly and packaging operations” means a facility where premanufactured components are assembled to construct a product. Products may be packaged and moved off site for wholesale or retail sale. This may include, but is not limited to, assembly and packaging of computer, electronics, office equipment, fabricated metal products, and other products.

F.17.110.090 Automobile repair.

“Automobile repair” means replacement of parts, motor service, rebuilding or reconditioning of engines, painting, upholstering, detailing, or cleaning motor vehicles, recreational vehicles or trailers.

F.17.110.095 Automobile service station.

“Automobile service station” means a building or lot having dispensers and storage tanks where fuels or oils for motor vehicles are dispensed, sold, or offered for sale. Service stations may include accessory convenience stores and minor automobile services, including car washes.

F.17.110.100 Awning.

“Awning” or “canopy” means a temporary or movable shelter (awning), or a fixed rigid shelter (canopy) supported entirely by the exterior wall of the building and generally extending over a pedestrian walkway. When used in conjunction with signs, only that portion of the awning or canopy that is actually used as a sign shall be included in sign area calculations. Lighting of the awning or canopy, whether directly, indirectly, or by backlighting, shall have no effect on the sign requirements, unless lighted signs are specifically prohibited in that area or zone.

F.17.110.103 Base station.

“Base station” means the equipment and nontower supporting structure at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network.

F.17.110.105 Bed and breakfast house.

“Bed and breakfast house” means a dwelling or separate structure which is used by the owner or primary resident to provide overnight guest lodging for compensation including not more than ten guest rooms and which usually provides a morning meal as part of the room rate structure.

F.17.110.107 Bioretention facilities.

“Bioretention facilities” means engineered facilities that treat storm water by passing it through a specified soil profile, and either retain or detain the treated storm water for flow attenuation. Refer to the Stormwater Management Manual for Western Washington (Ecology Manual), Chapter 7 of Volume V for bioretention BMP types and design specifications.

F.17.110.110 Board.

“Board” means the Kitsap County board of county commissioners or their assigns.

F.17.110.112 Boarding house.

“Boarding house” means a building arranged or used for lodging for compensation, with or without meals, with any number of guest rooms and not occupied as a single-family unit.

F.17.110.120 Boat yard.

“Boat yard” means a place where boats are constructed, dismantled, stored, serviced, or repaired, including maintenance work thereon and may include such facilities as a marine railway, dry dock or tidal grid.

F.17.110.125 Breezeway.

“Breezeway” means a structure for the principal purpose of connecting the main building or buildings on a property with other main buildings or accessory buildings.

F.17.110.126 Brew pubs.

“Brew pubs” shall mean a combination of retail, wholesale and manufacturing business that brews and serves beer and/or food on the premises.

F.17.110.130 Buffer.

“Buffer” or “buffering” means space, either landscaped or in a natural state, intended and dedicated by easement or condition of approval to separate uses that may or may not conflict with each other and to reduce visual, noise, odors and other impacts.

F.17.110.132 Buffer, landscaping.

“Buffer, landscaping” means a buffer treatment within or along the perimeter of a development that varies in numbers and types of vegetation and/or fencing depending on land uses. Landscaping such as trees, shrubs, ground covers, fencing, or vegetation planted as part of low impact development (LID) best management practices (BMPs) are to be provided as prescribed by Chapter F.17.500.

F.17.110.133 Buffer, screening.

“Buffer, screening” means a buffer of evergreen vegetation, vegetation planted as part of LID BMPs, or sight-obscuring fencing intended to provide functional screening between different uses, land use intensities and/or zones. Screening is to be installed or maintained as prescribed by Chapter F.17.500.

F.17.110.135 Building.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

F.17.110.137 Building coverage.

“Building coverage” means the area of land that is covered by a building or structure that provides a hard surface. Building coverage also includes uncovered horizontal structures, such as decks, stairways, and entry bridges.

F.17.110.140 Building height.

“Building height” is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof.

F.17.110.145 Building line.

“Building line” means the perimeter of that portion of a building or structure nearest a property line but excluding eaves, open space, terraces, cornices and other ornamental features projecting from the walls of the building or structure.

F.17.110.150 Caretaker’s dwelling.

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

F.17.110.155 Carport.

“Carport” means a roof designed to cover, but not enclose, automobile parking spaces and should be open on two or more sides.

F.17.110.156 Carrier.

“Carrier” means a telecommunications company that offers telecommunication services (as defined in 47 U.S.C. §153(53)) to users of wireless devices through radio frequency signals. Synonymous terms are “mobile service provider,” “wireless service provider,” “wireless carrier” or “mobile carrier.”

F.17.110.157 Child care center.

“Child care center” means the same as “day-care center.”

F.17.110.160 Clinic.

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

F.17.110.165 Club.

“Club” means a place where an association of persons organized for some common purpose meet. This definition excludes places of worship and groups organized primarily for business purposes.

F.17.110.168 Collocation.

“Collocation” means the use or addition of one or more wireless communications facilities on any existing structure, whether or not already used as a wireless communication facility.

F.17.110.169 Community sewage disposal systems.

“Community sewage disposal system” means any system of piping, treatment devices and/or other facilities which:

- A. Conveys, stores, treats and/or provides subsurface soil treatment and disposal on site or on adjacent or nearby property under the control of the users; and
- B. The system is not connected to a public sewer system; and
- C. Is designed to serve more than one single-family dwelling or one multifamily dwelling but the design capacity does not exceed three thousand five hundred gallons of sewage volume per day.

F.17.110.170 Commission or planning commission.

“Commission” or “planning commission” means the Kitsap County planning commission.

F.17.110.171 Comprehensive plan.

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

F.17.110.175 Conditional use.

“Conditional use” means an activity specified by this title as a principal or an accessory use that may be approved or denied based upon consistency with specific criteria (Chapters 17.540 and/or 17.550). Approval of a conditional use is subject to certain conditions. Conditional uses reviewed by the planning department are administrative (ACUP); those reviewed by the hearing examiner (C) require a public hearing.

F.17.110.177 Conference center.

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

F.17.110.180 Congregate care facility.

“Congregate care facility” means any building in which people live in individual housing units which provide for independent living while providing common living areas and limited services such as health care, meals and housekeeping.

F.17.110.185 Contiguous.

“Contiguous” means the same as “abutting.”

F.17.110.190 Convalescent, nursing or rest home.

“Convalescent, nursing or rest home” means any building or premises in or on which sick, injured, or infirm persons are housed, for a period in excess of twenty-four consecutive hours and furnished with meals and nursing care for hire.

F.17.110.195 Contractor’s storage yard.

“Contractor’s storage yard” means a place where heavy equipment, vehicles, construction equipment or any material commonly used in the erection of any structure, is stored or accumulated. Sites that involve current construction of projects with active permits involving the materials on site shall not be considered a contractor’s storage yard.

F.17.110.196 Cottage housing development.

“Cottage housing development” means a tract of land under single ownership or unified control developed with four or more detached living structures sharing any of the following: common kitchen and sanitation facilities, common area/courtyard and/or parking area.

F.17.110.197 County engineer.

“County engineer” means the director of the department of public works or a duly authorized designee as defined in RCW 36.75.010.

F.17.110.199 Custom art and craft stores.

“Custom art and craft stores” shall mean a business in which finished, personal or household items are produced and/or sold. Examples include, but are not limited to: pottery and candle making; leather work; jewelry making; creation of sculpture or other artwork.

F.17.110.200 Day-care center.

“Day-care center” means a primary dwelling in which 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.

F.17.110.205 Day-care center, family.

“Day-care center, family” means an owner- or manager-occupied primary dwelling and premises in and on which not more than six individuals are cared for during some portion of a twenty-four-hour period.

F.17.110.210 Density.

“Density” means a ratio comparing the number of dwelling units with land area.

F.17.110.212 Density, maximum.

“Density, maximum” means the largest number of dwelling units that shall be developed on a property(s) within a specific zone based upon the gross acreage of the property(s). In circumstances involving state or federal bald eagle habitat regulations, the calculation of maximum density may be affected.

F.17.110.213 Density, minimum.

“Density, minimum,” unless otherwise specified by Section 17.420.060, means the fewest number of dwelling units that shall be developed on a property(s) within a specific zone based upon the net developable acreage of the property(s).

F.17.110.215 Department.

“Department” means the Kitsap County department of community development.

F.17.110.220 Development.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations and other land-disturbing activities.

F.17.110.222 Development rights.

“Development rights” means the residential building rights permitted to a lot or parcel within a sending area, as defined in this chapter, based on the gross density, established pursuant to the Kitsap County zoning map and this title, and measured in base dwelling units per developable acre.

F.17.110.223 (Repealed)*

* Former Section 7.110.223, “Directional panel antenna,” was repealed by Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

F.17.110.225 Director.

“Director” means the director of the Kitsap County department of community development or a duly authorized designee.

F.17.110.227 Distributed antenna systems.

“Distributed antenna systems” means network of spatially separated antenna sites connected to a common source that provides wireless service within a geographic area or structure.

F.17.110.228 Drinking establishments.

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

F.17.110.240 Dwelling, single-family attached.

“Dwelling, single-family attached” or “attached single-family dwelling” means a single dwelling unit designed for occupancy by not more than one family and separated from adjacent units by one or more common vertical walls where each dwelling includes adjacent dwelling-specific yard area within its ownership.

F.17.110.242 Dwelling, single-family detached.

“Dwelling, single-family detached” or “detached single-family dwelling” means a single dwelling unit designed for occupancy by not more than one family that is physically separated from any other dwelling unit.

F.17.110.245 Dwelling, duplex.

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

F.17.110.250 Dwelling, multiple-family.

“Dwelling, multiple-family” means a building or portion thereof containing three or more dwelling units and designed for occupancy by three or more families.

F.17.110.255 Dwelling unit.

“Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A recreational vehicle is not considered a dwelling unit.

F.17.110.257 Emergency service communications.

“Emergency service communications” means any police, fire, emergency, and/or medical wireless communication of radio frequency (RF) signals through electromagnetic energy.

F.17.110.260 Employees.

“Employees” means all persons, including proprietors, working on the premises.

F.17.110.265 Exotic animal.

“Exotic animal” means:

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

F.17.110.270 Family.

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

F.17.110.272 Fitness center.

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

F.17.110.275 Fence, sight-obscuring.

“Fence, sight-obscuring” or “sight-obscuring fence” means a fence or combination of fence and planting arranged in such a way as to screen areas from view.

F.17.110.280 Forestry.

“Forestry” means the use of land for producing and caring for a forest, including the harvesting of timber.

F.17.110.285 Foster home.

“Foster home” means a dwelling unit in which a full-time resident provides care and supervision on a full-time basis to not more than six children or to not more than three expectant mothers.

F.17.110.290 Frontage.

“Frontage” means the actual length of the front property line abutting a street or alley (if no street frontage), or length of the property line of a flag lot that most closely parallels the street in which it receives access.

F.17.110.295 Garage, private.

“Garage, private” means an accessory building or part of a main building intended primarily for the storage of motor vehicles owned or used by occupants of the main building.

F.17.110.301 General merchandise stores.

“General merchandise stores” means stores that sell a wide variety of grocery and nongrocery items, including, but not limited to: fresh foods; packaged foods for preparation and consumption in the home; household supplies; consumer electronics; hardware; apparel; and sporting goods.

F.17.110.302 General office and management services.

“General office and management services” means the offices of real estate agencies, advertising agencies, mailing services and postal substations, employment agencies, insurance agencies, management and consulting firms, accountants, attorneys, security brokers, architects, surveyors, tax preparation services, computer software development, and other similar business services. This term also includes the administrative offices for businesses whose primary activity may be a nonoffice use conducted elsewhere. This definition excludes engineering and construction firms and financial, banking, mortgage and title institutions.

F.17.110.303 Golf course.

“Golf course” means an area designed and used for playing golf, including all accessory uses incidental to the operation of the facility, including driving ranges.

F.17.110.305 Grade.

“Grade” means the average point of elevation of the finished surface of the ground within five feet of a building or structure.

F.17.110.310 Green storm water infrastructure.

“Green storm water infrastructure” (GSI) means and is also known as low impact development (LID). Refer to the definition for “low impact development,” which is the preferred term used by the county.

F.17.110.311 Green storm water solutions.

“Green storm water solutions” (GSS) means and is also known as low impact development (LID). Refer to the definition for “low impact development,” which is the preferred term used by the county.

F.17.110.315 Gross floor area.

“Gross floor area” means the sum of horizontal areas of floors of a building when measured from the exterior faces of exterior walls or, if appropriate, from the center line of dividing walls. Gross floor area generally excludes vent shafts, covered walkways, porches, and similar areas. However, gross floor area shall include decks, or porches when covered by a roof or portion of the floor above.

F.17.110.317 Guest house.

“Guest house” means living quarters in an accessory building for the use of the occupant, persons employed on the premises, or for temporary use by guests of the occupant. Such quarters have no kitchen facilities and are not otherwise used as a separate dwelling unit.

F.17.110.319 Habitable area.

“Habitable area” means the entire area of a dwelling unit or living quarters used for living, sleeping, eating and/or cooking. Storage areas and garages are excluded from calculations of habitable area.

F.17.110.320 Habitable floor.

“Habitable floor” means any floor usable for living purposes including working, sleeping, eating, cooking, or recreating uses, or any combination of these uses. A floor used only for storage purposes is not a “habitable floor.”

F.17.110.321 Hardscaping.

“Hardscaping” means the placement of nonplant elements such as fountains, patios, decks, street furniture, and ornamental concrete or stonework areas.

F.17.110.322 Hard surface.

“Hard surface” means an impervious surface, a permeable pavement, or a vegetated roof.

F.17.110.325 Hearing examiner.

“Hearing examiner” means a person appointed to hear or review certain land use applications and appeals pursuant to Title 21, Land Use and Development Procedures.

F.17.110.330 Heavy equipment.

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

F.17.110.335 High-risk secured facility.

“High-risk secured facility” means a facility that provides court-ordered housing, supervision and twenty-four-hour security, and coordinates treatment services for persons who are found by the court to be a “sexually violent predator” or pose a likelihood of serious harm to others as defined in RCW 71.05.020 and are civilly committed to a less restrictive alternative as defined in state law. Such facilities accommodate two or more persons placed by the court plus treatment and support staff. A high-risk secured facility does not include:

- A. Secure community transition facilities proposed under the authority of, and consistent with, the provisions of Chapter 71.09 RCW; or
- B. Nursing homes, assisted living facilities, or adult family homes that become licensed as enhanced services facilities as defined in RCW 70.97.060(4).

F.17.110.340 High capacity transit station area.

“High capacity transit station areas” include only those portions of urban growth areas within:

- A. One-half mile of the following public ferry terminals:
 - 1. Kingston – Washington State Ferry and Kitsap Transit Fast Ferry (see boundary in Chapter 17.700, Appendix E1).

F.17.110.345 Home business.

“Home business” means a commercial or industrial use (excluding retail) conducted within a dwelling, which use is clearly secondary to the use of the dwelling for residential purposes.

F.17.110.350 Home day-care.

“Home day-care” means the same as “day-care, family.”

F.17.110.355 Home owners’ association.

“Home owners’ association” means a nonprofit organization as defined by the state of Washington operating under recorded land agreements established through which the following take place:

- A. Each person owning or purchasing a lot in a planned unit or other described land area is automatically a member by such ownership or purchase;
- B. Each lot may be automatically subject to a charge for a proportionate share of the expenses for the organization’s activities, including but not limited to maintaining a common property, such as streets, walkways, recreational facilities, or grounds policing; and
- C. Construction and maintenance responsibilities for any undivided property are identified and assigned.

F.17.110.360 Hospital.

“Hospital” means any institution, place, building, or agency which maintains and operates organized facilities for the diagnosis, care, and treatment of human illness, including convalescence and also including care during and after pregnancy; or which maintains and operates organized facilities for any such purpose, and to which persons may be admitted for overnight stay or for a longer period. This definition excludes clinics.

F.17.110.365 Hotel/motel.

“Hotel/motel” means a building in which lodging is provided and offered to the public for compensation and which is open to transient guests. This definition excludes bed and breakfast houses.

F.17.110.366 Immediate vicinity.

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

F.17.110.367 Impervious surface.

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

F.17.110.368 Infill development.

“Infill development” means the construction of housing or other uses on vacant or underutilized properties bordered on a minimum of two sides by existing development which is consistent with the current density and zoning of the area.

F.17.110.369 Junk motor vehicle.

“Junk motor vehicle” means a motor vehicle meeting at least three of the following requirements:

- (a) Is three years old or older;
- (b) Is extensively damaged, such damage including, but not limited to, any of the following: a buildup of debris that obstructs use, broken window or windshield; missing wheels, tires, tail/headlights, or bumpers; missing or nonfunctional motor or transmission; or body damage;
- (c) Is apparently inoperable; or
- (d) Has an 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.

F.17.110.370 Junk yard.

“Junk yard” means a place where waste or scrap materials are stored, bought, sold, accumulated, exchanged, baled, packaged, disassembled or handled including, but not limited to, scrap metals, paper, rags, tires, and bottles, and such worn out or discarded material, excluding approved recycling centers.

F.17.110.375 Kennel.

“Kennel” means any place or entity where five or more cats or dogs are boarded for the primary purpose of compensation, or where pets are housed for resale, such as pet shops, but not including a veterinary hospital where boarding is incidental to treatment.

F.17.110.380 Kennel, hobby.

“Hobby kennel” means any indoor or outdoor facility where cats and/or dogs are routinely housed or maintained by or for any person or entity that is not an animal welfare organization and that desires to breed or maintain five or more spayed or neutered adult cats and/or five or more spayed or neutered adult dogs at the same location or residence, for primarily noncommercial purposes.

F.17.110.390 Landscaping.

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

F.17.110.392 Large on-site sewage system (LOSS).

“Large on-site sewage system (LOSS)” means an on-site sewage system (OSS) that consists of an integrated system of components, located on or nearby the property it serves, that conveys,

stores, treats, and provides subsurface soil treatment and disposal of domestic sewage with design flows of at least three thousand five hundred gallons of sewage volume per day up to and including one hundred thousand gallons of sewage volume per day.

F.17.110.393 Lattice support structure.

“Lattice support structure” means a self-supporting three- or four-sided, open, metal frame structure used to support telecommunication equipment.

F.17.110.395 Livestock.

“Livestock” means horses, bovine, sheep, goats, swine, reindeer, donkeys, mules, llamas and any other hoofed animal, large and small (small being one hundred fifty pounds or less).

F.17.110.396 Loading space.

“Loading space” means a space for temporary parking of a vehicle while loading and unloading cargo or passengers.

F.17.110.400 Lot.

“Lot” means platted or unplatted parcel of land which meets the minimum area, setbacks and widths required by this title for occupancy by a principal use and meets the access requirements of this title.

F.17.110.405 Lot area.

“Lot area” means the horizontal area within the boundary lines of a lot excluding public and private streets, tidelands, shorelands and the panhandle of a flag lot if the panhandle is less than thirty feet in width. Areas consisting of only these exceptions are not considered lots. Further, rural lots shall be considered five acres if the lot is one-one-hundred-twenty-eighth of a section, ten acres if the lot is one-sixty-fourth of a section, and twenty acres if the lot is one-thirty-second of a section.

F.17.110.410 Lot, corner.

“Lot, corner” or “corner lot” means a lot abutting upon two or more streets at their intersection, or upon two parts of the same street; such street or parts of the same street forming an interior angle of less than one hundred thirty degrees within the lot lines.

F.17.110.412 Lot, interior.

“Lot, interior” or “interior lot” means a lot or parcel of land other than a corner lot which does not abut a public street.

F.17.110.415 Lot coverage.

“Lot coverage” means that percentage of the total lot area covered by buildings.

F.17.110.420 Lot depth.

“Lot depth” means the horizontal distance between the midpoint of the front and opposite, usually, the rear lot line. In the case of a corner lot, the depth shall be the length of its longest front lot line.

F.17.110.430 Lot line.

“Lot line” means any line bounding a lot as herein defined. Lot lines for unusual lot configurations may be determined by the director.

F.17.110.435 Lot line, front.

“Lot line, front” or “front lot line” means that boundary of a lot which is along a street or approved private road or easement, or, for a flag lot, approximately parallel to a street or approved private road or easement; and thus generally where access is from.

F.17.110.440 Lot line, rear.

“Lot line, rear” or “rear lot line” means that boundary of a lot which is most distant from the front lot line; or the ordinary high water mark on waterfront property.

F.17.110.445 Lot line, side.

“Lot line, side” or “side lot line” means any boundary of a lot which is not a front or rear lot line.

F.17.110.450 Lot of record.

“Lot of record” means a lot which was created in accordance with the laws and regulations in effect at the time it was created and is shown on the records of the county assessor or county auditor.

F.17.110.455 Lot, through.

“Lot, through” or “through lot” means an interior lot having frontage on two streets and/or highways.

F.17.110.460 Lot width.

“Lot width” means the average horizontal distance between the side lot lines.

F.17.110.461 Low impact development.

“Low impact development” (LID) means a storm water and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed storm water management practices that are integrated into a project design. LID is also known as green storm water infrastructure or green storm water solutions. LID is the preferred term used by the county.

F.17.110.462 Low impact development best management practices.

“Low impact development best management practices” (LID BMPs) means distributed storm water management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimum excavation foundations, vegetated roofs, and water reuse.

F.17.110.463 (Repealed)*

* Former Section 17.110.463, “Macro antenna array,” was repealed by Ordinance 570 (2019). Subsection 23 of Ordinance 540 (2016) and § 7(5) (App. E) (part) of Ordinance 534 (2016) were formerly codified in this section.

F.17.110.465 Maintain.

“Maintain” means to cause or allow to continue in existence. When the context indicates, the word means to preserve and care for a structure, improve or condition an area to such an extent

that it remains attractive, safe, presentable, and carry out the purpose for which it was installed, constructed, or required.

F.17.110.470 Manufactured home.

“Manufactured home” means a single-family dwelling constructed after June 15, 1976, and built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act. A manufactured home is built on a permanent chassis.

F.17.110.473 Manufacturing and fabrication.

“Manufacturing and fabrication” means the transformation of materials or substances into new products, including construction and assembling of component parts, and the blending of materials such as lubricating oils, plastics, resins or liquors.

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

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

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

D. Hazardous: Hazardous manufacturing and fabrication uses are those engaged in the manufacture or fabrication of materials that are flammable, explosive, or present hazards to the public health, safety, and welfare, including all substances and materials defined as hazardous materials, hazardous substances, or hazardous waste.

F.17.110.475 Marina.

“Marina” means a public or private facility which for compensation provides moorage or wet or dry storage for watercraft and may offer marine-related sales and services.

F.17.110.477 Master plan.

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

F.17.110.480 (Repealed)*

* Former Section 17.110.480, “Micro antenna array,” was repealed by Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

F.17.110.483 (Repealed)*

* Former Section 17.110.483, “Mini antenna array,” was repealed by Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

F.17.110.484 Minimum functional height.

“Minimum functional height” means the shortest height at which a proposed wireless communications facility can perform its intended function, including communications and collocation. Minimum functional height is measured vertically from the ground level to the highest point on the structure, including antennas and subsequent alterations.

F.17.110.485 Mixed use development.

“Mixed use development” means the development of a site or building with a combination of residential and nonresidential uses in a single or physically integrated group of buildings.

F.17.110.490 Mobile home.

“Mobile home” means a factory-built single-family dwelling constructed prior to June 15, 1976, to standards other than the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act.

F.17.110.493 Mobile home park.

“Mobile home park” means a tract of land developed or operated as a unit with individual leased sites and facilities to accommodate two or more mobile homes or manufactured homes.

F.17.110.494 Modification.

“Modification” means any change made to an existing wireless communications facility (facility). A modification constitutes a substantial change if (1) the change to the facility meets the definition of “substantial change” herein provided; (2) the change would defeat the existing concealment elements of the facility; or (3) the change does not comply with pre-existing conditions associated with the prior approval of construction or modification of the facility.

F.17.110.503 Monopole.

“Monopole” means a wireless communications facility that consists of a single pole structure designed and erected on the ground or on top of a structure to support communications antennas and connecting appurtenances.

F.17.110.504 Movie/performance theater.

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

F.17.110.505 Native growth protection easement.

“Native growth protection easement” means a protected corridor vegetated with native trees, shrubs and groundcover that connects critical areas or permanently preserved natural areas within or adjacent to and across the project site.

F.17.110.506 Native vegetation.

“Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. The Native Plant Listing for Kitsap County may be obtained from the department of community development.

F.17.110.507 Net developable area.

“Net developable area” means the site area after subtracting all rights-of-way, critical areas (including bald eagle habitat regulations) and their buffers, storm water controls, recreational facilities, public facilities, community drainfields or other area-wide sanitary sewer facilities, and open space.

F.17.110.508 Nonconforming lot.

“Nonconforming lot” means a lot was lawfully created but does not conform to the lot requirements of the zone in which it was located as established by this title or other ordinances or amendments thereto.

F.17.110.510 Nonconforming use, nonconforming structure or nonconforming use of structure.

“Nonconforming use, nonconforming structure or nonconforming use of structure” means, respectively, a use of land, a structure or use of a structure which was lawfully established or built and which has been lawfully continued but which does not conform to the regulations established by this title or amendments thereto.

F.17.110.512 Nonmotorized recreational rentals.

“Nonmotorized recreational rentals” means any form of transportation that provides personal or goods mobility by methods other than a motor.

F.17.110.515 Nuisance.

“Nuisance” means, in addition to those definitions contained in Chapters 7.48 and 9.66 RCW, as amended, any violation of this title shall constitute a nuisance, per se.

F.17.110.520 Nursery, retail.

“Nursery, retail” means an establishment where trees, shrubs and other plant materials are grown, propagated and/or stored for purpose of sale directly to the public.

F.17.110.525 Nursery, wholesale.

“Nursery, wholesale” or “wholesale nursery” means an establishment where trees, shrubs or other plants are propagated on the property and/or continuously grown to a larger size for a period no less than one complete growing season and that is not open to the public on a regular basis. Temporary outdoor stands for the periodic and occasional sale of plants which are grown on the premises shall not disqualify an establishment for definition as a wholesale nursery. No bark, mulch, fertilizer or other similar landscape supply may be sold.

F.17.110.530 Nursing or rest home.

See Section 17.110.190, Convalescent, nursing or rest home.

F.17.110.535 Open space.

“Open space” shall mean land used for outdoor active or passive recreational purposes or for critical area or resource land protection, including structures incidental to these open space uses, including associated critical area buffers, but excluding land occupied by dwellings or hard surfaces not related to the open space uses and yards required by this title for such dwellings or hard surfaces. Open space may be used for native vegetation, drought-tolerant vegetation, and vegetated LID facilities. “Open space” is further divided into the following categories:

- A. “Common open space” shall mean space that may be used by all occupants of a development complex or, if publicly dedicated, by the general public;
- B. “Active recreational open space” shall mean space that is intended to create opportunities for recreational activity. Active recreational open space may be occupied by recreational facilities such as ball fields, playground equipment, trails (pedestrian, bicycle, equestrian or multi-modal), swimming pools, and game courts or sculptures, fountains, pools, benches or other outdoor furnishings;
- C. “Passive open space” shall mean all common open space not meeting the definition of active recreational open space, including, but not limited to, critical areas and their associated buffers;
- D. “Permanent open space” means an area that is permanently reserved as open space and remains in native vegetation unless approved for forestry, passive recreational or access uses; and
- E. “Recreational open space” means an area that shall be improved and maintained for its intended use. Exterior as well as interior areas can constitute recreational open space. Examples of usable recreational space include swimming pools, community buildings, interior gyms, picnic areas, tennis courts, community gardens, improved playgrounds, paths and passive seating areas.

F.17.110.540 Ordinary high water mark.

“Ordinary high water mark” means that mark that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on June 1, 1971, as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by a local government or the department; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining salt water shall be the line of mean higher high and the ordinary high water mark adjoining fresh water shall be the line of mean high water.

F.17.110.545 Owner.

“Owner” means the owner of record of real property or person purchasing a piece of property under contract. For the purposes of this title, in terms of violations and binding agreements between the county and the owner, “owner” shall also mean a leaseholder, tenant, or other person in possession or control of the premises or property at the time of agreement, violations of agreement, or the provisions of this title. For the purpose of processing an application for a land use approval or permit under this title, where such application or permit must be filed by an

owner, the term “owner” also includes a governmental entity contemplating acquisition of a parcel for a use which would require such permit or approval.

F.17.110.547 (Repealed)*

* Former Section 17.110.547, “Parabolic antenna,” was repealed by Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

F.17.110.548 Parcel.

“Parcel” means platted or unplatted portions of land carrying an assessor’s tax account number. Parcels may be, but are not necessarily, legal lots.

F.17.110.550 Park.

“Park” means public or private areas of land, with or without buildings, intended for outdoor active or passive recreational uses including, but not limited to, arboretums, horticultural gardens and nature preserves.

F.17.110.555 Parking area, public.

“Parking area, public” or “public parking area” means an open area other than a street or other public way, used for the parking of automobiles and available to the public whether for a fee, free of charge, or as an accommodation for clients or customers.

F.17.110.560 Parking space.

“Parking space” means a permanently surfaced and marked area not less than nine feet wide and twenty feet long, excluding paved area necessary for access, for the parking of a motor vehicle.

F.17.110.565 Parking space, barrier free.

“Parking space, barrier free” or “barrier free parking space” means a parking space conforming with Chapter 51.30 WAC.

F.17.110.567 Parking space, compact.

“Parking space, compact” or “compact parking space” means a permanently surfaced and marked area not less than eight feet wide and eighteen feet long, excluding paved area necessary for access, for the parking of a compact motor vehicle.

F.17.110.568 Pedestrian-oriented facade.

“Pedestrian-oriented facade” means the ground floor frontage of a building design, which offers an interesting appearance to attract pedestrian interest in the locality and encourages pedestrian access.

F.17.110.569 Pedestrian-oriented space/plaza.

“Pedestrian-oriented space/plaza” means the area between a building and a public street or pedestrian path that promotes visual and pedestrian access onto the site and that provides amenities and landscaping to enhance the public’s use of the space for passive activities, such as resting, reading, picnicking, and window shopping. The area should be visible from the public right-of-way and accessible to pedestrians, including those with handicaps.

F.17.110.570 Pedestrian-friendly street.

“Pedestrian-friendly street” means any street designed for safe use by both pedestrians and vehicles. A pedestrian-friendly street includes sidewalks or walkways, landscaping, lighting, and other street amenities benefiting pedestrians.

F.17.110.571 Pedestrian walkways.

“Pedestrian walkways” means formal standardized public walkways and informal paths worked into a site’s landscape design that provide a means for pedestrians to travel through the community along street sidewalks or other public routes.

F.17.110.572 Performance based development (PBD).

“Performance based development” (or “PBD”) means a property development characterized by comprehensive planning of the total project, though it may contain a variety of individual lots and/or uses. Typically, such a project may include clustering of structures and preservation of open space with a number of flexible and customized design features specific to the natural features of the property and the uses sought to be implemented. Specific lot area, dimension and setback requirements may be reduced or deleted in order to allow flexibility and innovation in building design or placement, to facilitate allowed densities and to increase open space, critical areas protection and similar components of the project.

F.17.110.575 Perimeter setback.

“Perimeter setback” means in a performance based development (PBD), the horizontal distance between a building line and the exterior boundary of the PBD.

F.17.110.576 Permeable pavement.

“Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It is a hard surface, as defined herein, and often includes an aggregate base that provides structural support and acts as a storm water reservoir.

F.17.110.577 Permitted use.

“Permitted use” means a land use allowed outright in a certain zone without a public hearing or conditional use permit; provided, such use is developed in accordance with the requirements of the zone and general conditions of this title, and all applicable provisions elsewhere in the county code.

F.17.110.580 Person.

“Person” means an individual, partnership, corporation, association, organization, cooperative, tribe, public or municipal corporation, or agency of the state or local governmental unit however designated.

F.17.110.585 Pet.

“Pet” means any animal less than one hundred fifty pounds in weight, other than exotic animals, kept for companionship, recreation or other nonagricultural purposes.

F.17.110.590 Pet, nontraditional.

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

F.17.110.591 Pharmacies.

“Pharmacies” shall mean businesses primarily engaged in the sale of prescription and over-the-counter drugs, vitamins, first-aid supplies, and other health-related products. Pharmacies that also sell a wide variety of other types of merchandise, such as beauty products, camera equipment, small consumer electronics, gift wares, housewares, and/or cleaning supplies are considered “general merchandise stores.”

F.17.110.595 Pier.

“Pier” means a fixed structure built over tidelands or shorelands used as a landing for marine or recreational purposes.

F.17.110.600 Places of worship.

“Places of worship” means a permanently located building primarily used for religious worship.

F.17.110.610 Planning commission.

“Planning commission” means the Kitsap County planning commission.

F.17.110.615 Porch.

“Porch” means a covered attached structure providing a single entrance to a building, which may be either open or enclosed up to one third.

F.17.110.620 Portable sign.

“Portable sign” means a sign which has no permanent attachment to a building or the ground which include, but is not limited to, A-frame, pole attachment, banners and reader board signs.

F.17.110.625 Premises.

“Premises” means a tract or parcel of land with or without habitable buildings.

F.17.110.630 Private airport or heliport.

“Private airport or heliport” means any runway, landing area or other facility designed and used by individual property owners for private aircraft for the purposes of landing and taking off, including associated facilities, such as hangars and taxiways.

F.17.110.635 Prohibited use.

“Prohibited use” means any use which is not expressly allowed and does not meet the criteria under Section 17.100.040.

F.17.110.637 Project permit or project permit application.

“Project permit” or “project permit application” means any land use or environmental permit or license required from Kitsap County for a project action, including, but not limited to, building permits, subdivisions, binding site plans, performance based developments, conditional uses, shoreline substantial development permits, permits or approvals required by critical area ordinances, and site-specific rezones authorized by the Kitsap County Comprehensive Plan (Plan) or a subarea plan, but excluding the adoption or amendment of the Plan, a subarea plan, or development regulations.

F.17.110.640 Public facilities.

“Public facilities” means streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, waste handling

facilities designated as public facilities in the comprehensive solid waste management plan, parks and recreational facilities, schools, public works storage facilities and road sheds, and utilities such as power, phone and cable television.

F.17.110.641 Public sewer system.

“Public sewer system” means a sewerage system which is:

- A. Owned, operated and maintained by a city, town, county, or other municipal corporation such as a water, sewer, or water-sewer district; public utility district; port district; or federal, state, local agency or department thereof, or a person regulated by the utilities and transportation commission; and
- B. Consisting of a collection system and necessary trunks, pumping facilities and a means of final treatment and disposal of sewage located on public property, dedicated easements, or within rights-of-way; and
- C. Approved by or under permit from the Department of Ecology, the Department of Health or the local health officer; and
- D. Located within a UGA or LAMIRD, or otherwise approved pursuant to RCW 36.70A.110(4).

F.17.110.643 Race track, major.

“Race track, major” means a public or private facility developed for the purpose of operating and/or competitive racing of automobiles, motorcycles or similar vehicles. The facility may allow for up to six thousand spectators and may contain an oval, drag strip, road track and/or other course. Accessory uses may include the sale of concessions and souvenirs, a recreational vehicle camping park, community events and/or vehicle safety training.

F.17.110.644 Race track, minor.

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

F.17.110.645 Receiving areas and parcels.

“Receiving areas and parcels” means areas within an urban growth area that are designated on the Kitsap County zoning map or by further action of the board of county commissioners, that may be eligible for additional residential development through the transfer of development rights.

F.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.

F.17.110.647 Recreational facility.

“Recreational facility” means a place designed and equipped for the conduct of sports and leisure-time activities. Examples include athletic fields, batting cages, amusement parks, picnic areas, campgrounds, swimming pools, driving ranges, skating rinks and similar uses. Public recreational facilities are those owned by a government entity.

F.17.110.650 Recreational vehicle.

“Recreational vehicle” means a vehicle such as a motor home, travel trailer, truck and/or camper combination or camp trailer which is designed for temporary human habitation for recreational or emergency purposes and which may be moved on public highways without any special permit for long, wide or heavy loads.

F.17.110.655 Recreational vehicle camping park.

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

F.17.110.656 Related equipment.

“Related equipment” means any piece of equipment related to, incidental to, or necessary for the operation of a nontower wireless communication facility (facility) or tower-based facility. By way of illustration, not limitation, related equipment includes generators.

F.17.110.660 Residential care facility.

“Residential care facility” means a facility that provides daily care, adult day health and/or primary residences for functionally disabled person(s) who are in need of personal care, room and board, and medical care. Such a facility serves at least five, but not more than twenty-five people.

F.17.110.662 Restaurant.

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

F.17.110.663 Restaurant, high-turnover.

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

- A. Use of disposable food containers and utensils;
- B. Self-service is available;
- C. The principal business is take-out foods and beverages;
- D. Drive-in service is available.

F.17.110.665 Rezone.

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

F.17.110.666 Rural character.

“Rural character” means the patterns of land use and development that are consistent with the following:

- A. Open space, the natural landscape, and vegetation predominate over the built environment;
- B. Traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- C. Visual landscapes that are traditionally found in rural areas and communities;
- D. Compatible with the use of the land by wildlife and for fish and wildlife habitat;
- E. Reduces the inappropriate conversion of undeveloped land into low-density development;
- F. Protects natural surface water flows and ground water and surface water recharge and discharge areas; and
- G. Meets the requirements of RCW 36.70A.030(15).

F.17.110.667 Rural cluster.

“Rural cluster” means site development that avoids sensitive areas while preserving forested land, steep slopes, wetlands, prairies and other ecologically or visually valuable landscape features while still obtaining residential density. Typically a percentage of a site area is preserved in its existing natural or farmed state, with individual house lots occupying the remaining acreage.

F.17.110.668 Rural wooded incentive program development.

“Rural wooded incentive program development” means a development within the area designated “rural wooded” on the Kitsap County Comprehensive Plan land use map that has utilized the clustering provisions of this title and for which final approval has been granted by the board of county commissioners.

F.17.110.669 Sending areas and parcels.

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

F.17.110.671 Setback.

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

F.17.110.673 Shipping container.

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

F.17.110.675 Sign.

“Sign” means a collection of letters, numbers or symbols which calls attention to a business, product, activity, person or service. Balloons or balloon type devices in excess of five cubic feet,

or flown more than twenty feet in elevation measured from grade, or taller than twenty feet in height measured from mean grade are considered signs for the purposes of this title.

F.17.110.680 Sign permit.

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

F.17.110.683 Site.

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

F.17.110.685 Site plan.

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

F.17.110.686 Site-specific amendment.

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

F.17.110.687 Stealth technology.

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

F.17.110.688 Storage, hazardous materials.

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

F.17.110.689 Storage, self-service.

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

F.17.110.690 Storage, vehicles and equipment.

“Storage, vehicles and equipment” means an indoor or outdoor area for parking or holding of motor vehicles and boats or wheeled equipment for more than seventy-two hours. This definition excludes automotive sales and rentals, automotive service and repair shops, and auto wrecking yards.

F.17.110.691 Storage, indoor.

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

F.17.110.692 Storage, outdoor.

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

F.17.110.693 Storage container.

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

F.17.110.695 Street.

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

F.17.110.697 Streetscape.

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

F.17.110.700 Structural alteration.

“Structural alteration” means any change or a repair of the supporting members of a building or structure and may be subject to the provisions of Chapter 17.570.

F.17.110.705 Structure.

“Structure” means that which is built or constructed.

F.17.110.706 Subarea plan.

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

F.17.110.707 (Repealed)*

* Former Section 17.110.707, “Support structure,” was repealed by Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

F.17.110.708 Substantially change.

“Substantially change” or “substantial change” means a modification to an existing wireless communications facility (facility) that changes the physical dimensions of the tower or base station in any of the following ways:

A. Height.

1. For tower-based facilities outside the public right-of-way (ROW), the modification increases the height of the tower by more than ten percent, or by the height of one additional

antenna array with separation from the nearest existing antenna, not to exceed twenty feet, whichever is greater.

2. For tower-based facilities within the ROW and any base station, the modification increases the height of the facility by more than ten percent or ten feet, whichever is greater.

3. Changes in height shall be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on rooftops. In all other circumstances, changes in height shall be measured from the original height of the facility plus any modification approved prior to the passage of the federal Spectrum Act (February 22, 2012).

B. Width.

1. For tower-based facilities outside the ROW, the modification adds an appurtenance to the body of the tower that protrudes from the edge of the tower by more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater.

2. For tower-based facilities within the ROW and any base station, the appurtenance protrudes from the edge of the structure by more than six feet.

C. Equipment Cabinets.

1. For any facility or base station outside the ROW, the modification involves installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four cabinets.

2. For any facility or base station within the ROW, the modification involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or involves the installation of ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure.

D. Excavation.

1. For any facility or base station, the modification entails any excavation or deployment outside the current site. As used herein, for tower-based facilities outside the ROW, “site” shall mean the boundaries of the leased area including utility easements; for all other facilities, “site” shall mean that area adjacent to the structure and within which related equipment already exists.

E. Stealth Technology.

1. For any facility or base station, the modification would defeat any concealment element.

F. Prior Conditions of Approval.

1. Except as set forth above, the modification does not comply with conditions of approval for the initial construction or any prior modification.

F.17.110.710 Temporary sign.

“Temporary sign” means a sign or balloons intended for use which shall not be displayed for more than fourteen consecutive days and twice in a calendar year, which shall include, but is not limited to, portable signs, banners, A-boards and pennants.

F.17.110.715 Temporary structure.

“Temporary structure” means a structure which does not have or is not required by the Uniform Building Code to have a permanent attachment to the ground. Temporary structures are subject to building permits.

F.17.110.720 Temporary use.

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

F.17.110.721 Tower.

“Tower” means any structure built for the sole or primary purpose of supporting one or more antennas and related equipment, including but not limited to self-supporting lattice towers, guy towers and monopoles. This does not include small wireless facilities as defined in Section 17.110.770(A).

F.17.110.724 Tower, guy-wired.

“Tower, guy-wired” means a tower supported by a tensioned cable designed to add stability to a free-standing structure.

F.17.110.725 Tract.

“Tract” means land reserved for specified uses including, but not limited to, reserve development tracts, recreation, open space, critical areas, storm water facilities, utilities and access tracts. Tracts are not considered lots.

F.17.110.728 Urban level of sanitary sewer service.

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

F.17.110.730 Use.

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

F.17.110.738 Vacation rental.

“Vacation rental” means a dwelling unit used by any person or group of persons, other than the owner, which is occupied through payment to the owner for a period of less than thirty calendar days, counting portions of days as full days.

F.17.110.739 Vegetation-based low impact development best management practices.

“Vegetation-based low impact development best management practices” (LID BMPs) means distributed storm water management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and

transpiration. Vegetation-based LID BMPs are a subset of LID BMPs and include, but are not limited to, bioretention, rain gardens, and vegetated roofs.

F.17.110.740 Veterinary clinic.

“Veterinary clinic” means the same as “animal hospital.”

F.17.110.745 Water-dependent use.

“Water-dependent use” means a use or portion of a use which requires direct contact with the water and cannot exist at a nonwater location due to the intrinsic nature of its operations. Examples of water-dependent uses may include ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking marinas, aquaculture and float plane facilities.

F.17.110.750 Water-enjoyment use.

“Water-enjoyment use” means a recreational use, or other use facilitating public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general character of the use and which through the location, design, and operation assure the public’s ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the public and the shoreline space of the project must be devoted to provisions that accommodate public shoreline enjoyment. Examples may include parks, piers, museums, restaurants, education/scientific reserves, resorts and mixed use projects.

F.17.110.755 Water-oriented use.

“Water-oriented use” means any combination of water-dependent, water-related and/or water-enjoyment uses and serves as an all encompassing definition for priority uses under the Shoreline Management Act (SMA).

F.17.110.760 Water-related use.

“Water-related use” means a use or a portion of a use which is not intrinsically dependent on a waterfront location but whose operation cannot occur economically without a waterfront location. Examples may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker and log storage.

F.17.110.763 Wildlife shelter.

“Wildlife shelter” means a place where nondomesticated animals are given medical or surgical treatment and are cared for during the time of such treatment and until they are ready for release back into the wild. A wildlife shelter generally includes a combination of structures and outdoor enclosures.

F.17.110.764 Wireless.

“Wireless” means transmissions through the airwaves including, but not limited to, infrared line of sight, cellular, broadband personal communication service, microwave, satellite, or radio signals.

F.17.110.765 (Repealed)*

* Former Section 17.110.765, “Wireless communication antenna array,” was repealed by Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

F.17.110.770 Wireless communication facility.

“Wireless communication facility” means the antennas, nodes, control boxes, towers, poles, conduits, ducts, pedestals, electronics and other related equipment used for the purpose of transmitting, receiving, distributing, providing, or accommodating wireless communications services.

A. A “small wireless facility” means a facility that meets each of the following conditions:

1. The facility:
 - a. Is mounted on a structure fifty feet or less in height, with the height including any antennas; or
 - b. Is mounted on a structure no more than ten percent taller than other adjacent structures; or
 - c. Does not extend an existing structure on which it is to be located to a height of more than fifty feet or by more than ten percent, whichever is greater;
2. Each antenna associated with the facility, excluding associated antenna equipment, is no more than three cubic feet in volume; and
3. All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than twenty-eight cubic feet in volume; and
4. The facility is not required to be registered with the FCC under 47 CFR Part 17; and
5. The facility does not result in human exposure to radio frequency radiation in excess of the applicable FCC safety standards in 47 CFR 1.1307(b).

B. A “nontower wireless facility” means a facility that is not a small wireless facility and does not involve, as part of the initial installation or construction, a wireless support structure. The term includes antennas, data collection units, and related equipment, but shall not include any wireless support structure. Except as allowed for small wireless facilities, the need to construct a wireless support structure will transform the nontower facility into a tower-based facility.

C. A “tower-based wireless facility” means a facility installed or constructed with a tower as defined in Section 17.110.721. Unless a DAS hub facility meets the definition of a small wireless facility, the DAS hub shall be considered a tower-based facility.

F.17.110.775 Wireless communication support structure.

“Wireless communication support structure” means a freestanding structure, such as a tower-based wireless communication facility, or any other support structure that could (or does) support the placement or installation of a facility.

F.17.110.780 (Repealed)

* Former Section 17.110.780, “Whip antenna,” was repealed by Ordinance 570 (2019). Subsection 7(5) (App. E) (part) of Ordinance 534 (2016) was formerly codified in this section.

F.17.110.783 Wrecking yard.

“Wrecking yard” means a place where damaged, inoperable or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled or handled.

F.17.110.785 Yard.

“Yard” means any area on the same lot with a building or a structure, which area is unoccupied and unobstructed by any structure from the ground upward to the sky.

F.17.110.790 Yard, front.

“Yard, front” or “front yard” means an area extending the full width of the lot between a building and the front (or roadway) lot line, except as specified elsewhere in this title.

F.17.110.795 Yard, rear.

“Yard, rear” or “rear yard” means an open space area extending the full width of the lot between a building and the rear lot line, unoccupied and unobstructed from the ground upward, except as specified elsewhere in this title.

F.17.110.800 Yard, side.

“Yard, side” or “side yard” means an area extending from the front yard to the rear yard between a building and the nearest side lot line, unoccupied and unobstructed from the ground upward, except as specified elsewhere in this title.

F.17.110.805 Zone.

“Zone” means a section or sections of Kitsap County within which the standards governing the use of land, buildings, and premises are uniform, which is provided for in Chapter 17.120.

Chapter F.17.410

ALLOWED USES

Sections:

- F.17.410.010 Categories of uses established.
- F.17.410.020 Establishment of zoning use tables.
- F.17.410.030 Interpretation of tables.
- F.17.410.040 Zoning use tables.
- F.17.410.042 Rural, resource, and urban residential zones use table.
- F.17.410.044 Commercial, industrial, parks, and public facility zones use table.
- F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.
- F.17.410.050 Footnotes for zoning use tables.
- F.17.410.060 Provisions applying to special uses.

F.17.410.010 Categories of uses established.

This chapter establishes permitted, conditional, and prohibited uses, by zone, for all properties within Kitsap County. All uses in a given zone are one of four types:

- A. Permitted Use. Land uses allowed outright within a zone and subject to provisions within Kitsap County Code.
- B. Administrative Conditional Use. Land uses which may be permitted within a zoning designation following review by the director to establish conditions mitigating impacts of the use and to ensure compatibility with other uses in the designation.
- C. Hearing Examiner Conditional Use. Land uses with special characteristics that may not generally be appropriate within a zoning designation, but may be permitted subject to review by the hearing examiner to establish conditions to protect public health, safety and welfare.
- D. Prohibited Use. Land uses specifically enumerated as prohibited within a zone.

F.17.410.020 Establishment of zoning use tables.

The tables in Sections F.17.410.042 through F.17.410.046 establish allowed uses in the various zoning designations and whether the use is allowed as “Permitted,” “Administrative Conditional Use,” or “Hearing Examiner Conditional Use.” Uses with approval processes that will be determined at a future date are identified as “Reserved.” The zone is located at the top of the table and the specific use is located on the far left of the vertical column of these tables.

F.17.410.030 Interpretation of tables.

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

| | |
|------|---------------------------------------|
| P | Permitted Use |
| ACUP | Administrative Conditional Use Permit |

| | |
|-----|---|
| C | Hearing Examiner Conditional Use Permit |
| PBD | Performance Based Development |
| -- | Prohibited Use |
| R | Reserved |

B. Additional Use-Related Conditions. The small numbers (subscript) in a cell indicate additional requirements or detailed information for uses in specific zones. Those additional requirements can be found in the table footnotes in Section F.17.410.050. All applicable requirements shall govern a use whether specifically identified in this chapter or not.

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

F.17.410.040 Zoning use tables.

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

A. Section F.17.410.042, Rural, Resource, and Urban Residential Zones Use Table.

1. Rural residential (RR).
3. Rural wooded (RW).

C. Section F.17.410.046, Limited Areas of More Intensive Rural Development (LAMIRD) Zones Use Table.

7. Port Gamble rural historic town commercial (RHTC).
8. Port Gamble rural historic town residential (RHTR).
9. Port Gamble rural historic town waterfront (RHTW).

F.17.410.042 Rural, resource, and urban residential zones use table.

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Wooded |
|---|--|-------------------|-------------------|
| Zoning Classification | | RR (101) | RW (101) |
| Categorical Use | | | |
| RESIDENTIAL USES | | | |
| 100 | Accessory dwelling units (1) | C | C |
| 102 | Accessory living quarters (1) | P | P |
| 104 | Accessory use or structure (1)(18)(51) | P | P |
| 106 | Adult family home | ACUP P (41) | ACUP P (41) |
| 108 | Bed and breakfast house or vacation rental | ACUP C (34) | ACUP C (34) |
| 109 | Boarding house (102) | -- | -- |
| 110 | Caretaker's dwelling | -- | -- |
| 112 | Convalescent home or congregate care facility (97) | -- | -- |
| 114 | Cottage housing developments | -- | -- |
| 116 | Dwelling, duplex | P (3) | P (3) |
| 118 | Dwelling, existing | P | P |
| 120 | Dwelling, multifamily | -- | -- |
| 122 | Dwelling, single-family attached | C | -- |
| 124 | Dwelling, single-family detached (includes manufactured homes) | P (43) | P (43) |
| 126 | Guest house (1) | P | P |
| 128 | Home business (1)(53) | ACUP | ACUP |
| 130 | Hotel/motel (1)(52) | -- | -- |
| 132 | Mobile homes | P (43) | P |
| 134 | Residential care facility | -- | -- |
| COMMERCIAL/BUSINESS USES | | | |
| 200 | Accessory use or structure (1)(51) | P | P |
| 202 | Adult entertainment (1) | -- | -- |
| 204 | Ambulance service | -- | -- |

F.17.410.042 Rural, resource, and urban residential zones use table.

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Wooded |
|---|---|-------------------|-----------------|
| Zoning Classification | | RR | RW |
| Categorical Use | | (101) | (101) |
| 206 | Auction house | -- | -- |
| 208 | Auto parts and accessory stores | -- | -- |
| 210 | Automobile rentals | -- | -- |
| 212 | Automobile repair and car washes | -- | -- |
| 214 | Automobile service station (6) | -- | -- |
| 216 | Automobile, recreational vehicle or boat sales | -- | -- |
| 218 | Nonmotorized recreation rentals (95) | -- | -- |
| 220 | Boat/marine supply stores | -- | -- |
| 222 | Brew pubs | C (103)(106) | C (103)(106) |
| 224 | Clinic, medical | -- | -- |
| 226 | Conference center | C (12)(104) | C (12)(104) |
| 228 | Custom art and craft stores | -- | -- |
| 230 | Day-care center (14) | C | -- |
| 232 | Day-care center, family (14) | P | -- |
| 234 | Drinking establishments | -- | -- |
| 236 | Engineering and construction offices | -- | -- |
| 238 | Espresso stands (58) | -- | -- |
| 240 | Equipment rentals | -- | -- |
| 242 | Farm and garden equipment and sales | -- | -- |
| 244 | Financial, banking, mortgage and title institutions | -- | -- |
| 245 | Fitness center | -- | -- |
| 246 | General office and management services – less than 4,000 s.f. | -- | -- |
| 248 | General office and management services – 4,000 to 9,999 s.f. | -- | -- |
| 250 | General office and management services – 10,000 s.f. or greater | -- | -- |
| 252 | General retail merchandise stores – less than 4,000 s.f. | -- | -- |
| 254 | General retail merchandise stores – 4,000 to 9,999 s.f. | -- | -- |

F.17.410.042 Rural, resource, and urban residential zones use table.

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Wooded |
|--|---|----------------------------------|-------------------------------|
| Zoning Classification | | RR | RW |
| Categorical Use | | (101) | (101) |
| 256 | General retail merchandise stores – 10,000 to 15,000 s.f. | -- | -- |
| 258 | General retail merchandise stores – 15,001 to 24,999 s.f. | -- | -- |
| 260 | General retail merchandise stores – 25,000 s.f. or greater | -- | -- |
| 262 | Kennels or pet day-cares (1) | C (12) | C (12) |
| 264 | Kennels, hobby | P | P |
| 266 | Laundromats and laundry services | -- | -- |
| 268 | Lumber and bulky building material sales | -- | -- |
| 270 | Mobile home sales | -- | -- |
| 272 | Nursery, retail | C | -- |
| 274 | Nursery, wholesale | P | P |
| 276 | Off-street private parking facilities | -- | -- |
| 278 | Personal services – skin care, massage, manicures, hairdresser/barber | -- | -- |
| 280 | Pet shop – retail and grooming | -- | -- |
| 282 | Research laboratory | -- | -- |
| 284 | Restaurants | C (12) (103)(106) | C (12) (103)(106) |
| 286 | Restaurants, high-turnover | -- | -- |
| 288 | Recreational vehicle rental | -- | -- |
| 290 | Temporary offices and model homes (27) | ACUP | -- |
| 292 | Tourism facilities, including outfitter and guide facilities | C (12) (104) | C (12) (104) |
| 294 | Tourism facilities, including seaplane and tour boat terminals | -- | -- |
| 296 | Transportation terminals | -- | -- |
| 298 | Veterinary clinics/animal hospitals/wildlife shelters | C (8) PBD (8)(12) (103) | -- PBD (8)(12) (103) |
| RECREATIONAL/CULTURAL USES | | | |

F.17.410.042 Rural, resource, and urban residential zones use table.

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Wooded |
|--|---|--------------------------|---------------------|
| Zoning Classification | | RR (101) | RW (101) |
| Categorical Use | | | |
| 300 | Accessory use or structure (1)(51) | P | P |
| 302 | Amusement centers | -- | -- |
| 304 | Carnival or circus | -- | -- |
| 306 | Club, civic or social (12) | C (12) | -- |
| 308 | Golf courses | C (12) | -- |
| 310 | Marinas | -- | -- |
| 312 | Movie/performance theaters, indoor | -- | -- |
| 314 | Movie/performance theaters, outdoor | -- | -- |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | -- | -- |
| 318 | Parks and open space | P | P |
| 320 | Race track, major | -- | -- |
| 322 | Race track, minor | -- | C (12) |
| 324 | Recreational facilities, private | C (12) | C |
| 326 | Recreational facilities, public | ACUP | C |
| 328 | Recreational vehicle camping parks | C (12)(46) (104) | C (12)(46) (104) |
| 330 | Zoo | -- | -- |
| INSTITUTIONAL USES | | | |
| 400 | Accessory use or structure (1)(51) | P | P |
| 402 | Government/public structures | ACUP | -- |
| 404 | Hospital | -- | -- |
| 406 | Places of worship (12) | C (12) | -- |
| 408 | Private or public schools (20) | C | -- |
| 410 | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16) | C | C |
| INDUSTRIAL USES | | | |
| 500 | Accessory use or structure (1)(51) | P | P |
| 502 | Air pilot training schools | -- | -- |

F.17.410.042 Rural, resource, and urban residential zones use table.

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Wooded |
|--|---|----------------------------|----------------------------|
| Zoning Classification | | RR | RW |
| Categorical Use | | (101) | (101) |
| 504 | Assembly and packaging operations | -- | -- |
| 506 | Boat yard | -- | -- |
| 508 | Cemeteries, mortuaries, and crematoriums (10) | C | C |
| 510 | Cold storage facilities | -- | -- |
| 512 | Contractor’s storage yard (21) | C (12) | -- |
| 514 | Food production, brewery or distillery | -- C (12) (104) | -- C (12) (104) |
| 516 | Fuel distributors | -- | -- |
| 518 | Helicopter pads (13) | -- | -- |
| 520 | Manufacturing and fabrication, light | -- C (12) (104)(105) | -- C (12) (104)(105) |
| 522 | Manufacturing and fabrication, medium | -- | -- |
| 524 | Manufacturing and fabrication, heavy | -- | -- |
| 526 | Manufacturing and fabrication, hazardous | -- | -- |
| 528 | Recycling centers | -- | -- |
| 530 | Rock crushing | -- | C |
| 532 | Slaughterhouse or animal processing | -- | -- |
| 534 | Storage, hazardous materials | -- | -- |
| 536 | Storage, indoor | -- | -- |
| 538 | Storage, outdoor | -- | -- |
| 540 | Storage, self-service | -- | -- |
| 542 | Storage, vehicle and equipment (1) | -- (18) | -- |
| 544 | Top soil production, stump grinding | C (22) | -- |
| 546 | Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities | -- | -- |
| 548 | Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13) | -- | -- |

F.17.410.042 Rural, resource, and urban residential zones use table.

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Wooded |
|--|---|--------------------------|---------------------|
| Zoning Classification | | RR | RW |
| Categorical Use | | (101) | (101) |
| 550 | Warehousing and distribution | -- | -- |
| 552 | Wrecking yards and junk yards (1) | -- | -- |
| RESOURCE LAND USES | | | |
| 600 | Accessory use or structure (1)(51) | P | P |
| 602 | Aggregate extractions sites | C | C |
| 606 | Aquaculture practices | C | C |
| 608 | Forestry | P | P |
| 610 | Shellfish/fish hatcheries and processing facilities | -- | -- |

F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

| Comprehensive Plan Land Use Designation | | TYPE I LAMIRDS | | |
|--|--|--------------------------------|--------------------------------|--------------------------------|
| Zoning Classification | | Rural Historic LAMIRD | | |
| Categorical Use | | RHTC (25) (101) | RHTR (25) (101) | RHTW (25) (101) |
| RESIDENTIAL USES | | | | |
| 100 | Accessory dwelling units (1) | C | C | -- |
| 102 | Accessory living quarters (1) | C | P | P (108) |
| 104 | Accessory use or structure (1)(18)(51) | P | P | P (108) |
| 106 | Adult family home | ACUP P (41) | ACUP P (41) | ACUP P (41) |
| 108 | Bed and breakfast house or vacation rental | ACUP C (34) | ACUP C (34) | ACUP C (34) |
| 109 | Boarding house (102) | ACUP (98) | ACUP (98) | -- |
| 110 | Caretaker's dwelling | P | -- | P (108) |
| 112 | Convalescent home or congregate care facility (97) | ACUP | ACUP | -- |
| 114 | Cottage housing developments | -- | ACUP | ACUP |
| 116 | Dwelling, duplex | P | P | -- |
| 118 | Dwelling, existing | P | P | P |
| 120 | Dwelling, multifamily | ACUP | ACUP | -- |
| 122 | Dwelling, single-family attached | P | P | P (108) |
| 124 | Dwelling, single-family detached (includes manufactured homes) | P (43) | P (43) | P (108) |
| 126 | Guest house (1) | P | P | P (108) |
| 128 | Home business (1)(53) | P | P | P |
| 130 | Hotel/motel | ACUP | -- | ACUP |
| 132 | Mobile homes | -- | -- | -- |

F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

| Comprehensive Plan Land Use Designation | | TYPE I LAMIRDS | | |
|--|---|--------------------------------|--------------------------------|--------------------------------|
| Zoning Classification | | Rural Historic LAMIRD | | |
| Categorical Use | | RHTC (25) (101) | RHTR (25) (101) | RHTW (25) (101) |
| 134 | Residential care facility | -- | -- | -- |
| COMMERCIAL/BUSINESS USES | | | | |
| 200 | Accessory use or structure (1)(51) | P | P | P |
| 202 | Adult entertainment (1) | -- | -- | -- |
| 204 | Ambulance service | -- | -- | -- |
| 206 | Auction house | -- | -- | -- |
| 208 | Auto parts and accessory stores | P (108) | -- | -- |
| 210 | Automobile rentals | -- | -- | -- |
| 212 | Automobile repair and car washes | ACUP | -- | -- |
| 214 | Automobile service station (6) | ACUP | -- | -- |
| 216 | Automobile, recreational vehicle or boat sales | -- | -- | -- |
| 218 | Nonmotorized recreation rental (95) | P | -- | P |
| 220 | Boat/marine supply stores | P (108) | -- | P (108) |
| 222 | Brew pubs | ACUP | -- | ACUP |
| 224 | Clinic, medical | ACUP | -- | ACUP |
| 226 | Conference center | ACUP | -- | ACUP |
| 228 | Custom art and craft stores | P (108) | -- | P (108) |
| 230 | Day-care center (14) | ACUP | C | -- |
| 232 | Day-care center, family (14) | ACUP | C | -- |
| 234 | Drinking establishments | C | -- | C |
| 236 | Engineering and construction offices | -- | -- | -- |
| 238 | Espresso stands (58) | P (108) | -- | P (108) |
| 240 | Equipment rentals | -- | -- | -- |
| 242 | Farm and garden equipment and sales | -- | -- | -- |
| 244 | Financial, banking, mortgage and title institutions | P (108) | -- | -- |
| 245 | Fitness center | P (108) | -- | ACUP |

F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

| Comprehensive Plan Land Use Designation | | TYPE I LAMIRDS | | |
|--|---|--------------------------------|--------------------------------|--------------------------------|
| Zoning Classification | | Rural Historic LAMIRD | | |
| Categorical Use | | RHTC (25) (101) | RHTR (25) (101) | RHTW (25) (101) |
| 246 | General office and management services – less than 4,000 s.f. | P (108) | -- | P (108) |
| 248 | General office and management services – 4,000 to 9,999 s.f. | P (38) (103) (108) | -- | P (38) (103) (108) |
| 250 | General office and management services – 10,000 s.f. or greater | -- | -- | -- |
| 252 | General retail merchandise stores – less than 4,000 s.f. | P (108) | -- | P (108) |
| 254 | General retail merchandise stores – 4,000 to 9,999 s.f. | P (103) (108) | -- | -- |
| 256 | General retail merchandise stores – 10,000 to 15,000 s.f. | -- | -- | -- |
| 258 | General retail merchandise stores – 15,001 to 24,999 s.f. | -- | -- | -- |
| 260 | General retail merchandise stores – 25,000 s.f. or greater | -- | -- | -- |
| 262 | Kennels or pet day-cares (1) | -- | -- | -- |
| 264 | Kennels, hobby | -- | P | -- |
| 266 | Laundromats and laundry services | P (108) | -- | -- |
| 268 | Lumber and bulky building material sales | -- | -- | -- |
| 270 | Mobile home sales | -- | -- | -- |
| 272 | Nursery, retail | P (108) | -- | -- |
| 274 | Nursery, wholesale | ACUP | -- | -- |
| 276 | Off-street private parking facilities | ACUP | -- | ACUP |
| 278 | Personal services – skin care, massage, manicures, hairdresser/barber | P (108) | -- | P (108) |
| 280 | Pet shop – retail and grooming | P (108) | -- | -- |
| 282 | Research laboratory | ACUP | -- | ACUP |
| 284 | Restaurants | P (108) | -- | P (108) |
| 286 | Restaurants, high-turnover | P (108) | -- | ACUP (107) |

F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

| Comprehensive Plan Land Use Designation | | TYPE I LAMIRDS | | |
|--|--|--------------------------------|--------------------------------|--------------------------------|
| Zoning Classification | | Rural Historic LAMIRD | | |
| Categorical Use | | RHTC (25) (101) | RHTR (25) (101) | RHTW (25) (101) |
| 288 | Recreational vehicle rental | -- | -- | -- |
| 290 | Temporary offices and model homes (27) | P (108) | P (108) | P (108) |
| 292 | Tourism facilities, including outfitter and guide facilities | P (108) | -- | ACUP |
| 294 | Tourism facilities, including seaplane and tour boat terminals | -- | -- | C |
| 296 | Transportation terminals | -- | -- | C |
| 298 | Veterinary clinics/animal hospitals/wildlife shelters | ACUP | PBD (103) | -- |
| RECREATIONAL/CULTURAL USES | | | | |
| 300 | Accessory use or structure (1)(51) | P | P | P |
| 302 | Amusement centers | P (11) (108) | -- | -- |
| 304 | Carnival or circus | P (11) (108) | -- | -- |
| 306 | Club, civic or social (12) | ACUP | C | ACUP |
| 308 | Golf courses | -- | -- | -- |
| 310 | Marinas | -- | -- | PBD |
| 312 | Movie/performance theaters, indoor | P (108) | -- | -- |
| 314 | Movie/performance theaters, outdoor | ACUP | -- | -- |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | P (108) | C | P (108) |
| 318 | Parks and open space | P | P | P |
| 320 | Race track, major | -- | -- | -- |
| 322 | Race track, minor | -- | -- | -- |
| 324 | Recreational facilities, private | ACUP | C | ACUP |
| 326 | Recreational facilities, public | ACUP | C | ACUP |
| 328 | Recreational vehicle camping parks | -- | -- | -- |
| 330 | Zoo | -- | -- | -- |

F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

| Comprehensive Plan Land Use Designation | | TYPE I LAMIRDS | | |
|--|---|--------------------------------|--------------------------------|--------------------------------|
| Zoning Classification | | Rural Historic LAMIRD | | |
| Categorical Use | | RHTC (25) (101) | RHTR (25) (101) | RHTW (25) (101) |
| INSTITUTIONAL USES | | | | |
| 400 | Accessory use or structure (1)(51) | P | P | P |
| 402 | Government/public structures | ACUP | ACUP | ACUP |
| 404 | Hospital | -- | -- | -- |
| 406 | Places of worship (12) | ACUP | ACUP | ACUP |
| 408 | Private or public schools (20) | ACUP | ACUP | ACUP |
| 410 | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16) | C | C | C |
| INDUSTRIAL USES | | | | |
| 500 | Accessory use or structure (1)(51) | P | P | P |
| 502 | Air pilot training schools | -- | -- | -- |
| 504 | Assembly and packaging operations | -- | -- | -- |
| 506 | Boat yard | -- | -- | -- |
| 508 | Cemeteries, mortuaries, and crematoriums (10) | -- | -- | -- |
| 510 | Cold storage facilities | -- | -- | -- |
| 512 | Contractor’s storage yard (21) | -- | -- | -- |
| 514 | Food production, brewery or distillery | ACUP | -- | ACUP |
| 516 | Fuel distributors | -- | -- | -- |
| 518 | Helicopter pads (13) | -- | -- | -- |
| 520 | Manufacturing and fabrication, light | ACUP | -- | ACUP |
| 522 | Manufacturing and fabrication, medium | -- | -- | -- |
| 524 | Manufacturing and fabrication, heavy | -- | -- | -- |
| 526 | Manufacturing and fabrication, hazardous | -- | -- | -- |
| 528 | Recycling centers | -- | -- | -- |
| 530 | Rock crushing | -- | -- | -- |

F.17.410.046 Limited areas of more intensive rural development (LAMIRD) zones use table.

| Comprehensive Plan Land Use Designation | | TYPE I LAMIRDS | | |
|---|---|-----------------------|-----------------------|-----------------------|
| Zoning Classification | | Rural Historic LAMIRD | | |
| Categorical Use | | RHTC (25) (101) | RHTR (25) (101) | RHTW (25) (101) |
| 532 | Slaughterhouse or animal processing | -- | -- | -- |
| 534 | Storage, hazardous materials | -- | -- | -- |
| 536 | Storage, indoor | -- | -- | -- |
| 538 | Storage, outdoor | -- | -- | -- |
| 540 | Storage, self-service | -- | -- | -- |
| 542 | Storage, vehicle and equipment (1) | -- | -- | -- |
| 544 | Top soil production, stump grinding | -- | -- | -- |
| 546 | Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities | -- | -- | C |
| 548 | Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13) | -- | -- | -- |
| 550 | Warehousing and distribution | -- | -- | -- |
| 552 | Wrecking yards and junk yards (1) | -- | -- | -- |
| RESOURCE LAND USES | | | | |
| 600 | Accessory use or structure (1)(51) | P | P | P |
| 602 | Aggregate extractions sites | -- | -- | -- |
| 606 | Aquaculture practices | -- | -- | C |
| 608 | Forestry | P | P | P |
| 610 | Shellfish/fish hatcheries and processing facilities | -- | -- | C |

F.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 F.17.410.060, Provisions applying to special uses.
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.
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.
8. A veterinary clinic, animal hospital or wildlife shelter shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones except within the boundary of a town master plan approved pursuant to Section 17.360C.030. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.
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 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 except when included within the boundary of a town master plan approved pursuant to Section 17.360C.030 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.

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.

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.

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.

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.
- 25. All uses must comply with the town development objectives of Section 17.360C.020.
- 27. Subject to the temporary permit provisions of Chapter 17.105.
- 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.
- 38. Customer service oriented uses over five thousand square feet are prohibited.
- 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).
- 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.
- 46. Allowed only as an accessory use to a park or recreational facility greater than twenty acres in size except when included within the boundaries of a town master plan approved pursuant to Section 17.360C.030. If included within a town master plan boundary, the use shall not include more than sixty spaces per five acres. All use of recreational vehicles must be transient in nature.

50. The Manchester Design Standards sets forth policies and regulations for properties within the Manchester village commercial (MVC) zone. All developments within the MVC zone must be consistent with the standards found in Chapter 17.700, Appendix C4.
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 F17.410.060(B).
58. In addition to the other standards set forth in the Kitsap County Code, espresso stands are subject to the following conditions:
- a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in length) with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities.
 - b. Subject to provisions set forth in Chapter 17.490, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on site.
 - c. All structures must be permanently secured to the ground.
 - d. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement.
95. Allowed on all port district owned property.
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.
101. Transitory accommodations allowed only pursuant to Chapter 17.505.
102. Boarding houses must have health district approval prior to occupancy.
103. Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030.

104. Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030 on parcels of five acres or larger with all uses set back one hundred feet from all parcels not included within the boundary.
105. Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030, and where uses are limited to the manufacture of agricultural products.
106. Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030, and where such uses are secondary to a primary agricultural or recreational use of the property and shall not exceed fifty total seats and/or five thousand square feet of gross floor area.
107. Drive-in and drive-through service is prohibited.
108. Notification to the Port Gamble/S'Klallam and Suquamish Tribes is required by the applicant prior to determination of complete application. Written proof of notification is required.

F.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 businesses, 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 businesses, 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;
 - 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 businesses, 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:
- a. Pets which are kept inside of a primary structure as household pets in aquariums, terrariums, cages or similar containers shall not be limited in number by this section. Other pets, excluding cats, which are kept indoors shall be limited to five;
 - b. Pets which are kept outside of the primary structure shall be limited to three per household on lots less than twenty thousand square feet in area, only one of which may be a nontraditional pet; five per household on lots of twenty thousand to thirty-five thousand square feet, only two of which may be nontraditional pets; with an additional two pets per acre of site area over thirty-five thousand square feet up to a limit of twenty; and
 - c. No feeding area or structure used to house, confine or feed pets shall be located closer than the minimum yard setbacks for the zone in which they are located. No feeding area or structure used to house, confine or feed nontraditional pets or exotic animals shall be located closer than fifty feet from any residence on adjacent property.

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 (e.g., 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.
 - 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 F.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:
 - (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.

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 the 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
 - 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.”
 - (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 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 section 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. Stormwater 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 houses may be located in those zones specified in Sections F.17.410.042 through F.17.410.046 subject to the following conditions:
- a. Guest houses shall not exceed nine hundred square feet. Dimensions are determined by exterior measurements;
 - 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.
9. High-Risk Secured Facility. A high-risk secured facility shall comply with the following conditions:
- a. The county shall hold a neighborhood meeting prior to a public hearing for a proposed high-risk secured facility. The project applicant shall cover all meeting costs.
 - b. The county shall mail community notification to the school district and all landowners within a half-mile radius of a proposed high-risk secured facility at least two weeks prior to the required neighborhood meeting. The project applicant shall cover all community notification costs.
 - c. A high-risk secured facility shall not be located adjacent to, immediately across the street or parking lot from, or within the line of sight of a risk potential activity or facility in existence at the time a facility is established.
 - i. “Within the line of sight” means that it is possible to reasonably visually distinguish and recognize individuals.
 - ii. “Risk potential activities and facilities” means an activity or facility that provides a higher incidence of risk to the public from persons conditionally released from the special commitment center. Risk potential activities and facilities include: public and private schools, school bus stops, licensed day-care and licensed preschool facilities, domestic violence shelters, public parks, publicly dedicated trails, sports fields, playgrounds, recreational and community centers, churches, synagogues, temples, mosques, public libraries, public and private youth camps, and other specific uses identified during a neighborhood hearing. For the purpose of this section, “school bus stops” does not include bus stops established primarily for public transit.
 - d. A high-risk secured facility shall not be located in a community protection zone as defined in RCW 9.94A.030(6).

- i. Distance shall be measured from all property lines of a high-risk secured facility from all property lines of the facilities and grounds of a public or private school.
- e. A high-risk secured facility shall meet the applicable health district standards for water and sewage disposal to account for staff and residents.
- f. Principal access to the site shall be from a county-maintained right-of-way.
- g. A high-risk secured facility shall be equipped with an automatic fire sprinkler system, installed in accordance with applicable building and fire codes.
- h. A high-risk secured facility shall be equipped with a mechanism that is interlocked with the fire protection system to automatically release any facility security locks and allow safe egress from the structure in the event of fire or other emergency.
- i. A high-risk secured facility shall be equipped with a backup power system and an automatic transfer switch sufficient to energize and maintain the function of safety, security, and surveillance systems in the event of a power outage.

Chapter F.17.470
MULTIFAMILY DEVELOPMENT – DESIGN CRITERIA

Sections:

- F.17.470.010 Purposes and intent.
- F.17.470.020 Applicability – How to use the design criteria.
- F.17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).
- F.17.470.040 Fences and walls.
- F.17.470.050 Recreation centers, mailboxes, site lighting, bus stops.
- F.17.470.060 Grading and tree/vegetation retention.
- F.17.470.070 Open space.
- F.17.470.080 Landscape design.
- F.17.470.090 Multifamily – Site design – Parking location and design.
- F.17.470.100 Multifamily – Site design – Screening.
- F.17.470.110 Multifamily – Signs.

F.17.470.010 Purposes and intent.

The general purposes of these design criteria are as follows:

- A. To encourage better design and site planning.
- B. To ensure that new multifamily development is sensitive to the character of the surrounding neighborhoods.
- C. To enhance the built environment for pedestrians in higher-density areas.
- D. To provide for development of neighborhoods with attractive, well-connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops.

- E. To ensure adequate light, air, and readily accessible open space for multifamily development in order to maintain public health, safety and welfare.
- F. To ensure the compatibility of dissimilar adjoining land uses.
- G. To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, loss of privacy, and similar significant impacts.
- H. To encourage creativity and flexibility in the design of multifamily developments in a manner that maximizes unique site attributes and is compatible with the character and intensity of adjoining land uses.

F.17.470.020 Applicability – How to use the design criteria.

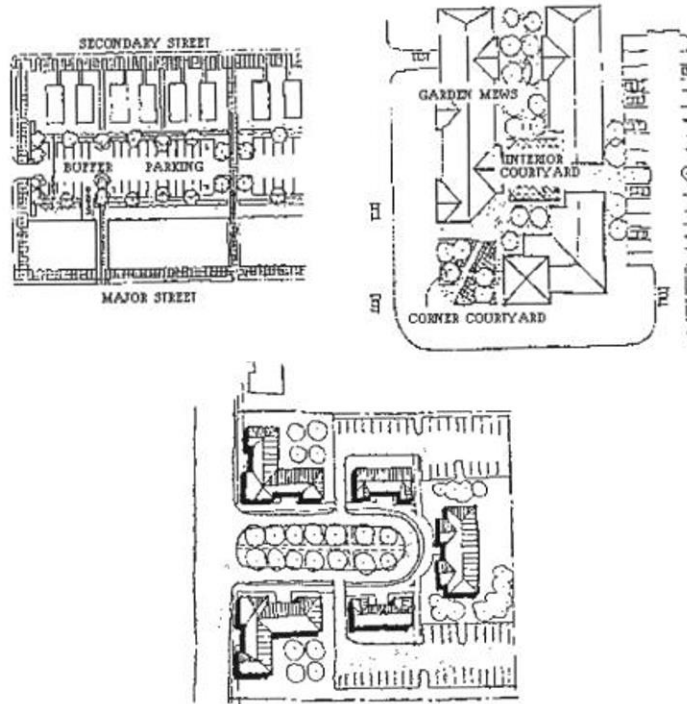
- A. **Applicability.** The “requirements sections” in the following design criteria apply to each multifamily project requiring conditional use review under Chapter 17.540 or 17.550.
- B. **How to Use the Design Criteria.** The “requirements sections” state the design criteria that each project shall meet. These design criteria are intended to supplement the development standards of the UCR, UM and UH zones. Where the provisions of this chapter conflict with the provisions of Chapters 17.210 (UCR), 17.220 (UM), and 17.230 (UH), the provisions of the zoning district shall apply. The “guidelines” which 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. They are to be applied with an attitude of flexibility, recognizing that each development site and project will have particular characteristics that may suggest that some guidelines be emphasized and others de-emphasized. However, while alternative solutions can be proposed, none of the criteria in the requirement statements can be disregarded.

F.17.470.030 Multifamily site design – Orientation (UCR, UM and UH zones).

- A. **Requirement.** Design multifamily projects to be oriented to public streets or common open spaces and to provide pedestrian and vehicular connections to existing neighborhoods.
- B. **Guidelines.** Possible ways to achieve neighborhood connections include:
 - 1. Use a modified street grid system where most buildings in a project front on a street. Where no public streets exist, create a modified grid street system within the project.
 - 2. Locate parking areas behind or under building and access such parking from alley-type driveways. If driveway access from streets is necessary, minimum width driveway providing adequate firefighting access should be used.
 - 3. Provide each building with direct pedestrian access from the main street fronting the building and from the back where the parking is located.
 - 4. Another alternative may be to orient the buildings into U-shaped courtyards where the front door/main entry into the building is from a front courtyard. Access to the courtyard from the rear parking area should be through a well-lighted breezeway or stairway. This

alternative will work where projects abut an arterial or major collector street where the quality of living could be enhanced with building facing into the courtyard. The buildings would still be located between the street and parking lot.

5. The following illustrations depict site-planning techniques that orient multifamily projects to streets, adding value and identity to the complex, by siting parking behind the buildings:



Examples of preferred site planning that orients multifamily projects to streets, adding value and identity to the complex, by siting parking behind the buildings.

F.17.470.040 Fences and walls.

A. Requirement. Design the site to minimize the need for fences and walls that inhibit or discourage pedestrian use of sidewalks or paths, isolate neighborhoods, or separate neighborhoods from main roads.

B. Guidelines.

1. Place pedestrian breaks and/or crossing at frequent intervals where a fence, wall or landscaped area separates a sidewalk from a building or one development from another.
2. Employ small setbacks, indentations, stepped fence heights, or other means of breaking up the wall or fence surface and height.



Alternative to solid or blank-looking fence.

3. Employ different textures, color or materials (including landscape materials) to break up the wall's surface and add visual interest.
4. If fencing is required, repeat the use of building facade materials on fence columns and/or stringers.

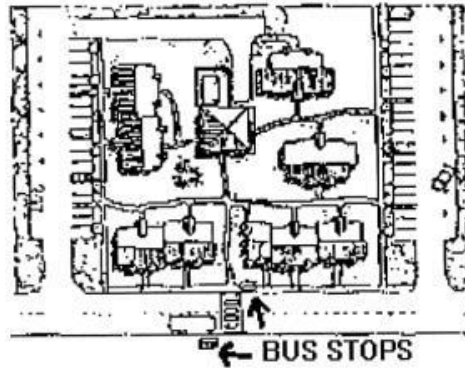
F.17.470.050 Recreation centers, mailboxes, site lighting, bus stops.

A. Requirement. Provide adequate lighting, screening and pedestrian access to supporting facilities such as recreation centers, mailboxes, play yards, bus stops and dumpsters. If otherwise required as a condition of project approval, locate passenger shelters in well-lit areas with access to the multifamily walkway network. Provide for shielding and directing of light to minimize impacts upon residents and abutting property owners.

B. Guidelines.

1. Recreation Centers.
 - a. Recreation centers should have adequate parking and bike racks for the guests of tenants.
 - b. The center should be directly connected by a series of walkways to all the multifamily buildings in the complex. These walkways should be barrier free, landscaped, and lighted with fixtures not to exceed fifteen feet in height. The walkways should provide visual contrast where they cross driveways or streets.
2. Site Lighting.
 - a. Site lighting (pedestrian-scale and low level) should be provided throughout the project.
 - b. Security lighting should be provided in parking areas and play areas.
 - c. Lighting should not shine into the dwelling units in the development.

- d. Lighting should be directed away from neighboring development.
3. Mailboxes. If common mailboxes are used, they should be located near the project entry or near the recreational facilities. The architectural character should be similar in form, materials, and colors to the surrounding buildings. Mailboxes should be well lighted and pedestrian accessible.
4. Bus Stops. The multifamily walkway network shall provide convenient pedestrian access to the nearest transit stop.



F.17.470.060 Grading and tree/vegetation retention.

A. Requirement. To the extent reasonable and practicable, multifamily projects shall be designed to minimize impacts to existing topography and vegetation.

B. Guidelines.

1. Incorporate the natural grades in the overall design of the project.
2. Incorporate existing groups of trees/vegetation to be protected and retained on the site.
3. Minimize disturbance of open space to better facilitate storm water infiltration.
4. Stepping the building down a hillside to match the topography can reduce the impact of the building on smaller, nearby buildings.



F.17.470.070 Open space.

A. Requirement. Open space shall be provided in or adjacent to multifamily development for all the residents of the development.

B. Guidelines.

1. Where possible, combine the open space of contiguous properties to provide for larger viable open space areas.
2. Site permanent outdoor recreation equipment away from storm drainage facilities.
3. Use walkways to connect the open spaces to the multifamily buildings, parking areas, and adjacent neighborhoods.
4. Incorporate a variety of activities for all age groups in the active recreational open space.
5. Consider drainage/retention areas that enhance the environment and open space usage.



F.17.470.080 Landscape design.

A. Requirement. In addition to the requirements in Chapter 17.500, landscaping and supporting elements (such as trellises, planters, site furniture or similar features) shall be appropriately incorporated into the project design.

B. Guidelines.

1. Minimize tree removal and incorporate larger caliper trees to obtain the immediate impact of more mature trees when the project is completed.

2. Provide frameworks such as trellises or arbors for plants to grow on.
3. Incorporate planter guards or low planter walls as part of the architecture.
4. Landscape the open areas created by building modulation.
5. Incorporate upper story planter boxes or roof plants.
6. Retain natural greenbelt vegetation that contributes to greenbelt preservation.
7. On streets with uniform planting of street trees and/or distinctive species, plant street trees that match the street tree spacing and/or species.
8. Use plants that require low amounts of water, including native drought-resistant species, and require low amounts of chemicals and fertilizers.
9. Incorporate vegetation-based LID BMPs.

F.17.470.090 Multifamily – Site design – Parking location and design.

A. Requirement. Minimize the impact of driveways and parking lots on pedestrians and neighboring properties by designing and locating parking lots, carports, and garages in a way that creates few interruptions on the street, sidewalk or building facade (UVC).

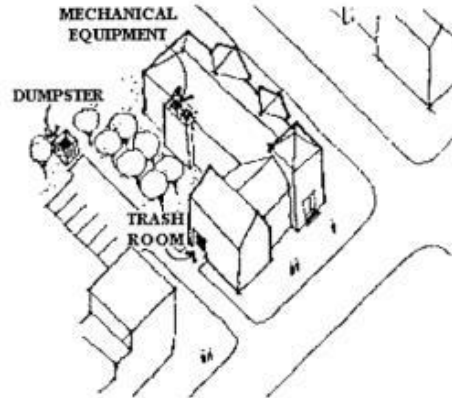
B. Guideline.

1. Locate surface parking at rear or side of lot (UVC);
2. Break large parking lots into small ones, and share with adjacent property owners where possible (UVC);
3. Minimize the number and width of driveways and curb cuts (UVC);
4. Share driveways with adjacent property owners (UVC);
5. Locate parking in areas that are less visible from the street (UVC);
6. Locate driveways so they are visually less dominant (UVC);
7. Berm and landscape parking lots when they are visible from the street (UVC);
8. Screen parking lots abutting single-family residences with landscaping and/or fencing (UVC); and
9. Limit parking lots on street frontages to thirty percent of the street frontage (UVC).

F.17.470.100 Multifamily – Site design – Screening.

A. Requirement. Provide adequate screening for support facility needs associated with multifamily developments (UVC).

B. Guideline. Support areas should be located adjacent to parking areas and should be fully screened with a minimum six-foot-high fence. The screening material should match the main buildings, and the perimeters planted with shrubs and ornamental trees (UVC).



Service elements located away from the street edge and not generally visible from the sidewalk.

F.17.470.110 Multifamily – Signs.

A. Requirement. Minimize the amount of signage needed to identify the multifamily development (UVC). Signs shall conform to Chapter 17.510, Sign Code.

B. Guideline.

1. Multifamily projects should have a sign at the main entry from the street to identify the project. The sign should also include the street address (UVC).
2. Internal directional signs showing the building locations and building numbers are encouraged (UVC, NC).
3. Each building will have clearly displayed street numbers, building numbers, and building name, if applicable. Choose materials for the signs that are used in the architectural details of the buildings (UVC).

Chapter F.17.520

MARIJUANA REGULATIONS

Sections:

- F.17.520.010 Findings and application.
- F.17.520.020 Definitions.
- F.17.520.030 Location.
- F.17.520.040 Permits.
- F.17.520.050 Public nuisance.
- F.17.520.060 Nonconforming uses.

F.17.520.010 Findings and application.

A. Marijuana is illegal under Federal Controlled Substances Act, 21 U.S.C. Section 801 et seq. State and local regulations do not preempt federal law. People and businesses involved in the

production, processing, sales, and possession of marijuana could still be subject to prosecution under federal law. Local zoning and other regulations are not a defense against a violation of federal law.

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

C. This chapter shall apply to those marijuana producers, processors and retailers that are licensed by the Washington State Liquor and Cannabis Board under Chapter 314-55 WAC.

F.17.520.020 Definitions.

For purposes of this chapter, the following definitions shall apply. Where these definitions conflict with RCW 69.50.101, as now or hereafter amended, those in state law shall govern.

A. “Marijuana” means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

B. “Marijuana processor” means a person licensed by the State Liquor and Cannabis Board to process marijuana into useable marijuana, and marijuana-infused products, package and label marijuana concentrates, useable marijuana, and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, useable marijuana, and marijuana-infused products at wholesale to marijuana retailers.

C. “Marijuana producer” means a person licensed by the State Liquor and Cannabis Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.

D. “Marijuana-infused products” means products that contain marijuana or marijuana extracts and are intended for human use. The term “marijuana-infused products” does not include useable marijuana.

E. “Marijuana retailer” means a person licensed by the State Liquor and Cannabis Board to sell marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet.

F. “Useable marijuana” means dried marijuana flowers; it does not include marijuana-infused products.

F.17.520.030 Location.

A. Marijuana Producers. Subject to the requirements of this chapter, marijuana producers may be located as follows. Further, such facilities and uses may only be located at designated sites licensed by the state of Washington and fully conforming to state law and this chapter.

1. Tier 1, 2, and 3 marijuana producers may be located in the urban industrial (IND), rural employment center (REC), and 12 Trees employment center (TTEC) zones.
2. Tier 1 and 2 marijuana producers may be located in the business park (BP) zone.
3. Tier 2 and 3 marijuana producers may be located in the business center (BC) zone.
4. Tier 1 and 2 marijuana producers may be located in the rural industrial (RI) zone.

B. Marijuana Processors. Subject to the requirements of this chapter, marijuana processors may be located in the business center (BC), business park (BP), urban industrial (IND), rural employment center (REC), and 12 Trees employment center (TTEC) zones. Further, such facilities and uses may only be located at designated sites licensed by the state of Washington and fully conforming to state law and this chapter.

C. Marijuana Retailers. Subject to the requirements of this chapter, marijuana retailers, both with and without endorsements, may be located as follows. Further, such facilities and uses may only be located at designated sites licensed by the state of Washington and fully conforming to state law and this chapter.

1. Marijuana retailers may be located in the commercial (C), regional center (RC), low intensity commercial (LIC), neighborhood commercial (NC) and rural employment center (REC) zones.

D. Marijuana Producers, Processors and Retailers. All marijuana producers, processors and retailers must be a minimum of one thousand feet away, as measured by the shortest straight line between property boundaries, from any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, library or game arcade as defined in WAC 314-55-010.

F.17.520.040 Permits.

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

B. Only state-licensed marijuana producers, processors and retailers may locate within unincorporated Kitsap County. Upon request, all producers, processors and retailers must supply a copy of the state-issued license.

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

F.17.520.050 Public nuisance.

Any violation of this chapter is declared to be a public nuisance per se, and, in addition to any other remedy provided by law or equity, may be abated by the county under the applicable provisions of this code or state law.

F.17.520.060 Nonconforming uses.

No use that constitutes or purports to be a marijuana producer, processor or retailer as those terms are defined in this chapter that was engaged in that activity prior to the enactment of this

chapter shall be deemed to have been a legally established use under Kitsap County Code and that use shall not be entitled to claim legal nonconforming status.

1 **Section 187: Adoption.**
2 **NOW THEREFORE, BE IT FURTHER ORDAINED** that the Kitsap County Board of
3 Commissioners, based on the above findings, _____ the amendments herein.

4 **Section 188: Severability.**
5 If any provision of this ordinance or its application to any person or circumstance is held invalid
6 or unconstitutional, the remainder of the ordinance or its application to other persons or
7 circumstances shall not be affected.

8 **Section 189: Scrivener’s Error.**
9 Should any amendment to Kitsap County Code that was passed by the Board during its
10 deliberations on this Ordinance be inadvertently left out upon publication, the explicit action of
11 the Board as discussed and passed shall prevail upon subsequent review and verification by the
12 Board.

13 **Section 190: Effective Date.**
14 This Ordinance shall take effect immediately.
15

1 ADOPTED this _____ day of _____, 2022.

2 **BOARD OF COUNTY COMMISSIONERS**
3 **KITSAP COUNTY, WASHINGTON**

4 _____
5 **ROBERT GELDER, Chair**

6 _____
7 **CHARLOTTE GARRIDO, Commissioner**

8 _____
9 **EDWARD E. WOLFE, Commissioner**

10
11
12
13 ATTEST:

14 _____
15 Dana Daniels, Clerk of the Board

16 APPROVED AS TO FORM:

17 _____
18 Lisa J. Nickel, Deputy Prosecuting Attorney
19

20

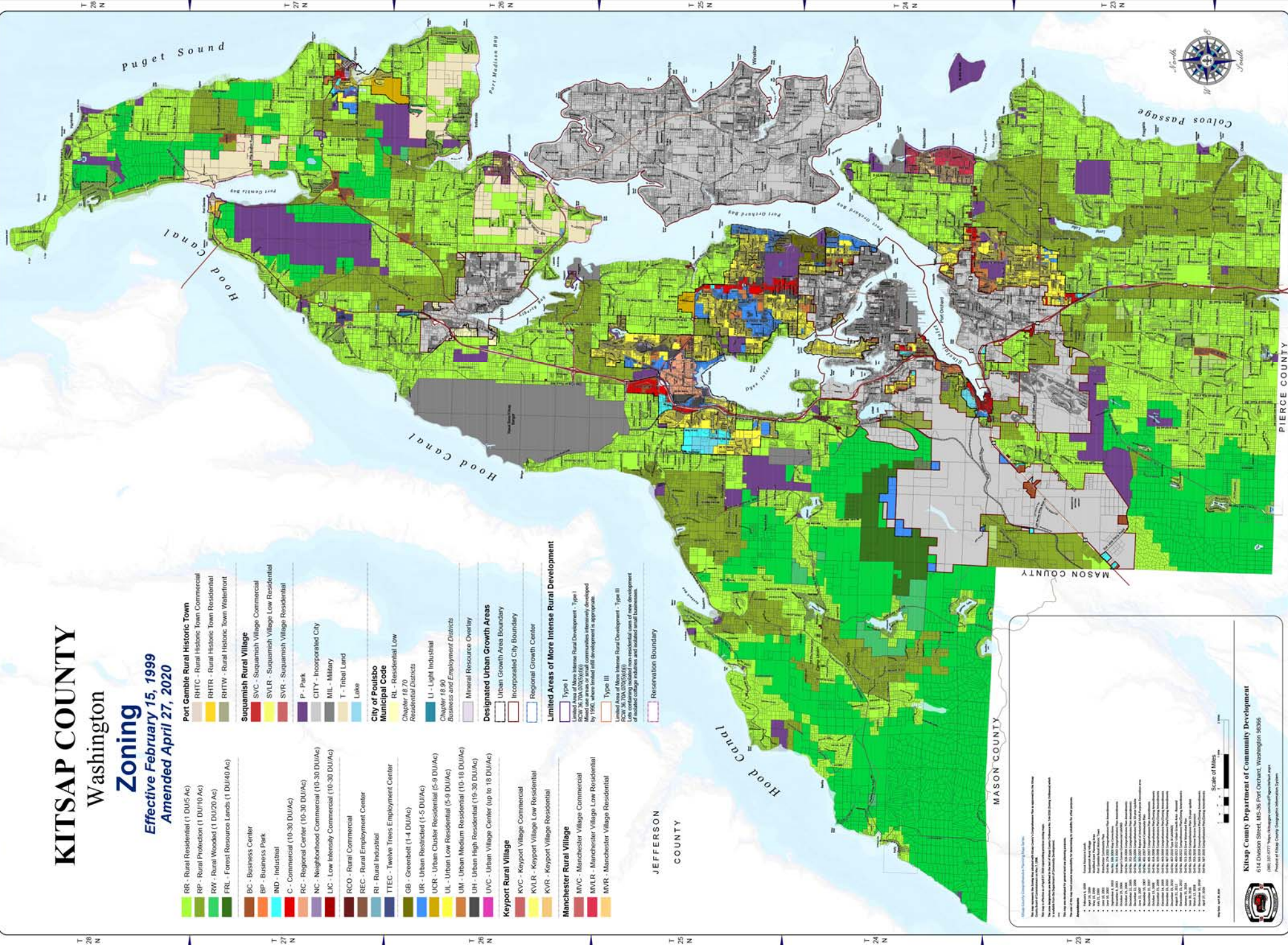
KITSAP COUNTY

Washington

Zoning

Effective February 15, 1999
Amended April 27, 2020

| | |
|--|--|
| RR - Rural Residential (1 DU/5 Ac) | Port Gamble Rural Historic Town |
| RP - Rural Protection (1 DU/10 Ac) | RHTC - Rural Historic Town Commercial |
| RW - Rural Wooded (1 DU/20 Ac) | RHTR - Rural Historic Town Residential |
| FRL - Forest Resource Lands (1 DU/40 Ac) | RHTW - Rural Historic Town Waterfront |
| BC - Business Center | Squamish Rural Village |
| BP - Business Park | SVC - Squamish Village Commercial |
| IND - Industrial | SVLR - Squamish Village Low Residential |
| C - Commercial (10-30 DU/AC) | SVR - Squamish Village Residential |
| RC - Regional Center (10-30 DU/AC) | P - Park |
| NC - Neighborhood Commercial (10-30 DU/AC) | CITY - Incorporated City |
| LIC - Low Intensity Commercial (10-30 DU/AC) | MIL - Military |
| RCO - Rural Commercial | T - Tribal Land |
| REC - Rural Employment Center | Lake |
| RI - Rural Industrial | City of Poulsbo |
| TTEC - Twelve Trees Employment Center | Chapter 18.70 Residential Districts |
| GB - Greenbelt (1-4 DU/AC) | RL - Residential Low |
| UR - Urban Restricted (1-5 DU/AC) | Chapter 18.80 Business and Employment Districts |
| UCR - Urban Cluster Residential (5-9 DU/AC) | U1 - Light Industrial |
| UL - Urban Low Residential (5-9 DU/AC) | Mineral Resource Overlay |
| UM - Urban Medium Residential (10-18 DU/AC) | Designated Urban Growth Areas |
| UH - Urban High Residential (10-30 DU/AC) | Urban Growth Area Boundary |
| UVC - Urban Village Center (up to 18 DU/AC) | Incorporated City Boundary |
| Keyport Village | Regional Growth Center |
| KVC - Keyport Village Commercial | Limited Areas of More Intense Rural Development |
| KVLR - Keyport Village Low Residential | Type I Intense Rural Development - Type I RCW 36.70A.030(A)(3) Medium density or small commercial intensity developed by 1995 |
| KVR - Keyport Village Residential | Type II Intense Rural Development - Type II RCW 36.70A.030(A)(4) Medium density or small commercial intensity developed by 1995 |
| Manchester Rural Village | Type III Limited Areas of More Intense Rural Development - Type III Low containing isolated non-residential uses of new development of isolated cottage industry and isolated small businesses |
| MVC - Manchester Village Commercial | Reservation Boundary |
| MVLR - Manchester Village Low Residential | |
| MVR - Manchester Village Residential | |



Kitap County Department of Community Development
614 Union Street, MS-36 Port Orchard, Washington 98366
Phone: (360) 885-3400
Fax: (360) 885-3401
www.kitapcounty.gov

Scale of Miles
0 0.5 1 1.5 2

Legend

- 1. RR - Rural Residential (1 DU/5 Ac)
- 2. RP - Rural Protection (1 DU/10 Ac)
- 3. RW - Rural Wooded (1 DU/20 Ac)
- 4. FRL - Forest Resource Lands (1 DU/40 Ac)
- 5. BC - Business Center
- 6. BP - Business Park
- 7. IND - Industrial
- 8. C - Commercial (10-30 DU/AC)
- 9. RC - Regional Center (10-30 DU/AC)
- 10. NC - Neighborhood Commercial (10-30 DU/AC)
- 11. LIC - Low Intensity Commercial (10-30 DU/AC)
- 12. RCO - Rural Commercial
- 13. REC - Rural Employment Center
- 14. RI - Rural Industrial
- 15. TTEC - Twelve Trees Employment Center
- 16. GB - Greenbelt (1-4 DU/AC)
- 17. UR - Urban Restricted (1-5 DU/AC)
- 18. UCR - Urban Cluster Residential (5-9 DU/AC)
- 19. UL - Urban Low Residential (5-9 DU/AC)
- 20. UM - Urban Medium Residential (10-18 DU/AC)
- 21. UH - Urban High Residential (10-30 DU/AC)
- 22. UVC - Urban Village Center (up to 18 DU/AC)
- 23. KVC - Keyport Village Commercial
- 24. KVLR - Keyport Village Low Residential
- 25. KVR - Keyport Village Residential
- 26. MVC - Manchester Village Commercial
- 27. MVLR - Manchester Village Low Residential
- 28. MVR - Manchester Village Residential
- 29. P - Park
- 30. CITY - Incorporated City
- 31. MIL - Military
- 32. T - Tribal Land
- 33. Lake
- 34. RL - Residential Low
- 35. U1 - Light Industrial
- 36. Mineral Resource Overlay
- 37. Urban Growth Area Boundary
- 38. Incorporated City Boundary
- 39. Regional Growth Center
- 40. Type I Intense Rural Development - Type I
- 41. Type II Intense Rural Development - Type II
- 42. Type III Limited Areas of More Intense Rural Development - Type III
- 43. Reservation Boundary

SEPA Environmental Checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A: Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Update to Kitsap County Code Title 17 'Zoning'

2. Name of applicant:

Kitsap County, Washington

3. Address and phone number of applicant and contact person:

619 Division Street, MS-36
Port Orchard, WA 98366
Darren Gurnee, Planner
(360) 337-5777

4. Date checklist prepared:

July 30, 2021

5. Agency requesting checklist:

Kitsap County, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Adoption is anticipated in March 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Kitsap County Code is subject to continuous review and may be amended in future years. Future amendments will be consistent with and implement the goals and policies in the Kitsap County Comprehensive Plan and subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not applicable for this non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known.

This amendment will need to be adopted by Kitsap County ordinance. Kitsap County will notify the Washington State Department of Commerce of the proposal.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not

need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

- This non-project action:
- Updates allowed uses and activities in residential and employment zones, and the level of permit review required by zone (Chapter 17.410, Allowed Uses) in the following areas:
 - Unincorporated Urban Growth Areas;
 - Limited Areas of More Intensive Rural Development (LAMIRDS); and the
 - Rural Commercial and Rural Industrial zones.
- Revises the level of permit review to remove economic and housing barriers to the locations noted above and foster desired outcomes consistent with the County's Comprehensive Plan.
- Reorganizes the footnotes associated with the zoning use tables (Section 17.410.050, Footnotes for zoning use tables) to reduce surprises during the permit review process and clarify development standards for certain land uses to ensure predictability prior to application submittal and review.
- Updates definitions and special provisions to ensure internal consistency and predictability across sections of the code.
- Proposes revisions to level of permit review and provisions, depending on size and scale, of public facilities. This does not include proposed changes to requirements related to wireless facilities noted in Chapter 17.530 (Wireless Communication Facilities).

- This non-project action does not:
- Revise Comprehensive Plan or Sub-Area Plans Vision, Goals and Policies.
- Revise other development requirements in Title 17 (Zoning) such as allowed density and zone purposes.
- Revise allowed uses for the unincorporated Poulsbo UGA as it is governed by a separate Interlocal Agreement with the City of Poulsbo as it pertains to zoning requirements.

The proposal implements many of the 13 land use goals within the Growth Management Act by encouraging growth in Urban Growth Areas which can:

- reduce the pressure to develop rural locations, shoreline areas, and critical areas.
- Help Kitsap County provide urban levels of service to its populations.
- Remove barriers to development of housing units of all types, including affordable housing and group living facilities in urban areas.
- Remove barriers to development to encourage economic development both in urban and applicable rural zones.

- Rely on previously adopted code to protect natural resources, public facilities, and historic resources.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This non-project action that affects certain zones in unincorporated Kitsap County.

B: Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
Not applicable to this non-project action.
- What is the steepest slope on the site (approximate percent slope)?
Not applicable to this non-project action.
- What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Not applicable to this non-project action.
- Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Not applicable to this non-project action.
- Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Not applicable to this non-project action.
- Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not applicable to this non-project action.
- About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Not applicable to this non-project action.
- Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Not applicable to this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level

and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable to this non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable to this non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable to this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

This is a non-project action. However, portions of unincorporated Kitsap County contain surface water bodies including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable to this non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable to this non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable to this non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This is a non-project action. However, portions of unincorporated Kitsap County are within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable to this non-project action.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable to this non-project action.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable to this non-project action.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable to this non-project action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable to this non-project action.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable to this non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable for this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops.
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation: ferns and sorrel

As this is a non-project/programmatic action, all vegetation types are found and analyzed in existing, non-project or

programmatic environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

- b. What kind and amount of vegetation will be removed or altered?

Not applicable to this non-project action.

- c. List threatened and endangered species known to be on or near the site.

Not applicable to this non-project action.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable for this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

- e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable to this non-project action.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds:

hawk, heron, eagle, songbirds, other:

Mammals:

deer, bear, elk, beaver, other:

Fish:

bass, salmon, trout, herring, shellfish, other

As this is a non-project/programmatic action, all fauna types are found and analyzed in existing, non-project or programmatic environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

- b. List any threatened and endangered species known to be on or near the site.

Not applicable to this non-project action.

- c. Is the site part of a migration route? If so, explain.

[Not applicable to this non-project action.](#)

- d. Proposed measures to preserve or enhance wildlife, if any:

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing non-project or programmatic environmental documents. Any future development will be subject to applicable application review and associated

permitting, including consistency with SEPA at a project level and environmental requirements permitting.

- e. List any invasive animal species known to be on or near the site.

Not applicable to this non-project action.

6. Energy and natural resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable to this non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable to this non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable for this non-project action. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

7. Environmental health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

This is a non-project action. Future development may generate environmental health hazards and is subject to applicable permitting and environmental review.

- 1) Describe any known or possible contamination at the site from present or past uses.**

Not applicable to this non-project action.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Not applicable to this non-project action.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Not applicable to this non-project action.

- 4) Describe special emergency services that might be required.**

Not applicable to this non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:**

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

b. Noise

6) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable to this non-project action.

7) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable for this non-project action. Future development may generate noise from traffic, construction, and operations and is subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

8) Proposed measures to reduce or control noise impacts, if any:

The proposal requires construction, operation, and maintenance to comply with Kitsap County Code Chapter 10.28 'Noise'. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

8. Land and shoreline use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
- b. Unincorporated Kitsap County includes a mix of commercial, residential, transportation, and other public uses. The proposal will allow for additional uses that are compatible with the general mix of uses currently allowed and anticipated in existing zones. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not applicable to this non-project action.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable to this non-project action.

- c. Describe any structures on the site.

Not applicable to this non-project action.

d. Will any structures be demolished? If so, what?

This non-project action will not demolish existing structures but is expected to stimulate development consistent with the existing vision and planned growth for the area in the Kitsap County Comprehensive Plan. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

e. Existing structures may be demolished in the future when parcels are redeveloped, which would be subject to applicable permitting and environmental review. What is the current zoning classification of the site?

Not applicable to this non-project proposal.

f. What is the current comprehensive plan designation of the site?

Not applicable to this non-project proposal.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable to this non-project proposal.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not applicable to this non-project proposal.

i. Approximately how many people would reside or work in the completed project?

j. This non-project action is expected to stimulate development consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements. Approximately how many people would the completed project displace?

This non-project action is expected to increase the opportunity for residential and commercial development consistent with the existing vision and planned growth within the Kitsap County Comprehensive Plan and is not expected to cause general displacement. Limited or temporary displacement may occur in the future when parcels are redeveloped. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

k. Proposed measures to avoid or reduce displacement impacts, if any:

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This non-project action addresses barriers to achieving the existing vision for development and planned growth in the Kitsap County Comprehensive Plan. The proposal allows uses and requires permit review that aligns with the intent of the zone. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The proposal increases compatibility with surrounding zoning designations through prescribed conditions of approval that includes screening where necessary, and operational requirements for a use. Exact impacts and measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance will be evaluated and determined on an individual project basis and application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance. .

Kitsap County Code 17.455 'Agriculture Code' includes right to farm protection for agricultural uses and activities that are consistent with best management practices and established prior to surrounding nonagricultural uses or activities.

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This non-project action is expected to stimulate new housing development in urban growth areas consistent with the vision and planned growth in the Kitsap County Comprehensive Plan.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This non-project action is not expected to eliminate housing units but remove barriers to housing within urban areas.

- c. Proposed measures to reduce or control housing impacts, if any:

This non-project action is expected to stimulate new housing development in urban growth areas consistent with the vision and planned growth in the Kitsap County Comprehensive Plan. The proposal aligns the permissibility for each type of residential use with the purpose statement of each zone. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

The proposal revises Accessory Dwelling Unit (ADU) standards in Urban Growth Areas (UGA) regarding the number and size of ADU's allowed, access requirements, water and sewage provisions, design standards, and the number of required parking spaces. These new standards provide more flexibility to construct an ADU in urban zones. This flexibility can encourage the development of urban ADUs which removes barriers to housing product types within UGAs consistent with the Comprehensive Plan.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This non-project action will not build new structures. Any future development must be consistent with existing building height standards and will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

- b. What views in the immediate vicinity would be altered or obstructed?

This non-project action will not build new structures. Any future development shall be consistent with existing height and development standards related to views and will be subject to applicable permitting and environmental review.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

11. Light and glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable for this non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable for this non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable to this non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including

consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Kitsap County Parks Department owns and manages over 10,800 acres of land for active and passive recreation uses. This non-project action will not change existing designations.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable to this non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposal allows activities in the Parks zone that create a community benefit, support passive and active recreational opportunities, temporary housing needs, as well as the Comprehensive Plan and Open Space Plan. This includes an increase to the number of use types allowed in the parks zone, but further feasibility and consideration of applicability to a particular location would be reviewed at the time prior to project-level application submittal.

These considerations such as operational and real estate consideration would be tailored for certain County properties with a Parks zoning designation. The determination of the appropriate type of use will require, for example, title restrictions for uses on specific properties, stewardships and property master plans, etc. These operational and real estate considerations, prior to application submittal, will be determined on a case-by-case basis by the Parks Department, Parks Advisory Board and Board of County Commissioners.

The proposal also allows some recreational uses in residential zones. The permit review required in each zone balances the provision of recreational amenities in neighborhoods while providing an opportunity for public comment where recreational uses may impact nearby properties.

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Not applicable to this non-project action.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not applicable to this non-project action.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable to this non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Not applicable to this non-project action.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable to this non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

- d. This non-project action will not construct or eliminate parking spaces. However, future development would be required to demonstrate compliance with parking standards. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This non-project action is expected to stimulate development within urban growth areas, LAMIRDS and rural employment zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable application review and associated permitting, including consistency with SEPA at a project level

and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable to this non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This non-project action is expected to stimulate development within urban growth areas and other zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements..

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable to this non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

This non-project action is expected to stimulate development within urban growth areas, LAMIRDs and rural employment zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through the applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

15. **Public services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Proposed amendments have the potential to increase demand on public services in urban growth areas over time. This non-project action is expected to stimulate development in urban growth areas, LAMIRDs and rural employment zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

This non-project action removes barriers and is expected to stimulate development within urban growth areas, LAMIRDs and rural employment zones. This is consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not

require new improvements beyond those already planned or as would be required through the applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
- electricity natural gas water refuse service
 telephone sanitary sewer septic system other
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposal splits public facilities into two categorical uses based on the size of the facility. The proposal clearly identifies criteria that a public facility shall meet and permits outright a facility that is 300 square feet or less. Scaling uses by scope provides the flexibility to allow uses where they were previously prohibited. This also allows the Department to reduce the level of permit review while still addressing compatibility with adjacent uses, mitigating against adverse impacts and appropriate conditions of approval for all relevant development codes including but not limited to environmental and stormwater, life safety, etc.


As this is a non-project/programmatic action, all proposed utilities are applicable and were analyzed in existing environmental documents. Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date: July 30, 2021



Name of signee: Darren Gurnee

Position and Agency/Organization:

Zoning Use Table Update Staff Report
ATTACHMENT C2 – SEPA Checklist

Planner and Project Lead, Kitsap County Department of Community
Development

Date Submitted: July 30, 2021

D. Supplemental sheet for non-project actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in ~~existing environmental documents~~[the Draft Supplemental Environmental Impact Statement for Kitsap County 2016 Comprehensive Plan - November 2015 \(DSEIS - November 2015\), Final Supplemental Environmental Impact Statement for Kitsap County 2016 Comprehensive Plan - April 2016 \(FSEIS - April 2016\), and Revised Addendum to 2016 Comprehensive Plan Supplemental Environmental Impact Statement - August 2017 \(FSEIS - 2017 Addendum\)](#). Any future development will be subject to applicable application review and associated permitting, including consistency with SEPA at a project level and environmental requirements, such as the Critical Areas Ordinance and the Stormwater Drainage Ordinance. Also, this non-project action is not likely to increase discharge to water; emissions to air; production storage, or release of toxic or hazardous substances; or production of noise. This non-project action is expected to stimulate development within urban growth areas, LAMIRDS and rural employment zones consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan and associated environmental documents.

Proposed measures to avoid or reduce such increases are:

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents. Any future development will be subject to applicable permitting and environmental review [\(i.e., DSEIS - November 2015, FSEIS - April 2016, and FSEIS - 2017 Addendum\)](#). Any future development will be subject to applicable permitting and development requirements including impacts to the natural and built environments. For example, future development must comply with Kitsap Health District disposal methods and applicable sections of Kitsap County Code such as:

- Title 9 'Health, Welfare, and Sanitation' which provides for the abatement of conditions which constitute a public nuisance where premises, structures, vehicles, or portions thereof are found to be unfit for human habitation, or unfit for other uses, due to dilapidation, disrepair, structural defects,

- defects increasing the hazards of fire, accidents or other calamities, inadequate ventilation and uncleanliness, inadequate light or sanitary facilities, inadequate drainage, or due to other conditions which are inimical to the health and welfare of the residents of Kitsap County.
- Title 10 'Peace, Safety and Morals' which provides regulations for fires, parks, airports, firearms, noise, marinas, watercraft, fireworks, adult entertainment, limited apparel businesses, public urination, drug free zones, and unmanned aircraft systems.
 - Title 12 'Storm Water Drainage' which ensures that the latest and best technology is utilized in Kitsap County to address grading, storm water management, operation and maintenance of stormwater facilities, critical drainage areas, illicit discharge detection and elimination, and the storm water management program.
 - Title 18 'Environment' which provides regulations, policies and procedures for the State Environmental Policy Act (SEPA), RCW 43.21C.120, and the SEPA Rules, WAC 197-11-904.
 - Title 19 'Critical Areas Ordinance' (CAO) which supplements the development requirements contained in the various chapters of the Kitsap County zoning ordinance (Title 17) by providing for additional controls and measures to protect critical areas. The CAO identifies and protects critical areas as required by the Growth Management Act of 1990 (Chapter 17, Laws of 1990). Critical areas include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas.

Measures to further reduce or control discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise will be evaluated and, if necessary, mitigated on an individual project application basis.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents ([i.e., DSEIS - November 2015, FSEIS - April 2016, and FSEIS - 2017 Addendum](#)). —This non-project action is expected to stimulate development within urban growth areas, LAMIRDS and rural employment zones. This is consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Proposed changes to development code would allow additional land uses within applicable zones across unincorporated Kitsap County that are compatible with existing uses in each zone. Any future development is subject to applicable permitting and environmental review.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents ([i.e., DSEIS - November 2015, FSEIS - April 2016, and FSEIS - 2017 Addendum](#)). Any future development is subject to applicable permitting and environmental requirements. Specifically, future development must comply with Kitsap County Code:

- Title 19 'Critical Areas Ordinance' (CAO) which supplements the development requirements contained in the various chapters of the Kitsap County zoning ordinance (Title 17) by providing for additional controls and measures to protect critical areas. The CAO identifies and protects critical areas as required by the Growth Management Act of 1990 (Chapter 17, Laws of 1990). Critical areas include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas.
- Title 22 'Shoreline Master Program', which guides the future development of the shorelines in Kitsap County in a manner consistent with the Shoreline Management Act of 1971, hereinafter the "Act." The Act and this program comprise the basic state and county law regulating use of shorelines in the county. Kitsap County's shorelines provide valuable habitat for fish and wildlife, economic diversity, and recreational opportunities used by residents of all ages. Shorelines play an important role in enhancing the quality of life for our county's citizens.
- Other Titles in Kitsap County Code that protect or conserve plants, animals, fish, or marine life such as Kitsap County Code Title 12 (Stormwater Drainage), and Chapters 18.04 State Environmental Policy Act and 18.16 Timber Harvest.

Measures to reduce or control impacts will be evaluated and determined on an individual applications at a project-level .

3. How would the proposal be likely to deplete energy or natural resources?

As this is a non-project/programmatic action, proposed mitigation measures can be found and analyzed in existing environmental documents.

This non-project action is not likely to deplete energy or natural resources. This non-project action is expected to stimulate development within urban growth areas and other zones. This is consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Proposed changes to development code would allow additional land uses within zones across unincorporated Kitsap County that are compatible with existing uses in each zone.

Any future development will be subject to applicable permitting and development requirements. In addition, future development must comply with Kitsap County Code:

- Title 14 'Buildings and Construction' which regulates the safe and proper function of elements of a site or site improvement work and essential systems of a building including: plumbing and sanitation, water conservation, heating, air conditioning, ventilation, energy efficiency, fire suppression systems, alarm systems, and fire department access.
- Title 15 'Flood Hazard Areas' which promotes the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.
- Title 22 'Shoreline Master Program', which guides the future development of the shorelines in Kitsap County in a manner consistent with the Shoreline Management Act of 1971, hereinafter the "Act." The Act and this program comprise the basic state and county law regulating use of shorelines in the county. Kitsap County's shorelines provide valuable habitat for fish and wildlife, economic diversity, and recreational opportunities used by residents of all ages. Shorelines play an important role in enhancing the quality of life for our county's citizens.

Measures to further reduce or conserve energy and natural resources will be evaluated and determined on an individual project basis.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action is not likely to impact environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. This non-project action is expected to stimulate development within urban growth areas and other zones. This is consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Proposed changes to development code would allow additional land uses within zones across unincorporated Kitsap County that are compatible with existing uses in each zone.

The proposal also allows activities in the Parks zone that create a community benefit, support passive and active recreational opportunities, temporary housing needs, as well as the Comprehensive Plan and Open Space Plan. This includes an increase to the number of use types allowed in the parks zone, but further feasibility and consideration of applicability to a particular location would be reviewed at the time prior to project-level application submittal.

These considerations such as operational and real estate consideration would be tailored for certain County properties with a Parks zoning designation. The determination of the appropriate type of use will require, for example, review title restrictions for uses on specific properties, coordination with stewardship groups and master plans, etc. These operational and real estate considerations, prior to application submittal, will be determined on a case-by-case basis by the Parks Department, Parks Advisory Board and Board of County Commissioners.

The proposal also allows some recreational uses in residential zones. The permit review required in each zone balances the provision of recreational amenities in neighborhoods while providing an opportunity for public comment where recreational uses may impact nearby properties.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any future development is subject to applicable permitting and development requirements. In addition, future development in all zones will protect, or reduce impacts to, environmentally sensitive areas by complying with Kitsap County Code:

- Title 14 'Buildings and Construction' which provides regulations for development in mudflow-prone and flood-prone areas.
- Title 15 'Flood Hazard Areas' which promotes the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.
- Title 19 'Critical Areas Ordinance', which identifies and protects critical areas as required by the Growth Management Act of 1990 (Chapter 17, Laws of 1990). Critical areas include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas, as defined in this title.
- Title 22 'Shoreline Master Program', which guides the future development of the shorelines in Kitsap County in a manner consistent with the Shoreline Management Act of 1971, hereinafter the "Act." The Act and this program comprise the basic state and county law regulating use of shorelines in the county. Kitsap County's shorelines provide valuable habitat for fish and wildlife, economic diversity, and recreational opportunities used by residents of all ages. Shorelines play an important role in enhancing the quality of life for our county's citizens.
- Other Titles in Kitsap County Code that protect or conserve plants, animals, fish, or marine life such as Kitsap County Code Title 12 (Stormwater Drainage), and Chapters 18.04 State Environmental Policy Act and 18.16 Timber Harvest.

- The proposal also allows new uses within the Parks zone. These uses are consistent with the Open Space Plan and Comprehensive Plan including the Parks zone purpose..

Measures to further reduce or conserve environmentally sensitive areas or areas designated for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands will be evaluated and determined on an individual project basis.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This non-project action is not likely to significantly affect land and shoreline uses and will not allow or encourage land or shoreline uses incompatible with existing plans. This non-project action is expected to stimulate development within urban growth areas and other applicable zones. This is consistent with the existing vision and planned growth in the Kitsap County Comprehensive Plan. Proposed changes to development code would allow additional land uses within zones which are compatible with existing uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Any future development will be subject to applicable permitting and environmental review. In addition, future development must comply with Kitsap County Code:

- Title 9 'Health, Welfare, and Sanitation' which provides for the abatement of conditions which constitute a public nuisance where premises, structures, vehicles, or portions thereof are found to be unfit for human habitation, or unfit for other uses, due to dilapidation, disrepair, structural defects, defects increasing the hazards of fire, accidents or other calamities, inadequate ventilation and uncleanliness, inadequate light or sanitary facilities, inadequate drainage, or due to other conditions which are inimical to the health and welfare of the residents of Kitsap County.
- Title 10 'Peace, Safety and Morals' which provides regulations for fires, parks, airports, firearms, noise, marinas, watercraft, fireworks, adult entertainment, limited apparel businesses, public urination, drug free zones, and unmanned aircraft systems.
- Title 15 'Flood Hazard Areas' which promotes the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas.
- Title 17 'Zoning' which classifies, designates, and regulates the development of land for agriculture, forest, mineral resource extraction, residential, commercial, industrial, and public land uses for the unincorporated area of Kitsap County.

Title 17 provides for predictable, judicious, efficient, timely, and reasonable administration respecting due process set forth in this title and other applicable laws; and to protect and promote the public health, safety and general welfare.

- In fulfilling these purposes, this title is intended to benefit the public as a whole and not any specific person or class of persons. Although through the implementation, administration and enforcement of this title, benefits and detriments will be enjoyed or suffered by specific individuals, such is merely a byproduct of the overall benefit to the whole community.
- Title 19 'Critical Areas Ordinance', which identifies and protects critical areas as required by the Growth Management Act of 1990 (Chapter 17, Laws of 1990). Critical areas include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas, as defined in this title.
- Title 22 'Shoreline Master Program', which guides the future development of the shorelines in Kitsap County in a manner consistent with the Shoreline Management Act of 1971, hereinafter the "Act." The Act and this program comprise the basic state and county law regulating use of shorelines in the county. Kitsap County's shorelines provide valuable habitat for fish and wildlife, economic diversity, and recreational opportunities used by residents of all ages. Shorelines play an important role in enhancing the quality of life for our county's citizens.

Measures to further reduce or control impacts will be evaluated and determined on an individual application, project-level basis.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This non-project action is expected to stimulate development within urban growth areas largely consistent with the assumptions used for the Kitsap County Capital Facilities Plan and will not require new improvements beyond those already planned or as would be required through individual application review on a project-level basis. the applicable permitting and environmental review of any development projects.

Proposed measures to reduce or respond to such demand(s) are:

The proposal allows more categorical uses in more zones, scaled to fit the community in which it is located and the zone purpose. This presents an opportunity to develop small scale, neighborhood type, commercial uses and services in urban growth areas. For example, the proposal encourages affordable and higher density housing near transit stops by reducing the level of permit review required and providing predictable design requirements. This type of transit oriented development can increase walkability and

increase the efficiency of public services and utilities in that area.

The proposal splits public facilities into two categorical uses based on the size of the facility. The proposal clearly identifies criteria that a public facility shall meet and permits outright a facility that is 300 square feet or less. Scaling uses by scope provides the flexibility to allow uses where they were previously prohibited.

Any future development will be subject to applicable development code requirements at the time of application submittal at a project-level basis. For example, future development must comply with:

- The Kitsap County Comprehensive Plan and Capital Facilities Plan.
- Kitsap County Code Title 11 'Roads, Highways, and Bridges' which designates road districts and systems, maintenance practices, standard road and bridge specifications, accommodation of utilities on the road right-of-way, improvement of unopened rights-of-way, street lighting standards, and vacation of county roads.
- Kitsap County Code Title 12 'Storm Water Drainage' which provides regulations to ensure that the latest and best technology is utilized in Kitsap County, which includes the Kitsap County Stormwater Design Manual (Kitsap manual).
- Kitsap County Code Title 13 'Water and Sewers' which provides regulations to ensure planning and implementation of coordinated water systems, public sewer systems, and local improvement district formation.
- Kitsap County Code Title 20 'Transportation' which provides a concurrency management system for transportation facilities as required by RCW 36.70A.070(6)(e). The concurrency management system:
 - o Provides adequate levels of service on transportation facilities for existing use as well as new development in unincorporated Kitsap County.
 - o Provides adequate transportation facilities that achieve and maintain county standards for levels of service as provided in the Comprehensive Plan, as amended.
 - o Ensures that county level of service standards are achieved concurrently with development as required by the Growth Management Act.

Measures to further reduce or control impacts will be evaluated and determined on an individual application and project-level basis.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not conflict with local, state, or federal requirements for the protection of the environment.

Scoping Matrix and Amendment Guide that address the following project goals:

The primary goal of the Zoning Use Table Update is to reduce barriers to investment in Urban Growth Areas (UGA), Limited Areas of More Intense Rural Development (LAMIRD), and the rural commercial and rural industrial zones. The project will address:

Housing Equity and Diversity. The project will encourage a wide array of housing product types within the various urban and LAMIRD zones, including addressing gaps in the land use categories and definitions.

Economic Development. The project will encourage economic development by:

- Scaling land uses to streamline the level of permit review required.
- Adding new land uses based on projects submitted to the Department and a comparison of other jurisdictions.

Making the Code Easier to Use. The project will improve predictability and ease of use for applicants and permit reviewers.

The following matrix summarizes the scope of the amendments proposed by the Department of Community Development.

| Housing Equity and Diversity (including “missing-middle”, multi-family, accessory, and attached housing) | |
|--|--|
| Proposed Action | Purpose |
| <p><u>Diversify the types of housing allowed - Chapter 17.410 ‘Allowed Uses’.</u></p> <p>The proposal allows a variety of housing types in urban and LAMIRD residential and commercial zones. This also includes incorporating already allowed transitory accommodations (KCC Chapter 17.505) in the use table.</p> <p>The housing types added also include:</p> <ul style="list-style-type: none"> • Manufactured/mobile/RV/park- model/tiny home park • Group Living (1 to 6 rooms) • Group Living (7 or more rooms) | <p>An increase in allowed housing product types in existing zones consistent with Comprehensive Plan purpose and allowed densities. This will allow flexibility to respond to market demand and construct a variety of housing options for home buyers or renters.</p> |

Housing Equity and Diversity (including “missing-middle”, multi-family, accessory, and attached housing)

| Proposed Action | Purpose |
|--|--|
| <p><u>Align permissibility review with the purpose and intent of the zone for all housing types - Chapter 17.410 ‘Allowed Uses’.</u></p> <p>The proposal aligns the level of permit review required with the purpose of each zone. This includes permitting uses outright in some zones while other zones, where appropriate, may require a level of permit review that provides public notification and SEPA review to mitigate against adverse impacts at the project level. For example, the proposal allows multiple family housing product types in both Urban Restricted and Urban High Residential zoning designations consistent with allowed density ranges.</p> | <p>This allows, where appropriate, a reduction in required permissibility permit review for land uses that are expected to develop in a zone. This increases the opportunity to build various housing types in multiple zones which removes barriers to housing within UGAs and LAMIRDs. This effort also establishes clear and predictable processes which helps landowners and industry professionals navigate the permit process.</p> |
| <p><u>Accessory Dwelling Unit (ADU) – revise urban development standards - Chapter 17.410 ‘Allowed Use Standards’.</u></p> <p>The proposal revises urban ADU standards regarding the number and size of ADU’s allowed, access requirements, water and sewage provisions, design standards, and the number of required parking spaces.</p> | <p>These new standards provide more flexibility to construct an ADU in urban zones. This flexibility can encourage the development of urban ADUs which removes barriers to housing product types within UGAs consistent with the Comprehensive Plan.</p> |
| <p><u>Multi-family housing design criteria - Chapter 17.470.</u> Currently the multiple-family design criteria only applies to UCR, UM, and UH zones. Applying multiple-family housing criteria for multi-family development projects in all zones allows the proposal to reduce the level of permit review required for these types of projects.</p> | <p>Applying this design criteria to multiple family development in all zones increases predictability about what a project while balancing pedestrian and other onsite amenities desired in urban areas.</p> |

| Economic Development (including local services, complete communities, trip reduction, and walkable and bikeable communities) | |
|---|--|
| Proposed Action | Purpose |
| <p><u>Allow uses or reduce the permit review required based on the scale of the project - Chapter 17.410 'Allowed Uses'.</u></p> <ul style="list-style-type: none"> • Commercial Uses <ul style="list-style-type: none"> ○ Less permit review for small scale commercial uses in commercial zones. ○ Allows small scale commercial uses in Urban Low Residential (UL) and Urban Cluster Residential (UCR) at major transportation intersections. ○ Allows small scale service uses in Urban Medium Residential (UM), removes required residential component at project level. ○ Allows small scale professional office uses in Urban High Residential (UH), removes required residential component at project level. ○ Allows small scale uses and equipment repair/rentals in industrial zones. • Industrial uses. <ul style="list-style-type: none"> ○ Less permit review for manufacturing, production, processing in industrial zones. ○ Some storage allowed in residential zones to serve platted developments. | <ul style="list-style-type: none"> • This topic promotes economic development by reducing the number of trips or distance of trips needed for the community to access work, services, shopping, and housing. • Scaling uses by scope provides the flexibility to allow uses where they were previously prohibited. This also allows the Department to reduce the level of permit review while still addressing compatibility with adjacent uses. • Reduces the distance between where different land uses are allowed, which can reduce the need to use a vehicle and/or increase the walkability of an area. |
| <p><u>Allow small scale commercial uses in Residential zones - Chapter 17.410 'Allowed Uses'.</u></p> <p>The proposal allows stand-alone commercial uses in residential zones at major intersections.</p> | |
| <p><u>Allow small scale commercial uses in industrial zones - Chapter 17.410 'Allowed Uses'.</u></p> <p>The proposal allows more commercial services in industrial zones. This change provides an opportunity for commercial services to locate in close proximity to industrial employment centers. For example. A café located in an industrial area can serve manufacturing or warehouse workers.</p> | |

| Economic Development (including local services, complete communities, trip reduction, and walkable and bikeable communities) | |
|---|---------|
| Proposed Action | Purpose |
| <p><u>Reduce permit review requirements for public facilities in most zones - Chapter 17.410 'Allowed Uses'</u></p> <p>The proposal splits public facilities into two categorical uses based on the size of the facility. The proposal clearly identifies criteria that a public facility shall meet and permits outright a facility that is 300 square feet or less.</p> | |
| <p><u>Combines categorical uses - Chapter 17.410</u></p> <p>The proposal shifts 18 categorical uses into more generalized categories.</p> <p>For example, the general office and management services categorical use absorbs:</p> <ul style="list-style-type: none"> • engineering and construction offices. • financial, banking, mortgage, and title institutions. | |
| <p><u>Add categorical uses to - Chapter 17.410 'Allowed Uses'.</u></p> <p>The proposal adds 18 categorical uses to the allowed use tables.</p> <ul style="list-style-type: none"> • Event facility • Resort • Shared work/maker space • Marina support services • Arboreta, botanical garden • Shooting/gun facility, indoor • Shooting/gun facility, outdoor • Structured parking facilities • Manufactured home, mobile home, park models, tiny homes sales | |

| Economic Development (including local services, complete communities, trip reduction, and walkable and bikeable communities) | |
|---|---|
| Proposed Action | Purpose |
| <p><u>Splits categorical uses in Chapter 17.410 ‘Allowed Uses’.</u></p> <p>The proposal splits 12 categorical uses into more specific categories, typically differentiated by size.</p> <p>For example, the public and private schools categorical use splits into:</p> <ul style="list-style-type: none"> • School, elementary, and middle school/junior high • School, high school • School, college/vocational – less than 8,000 s.f. • School, college/vocational school – 8,000 s.f. or greater | |
| <p><u>New categorical uses standards - Chapter 17.415 ‘Allowed Use Standards’.</u></p> <p>Most new uses include development standards in 17.415, typically with urban standards differentiated from rural standards.</p> | <p>Clearly stating the regulations that a project must follow increases the predictability of the code and reduces surprises during the application and permit review processes. This is consistent with Comprehensive Plan goals and policies. Establishing clear standards that would otherwise be conditions of approval for any project allows the proposal to reduce the level of permit review required while still addressing potential impacts to neighboring properties.</p> |
| <p><u>Allow activities in the Parks zone that create a community benefit and support Parks operations.</u></p> <p>The proposal increases the number of uses allowed in the parks zone such, primarily group living facilities and temporary uses.</p> | <p>The proposal allows operational and real estate considerations for certain County properties with a Parks zoning designation. The determination of the appropriate type of use will require, for example, title restrictions for uses on specific properties, stewardships and property master plans, etc. These operational and real estate considerations, prior to application submittal, will be determined on a case-by-case basis by the Parks Department, Parks Advisory Board and Board of County Commissioners.</p> |

| Making the Code Easier to Use | |
|---|--|
| Proposed Action | Purpose |
| <p><u>Add or clarify definitions - Chapter 17.110 'Definitions'.</u></p> <p>The proposal adds 88 new definitions, repeals 7 definitions, and revises 48 definitions.</p> | <p>Defining categorical uses increases predictability and reduces the potential for misinterpretation. This can save the customer time needed to prepare a permit and save the staff time needed to review a permit.</p> |
| <p><u>Relocate use table footnotes - Chapter 17.410 'Allowed Use Standards'.</u></p> <p>The proposal shifts 117 allowed use table footnotes, located in 17.410.050 and 17.410.060, into a new chapter 17.415 'Allowed use standards' for categorical uses or to the zone chapter special provisions for footnotes that apply to all uses within a single zone. This shifts also removes or revises footnotes as necessary based on whether it still applies as intended or needs clarification.</p> | <p>Footnotes that apply within the allowed use table can lead to surprises in the permitting process which can increase the time needed to approve a project. Shifting the allowed use standards into a code section for each categorical use allows a customer to see all applicable regulations or references for a categorical use in one location. This framework also provides the opportunity to include hyperlinks in the allowed use tables that redirects a customer to only the standards that apply to the use in question.</p> |
| <p><u>Transfer uses from other locations in code</u> The proposal adds 7 categorical uses from other locations in the code.</p> <ul style="list-style-type: none"> • Carnival (17.410.050 A.11 'Footnote 11') • Bed and breakfast house (17.410.050 A.34 'Footnote 34') • Vacation rental (17.410.050 A.34 'Footnote 34') • Home Business <ul style="list-style-type: none"> - incidental (17.410.060 B.1.a) - minor (17.410.060 B.1.b) - moderate (17.410.060 B.1.c) • Marijuana retailer (17.520) • Wireless communications facilities (17.530) • Marijuana processor (17.520) • Marijuana producer <ul style="list-style-type: none"> - tier 1 (17.520) - tier 2 (17.520) - tier 3 (17.520) • Agricultural activity (17.455) • Transitory accommodations (17.505) | <p>Capturing permit review requirements for all land use categories in the allowed use tables minimizes the need for footnotes and references to other code sections. This will reduce confusion for customers and staff.</p> |

| Making the Code Easier to Use | |
|---|--|
| Proposed Action | Purpose |
| <p><u>Use table format – Chapter 17.410 ‘Allowed Uses’.</u> The proposal adds hyperlinks in the allowed use tables to zone chapters, categorical use definitions and special provisions.</p> | <p>The new use table format will allow a customer to find all pertinent information, or links to it, in one location. Including hyperlinks to the applicable definitions, zone chapters, and allowed use provisions will reduce the potential for misinterpretation of the allowed use tables.</p> |
| <p><u>Port Gamble - Chapter 17.700 Appendix F</u> The proposal adds an appendix in 17.700 to capture existing code for parcels located within the Port Gamble Redevelopment Plan. Multiple locations in Title 17 refers a customer to the Appendix.</p> | <p>Using an appendix will simplify the proposal by allowing it to proceed forward without worry of undoing code changes adopted in April 2020 that affect parcels within the Port Gamble Redevelopment Plan area.</p> |



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Mineral Resource Overlay (MRO)

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

Urban Restricted (UR)

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

Greenbelt (GB)

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

Urban Low Residential (UL)

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

Urban Cluster Residential (UCR)

The urban cluster residential zone is intended to apply to areas that are characterized by large contiguous ownership parcels capable of development as a single, unified project. Clustering of appropriate residential densities in areas most suitable for such development, while simultaneously providing a high level of protection for wetlands, streams, critical aquifer recharge areas and wildlife habitat areas, is encouraged. Flexibility related to site planning and affordable housing through innovative design is also encouraged, as the exact locations of uses should be based on the location of critical areas, transportation corridors, community needs and market conditions.

At the same time, the UCR zone should foster a development pattern that results in the design and construction of an interconnected system of pedestrian and bicycle trails and facilities linking residential neighborhoods with open spaces, recreational areas, transportation corridors and retail and employment opportunities, both within and outside the zone.

Urban Medium Residential (UM)

This zone is intended to provide for higher densities where a full range of community services and facilities are present or will be present at the time of development. This zone is also intended to create

energy-efficient residential areas by allowing common wall construction, as well as to facilitate residential development which utilizes cost-efficient design.

Urban High Residential (UH)

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

Commercial (C)

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

Regional Center (RC)

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

Neighborhood Commercial (NC)

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

Low Intensity Commercial (LIC)

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

Rural Commercial (RCO)

The intent and function of the rural commercial zone is to permit the location of small-scale commercial retail businesses and personal services which serve a limited service area and rural population outside

established UGAs. The rural commercial zone permits small-scale retail, sales and services located along county roads on small parcels that serve the immediate rural residential population. Rural businesses, which serve the immediate rural population, may be located at crossroads of county roads, state routes, and major arterials.

Business Center (BC)

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

Business Park (BP)

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

Industrial (IND)

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

Rural Industrial (RI)

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

Parks (P)

The intent of the zone is to create long-term consistency between the purpose for the purchase of parks and open space properties and the zoning regulations that apply to their development. Properties zoned as parks include all parks identified in the Kitsap County park inventory list and Washington state parks. Parks properties are intended for the development of parks, open space areas and recreational facilities for the benefit of the citizens of Kitsap County. Uses for these properties should be limited to those serving this purpose.

Keyport Village Commercial (KVC)

This zone is intended to meet many of the village needs for basic retail shopping, tourism, and local services. The zone also recognizes and reflects the historically significant commercial use of the village, as well as the types of uses present in July 1990. The commercial zone may provide for tourist, visitor, and recreation uses. This zone may also support limited new commercial uses including isolated small-

scale businesses and cottage industries not designed to serve the town population, but providing jobs to rural residents. Residential densities may approximate historic densities of five dwelling units per acre with the provision for a mixed use development density bonus based upon the historic underlying platted lots.

Keyport Village Residential (KVR)

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

Keyport Village Low Residential (KVLRL)

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

Manchester Rural Village

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

Manchester Village Commercial (MVC)

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

Manchester Village Residential (MVR)

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

*taken from 2007 Manchester Community Plan

Manchester Village Low Residential (MVLRL)

This designation is applied to areas within the Manchester Village where historic platting has resulted in a variety of densities. Individual short plats over the years created areas without consistent lot sizes.

This development pattern is due to the changing zoning through different planning processes and a lack of available services such as sewer and water. The average size for currently developed lots in these areas is just over .50 acres (21,780 square feet), though several vacant smaller lots currently exist. To acknowledge these existing smaller lots, this designation's minimum developable lot size is set at .25 acre.

*taken from 2007 Manchester Community Plan

Suquamish Rural Village

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

Suquamish Village Commercial (SVC)

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

*taken from 2005 Suquamish Community Plan

Suquamish Village Residential (SVR)

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

*taken from 2005 Suquamish Community Plan

Suquamish Village Low Residential (SVLR)

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

*taken from 2005 Suquamish Community Plan

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

The rural employment center (REC) and 12 Trees employment center (TTEC) zones provide for isolated areas of industrial and commercial type uses in the rural areas of Kitsap County. The REC and TTEC are not required to principally serve the existing and projected rural population, but rather to promote the rural economy by providing and creating jobs close to home. This zone encompasses a Type III limited area of more intensive rural development, and shall protect Kitsap County's rural character, by containing and limiting rural development. Development within this zone must not conflict with surrounding uses, and must assure visual compatibility with the surrounding area. The methods for achieving such purpose are by providing for buffers and limiting the size and height to be appropriate for the rural areas.



Preliminary Feedback

This attachment summarizes input received during development of conceptual changes to the zoning use table. The Department will analyze these comments when developing a preliminary draft for the planning commission public review process.

This document reflects meetings with:

| | |
|--|------------------|
| • Planning Commission Work Study Sessions (PC) | July – Sept 2019 |
| • Presentation Group Comments (PG) | Oct – Nov 2019 |
| • Online Comments (OC) | Nov – Dec 2019 |
| • Workshop Group (WG) – Conceptual Changes | 12/10/2019 |
| • Workshop Group (WG) – Conceptual Changes | 12/11/2019 |

| Workshop Group – Conceptual Changes Attendance | | | |
|--|------------------|------------|----------------|
| Organization | Last Name | First Name | Workshop Group |
| DAG | Disney | Bob | 1 |
| KCAC | Skalican | Svetlana | 2 |
| Kitsap Commercial / Investment Brokers | Killoran | Merv | 2 |
| MCAC | Kaltenborn-Corey | Kari | 2 |
| KBA Developers Council | Shipplet | Russ | 2 |
| KEDA | Powers | John | 3 |
| DAG | Palmer | Bill | 3 |
| Kitsap Commercial / Investment Brokers | Johnson | Loren | 3 |
| DAG | Coombe | Jeff | 1 |
| All Ports | Bailey | Jack | 1 |
| MCAC | Thomspon | Carrilu | 1 |
| DAG | Kenworthy | Berni | 2 |
| KAPO | Gustavson | Michael | 2 |
| KBA Developers Council | Lindsey | Gary | 2 |
| All Ports | Bakker | Arne | 2 |
| KBA Developers Council | Holmes | Levi | 3 |
| Kitsap Commercial / Investment Brokers | Sly | Morgan | 3 |
| Kitsap Commercial / Investment Brokers | Gartin | Garet | 3 |



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GENERAL COMMENTS

1. Project Process.

- **WG:** A general legislative history of the document and/or explanation for changes would be helpful.
- **WG:** Six-month minimum rollout requested.
- **WG:** Would be helpful to do this exercise with DSE staff.
- **OC – 2019 ZUT-005:** Would like to be involved in the process. Who should I contact?

2. Why is a use P, ACUP, or CUP?

- **WG:** CUP cost can effectively prohibit the use, shouldn't be required for small impact uses.
- **WG:** CUP provides more opportunity for public input.
- **WG:** Need for SEPA mitigation could prompt the need for a CUP.
- **WG:** Appeal routes are different
 - Building permit through LUPA vs. hearing examiner through GMHB or superior court.

3. Uses – Integration.

- **WG:** The more we can integrate low intensity commercial uses in residential areas, the better.
- **WG:** Allow more residential in commercial areas. We need to be flexible. Need for live/work.
- **WG:** Allow more businesses and services in neighborhoods. People want them close to their homes.
- **WG:** Commercial uses to allow in residential zones: personal services, retail, food/beverages bars, day-care centers - create sense of community, third places.
- **WG:** Generally supportive of mingled uses.
- **WG:** Allowing general office (uses 246 & 248) and general retail (uses 252 & 254) supports GMA Goal 3 "Transportation." While GMA goal 3 "Transportation" does not address reducing trips through "work from home," the commercial use tables are far too restrictive in that they fail to recognize time and distance travel reduction benefits of siting employment in or close to home. As much as possible, work related activities should be allowed in each zone.

4. Allow commercial in residential?

- Scaled appropriately
- Conditions prescribed in code

5. Allow residential in commercial, industrial in commercial? Commercial in industrial?

- Are we ok if commercial and industrial lands develop without the intended primary use.

6. Density applied to building permits?

- Do we have an official interpretation. Changes whether we allow all residential product types in all zones.



7. Uses – Mixed-use development.

- **WG:** Mixed-use development should be included back into the use table. It was removed in 2016. Permitted across urban commercial zones.

8. Cottage homes vs. manufactured home park?

- Same thing according to the definitions, do we want to separate and clarify? Cottage home can't be a manufactured home that is driven onto the site? Modular homes?

9. Zones – Rural Industrial and Rural Commercial.

- **WG:** These zones and the amount of industrial land is very limited. Don't do anything to preclude commercial and industrial uses on these lands.

10. Development measures.

- **OC – 2019 ZUT-002:** No development measures should be drafted or promoted by the County. When we want something we will tell you. Nothing new needed or wanted.

11. Open Houses.

- **OC – 2019 ZUT-011:** Have text bigger on zoning maps – could blur out or eliminate the rest of the maps besides zones focused on.
- **OC – 2019 ZUT-012:** Focus more on proposed changes.

12. Climate change.

- **OC – 2019 ZUT-014:** These plans seem to focus on economic development without attention to climate change, sea level rise, temperature change. Data suggests that in 30 years major portions of the businesses in Poulsbo, Silverdale, etc. will be in the annual flood plane – why promote economic development without first looking at the environmental change that will overwhelm these areas?

RESIDENTIAL USES (RES)

13. RES – Accessory Dwelling Units (ADU) and Accessory Living Quarters (ALQ).

- **WG:** Add minimum square footage in the definition.
- **WG:** Should be permitted outright where primary residential uses are allowed. Directly supports affordable housing efforts.
- **WG:** Allow multiple ADU's in high density zone.
 - Condition only one parking space per unit.
- **WG:** Apply condition to require consistent architecture for visual compatibility.
- **WG:** Make sure to explicitly state that a manufactured homes qualifies as an ADU. These may get confused with the exclusion of a mobile home as an ADU.
- **WG:** Kitsap is the most restrictive of the Central Puget Sound Counties. We need to eliminate the various size, location and access restrictions. Eliminate the requirement that the property owner reside in one of the structures, since it is waived for a



subsequent owner.

14. RES – Guest house.

- .
-

15. RES – Adult family home.

- **WG:** Allow in GB (if GB is retained). It's the only use that separates GB and UR.
-

16. RES – Boarding house.

- **WG:** Allow in all residential areas. I see no reason to restrict these in location or to 6 boarding rooms.
-

17. RES – Domestic Violence Shelter.

- .
-

18. RES – Duplex.

- .
-

19. RES – Assisted or independent living facility.

- **WG:** The demand for this use will only increase in the future with our increase in population.
 - **WG:** Should be allowed in rural locations – rural lifestyle has the amenities desired by both employees and residents.
 - **WG:** Combine assisted or independent living facilities with convalescent homes and permit them outright.
 - Separate facilities with skilled nursing. Parking for these facilities should be reduced because the residents can't drive.
 - **WG:** Use the state separation for permitting by scaling
 - Permit (P) for small scale (4-5 bedrooms).
 - Administrative Conditional Use Permit (ACUP) for larger facility.
 - **WG:** Allow where dwelling units are allowed.
 - **WG:** Allow in single family residences (SFR) – detached. SFR's are readily available, the use means that someone is living in the home.
 - Look at boarding house definition but add the care factor.
 - **WG:** Include care for indigent, mental health, substance abuse in definition.
 - **PC:** Consider scaling?
 - **PC:** What about temporary uses/rehab? Pick up in the definition?
-

20. RES – Convalescent housing or congregate care facility.

- **WG:** Change C and ACUP to P. These are best sited near a person's neighborhood, so they have social connections with other residents who may have been their neighbors.
-

21. RES – Cottage homes.

- **WG:** Definition should allow both attached or detached.
- **WG:** Permit outright where residential uses are allowed.
- **WG:** Permit based on the scale of development
 - Small scale permitted outright (P).



- Large scale through an administrative conditional use permit (ACUP).

22. RES – Dwelling, existing.

- .

23. RES – Dwelling, multifamily.

- **WG:** Replace C with ACUP and ACUP with P.
- **WG:** Eliminate footnote 80. Gorst is close to both Puget Sound Naval Shipyard and our County Industrial Area and is natural for higher density housing.

24. RES – Apartments.

- **WG:** Apartments and hotels as defined should be merged into a commercial use. Don't know why these uses are different, by definition they are almost identical.
- **WG:** Hotels are sometimes used for long term renters, impacts are similar.

25. RES – Dwelling, Condominium or Townhouse.

- **WG:** Don't remove single family residence from the title or definition.
- **WG:** Don't use condominium term in this use or in the definition.
- **WG:** Include attached in definition.

26. RES – Single Family Home Detached.

- **WG:** Should be allowed in all zones, subdivision already requires a CUP.
- **WG:** Permit outright on an existing lot.
- **WG:** Be careful, allowing residential in commercial areas can preclude the intended commercial use of the area.
- **WG:** Make sure that all mobile home references clarify between mobile and manufactured.
- **WG:** Allow adaptive reuse from commercial to residential. Example used: existing church could transition into a single family home or boarding house, flexible standards needed to account for the amphitheater style foundation.
- **WG:** Remove footnote 26 for both UM, UH, and KVC.
- **WG:** Application of footnote 43 conflicts with category 116 “dwelling, duplex” which is allowed in zones UR through UH. Eliminate 43.

27. RES – Manufactured homes.

- **WG:** Manufactured home parks should be considered a cottage housing development.
- **WG:** Park model homes should be allowed as a permanent residence.

28. RES – Manufactured home/RV/park model/tiny home park, long-term.

- **WG:** P or ACUP in C zone. No reason for a CUP.
- **WG:** Include in more commercial zones.

29. RES – Mobile homes.

- **WG:** Remove footnote 43. Change C to P. The policy of expanding UGAs may well bring allowed rural mobile homes into new zoning.

30. RES – Tiny homes.

- **WG:** Should be allowed as a single use, not just in a Tiny home park. Permit outright



where residential uses are allowed.

31. RES – Home business.

- **WG:** Allow via P where residential uses are allowed.
- **WG:** Residence with a business in the garage, if the residence sells - the business should be allowed to continue in a new location without obtaining a new permit.

32. RES – Live work units.

- **WG:** Make these available through single family homes in commercial zones. Financing a commercial structure is much more difficult, it is easier to build a single-family home and conduct a home business.

33. RES – Day cares and Montessori schools.

- **WG:** Code needs to account for Montessori schools.
- **WG:** Should be permitted in all zones where residential uses are allowed.

34. RES – Manchester Village Commercial (MVC).

- **WG:** Manchester Village Commercial (MVC)
 - should allow townhomes and condominiums, not multi-family apartments.
 - Shouldn't have minimum density requirement, but should require commercial on the ground floor.
 - Residential uses should be allowed in residential and commercial zones.
 - Commercially zoned areas are limited. Don't allow residential uses to preclude future commercial development in the commercial zone.
- **OC – 2019 ZUT-007&8:** Own the land on the corner of Spring & Main. Had a permitted 9-unit condo project before breakdown of financial markets (2008-14) in that time, MCAC revisited zoning – want higher residential density in MVC.

35. RES – Zone consolidation - LAMIRDs.

- **WG:** Don't align for consolidation, development regulations and allowed uses should account for geospecific circumstances. Manchester is one giant hill down to the water.

36. RES – Zone consolidation.

- **WG:** UL and UCR: Keep the zones separate but permit outright most if not all uses allowed in UCR. Zone intends for a master plan to guide development – the desired way to develop land. Encourages cohesive urban nature.
- **WG:** UR and GB: Uses permitted in Urban Restricted (UR) and Greenbelt (GB) are virtually identical. Align uses for consolidation. However, the greenbelt zone requires understanding the reason why the zone was created in the first place.

37. RES – Port properties.

- **WG:** Campgrounds are desirable with park like properties. Not RV parks – traffic, septic, and aesthetic issues.

38. RES – Frontage improvements.

- **WG:** Use no-curb sidewalks for ADA accessibility at any point in the sidewalk.

39. RES – Consolidate residential uses into fewer categories.

- **WG:** The use table has far too many residential categories. Allowing individuals to find their way in the marketplace is a hallmark of the uniqueness of America. I see little harm



in combining all numbered categories into one “Residential” category. Availability of sewers and soil perc tests will determine feasibility for most applications. The health issue rests with our Health Department.

40. RES – Housing shortage.

- **WG:** Residential uses should be allowed in all non-industrial zones to address housing crisis.
- **WG:** Let density be the driver. Allow a developer to meet density with any product type (e.g., allow SFR, duplex, multi-family).

COMMERCIAL USES (COMM)

41. COMM – Auction House.

- **WG:** Split out based on livestock.

42. COMM – Car washes.

- **WG:** Concerned with s.f. of car washes in RC zone. Concern is scale – could scale consistent with other uses broken out.

43. COMM – Fuel or charging station, without convenience store.

- **WG:** Charging stations should be separated from fuel stations as a less intense use (P).

44. COMM – Automobile, recreational vehicle or boat sales.

- **WG:** Should be allowed in RCO zone. Would like to see a U-Haul in Brownsville. Maybe this falls under marina support services?

45. COMM – Brew pubs.

- **WG:** When combined with restaurant, it is less permissive- even though it is a less intensive use.
- **PC:** Smells associated with brewing have an impact on the neighborhood.
- **PC:** Operation of brewing hours – pick up in development standards?
- **PC:** Sales/s.f. associated with brewing threshold before it reaches food and beverage production.
- **PG:** Operational hours – brew pubs may operate later than restaurants.
- **PG:** Can lose some of the specifics if we overgeneralize.

46. COMM – Clinic, medical.

- **OC – 2019 ZUT-006:** I do not see anything listed for Health and Well Being (medical/dental, massage, chiropractic, healing) – did I miss something?

47. COMM – Conference center.

- **PC:** Remove overnight accommodations from definition.

48. COMM – Drinking establishments.

- **WG:** Having drinking establishments in residential areas promotes walkability, can reduce DUIs.



49. COMM – Fitness center.

- **WG:** Micro gyms (ex. CrossFit) have different traffic patterns/impacts than other gyms. They may have a certain number of classes a day and/or limits to size of those classes. This is different from a gym with people going in and out all day.
- **WG:** Should be allowed in more zones.
- **WG:** Maybe split out based on max occupancy?

50. COMM – General office and management stores.

- **WG:** 4,000 to 9,999 s.f. should be an ACUP in rural commercial zone. It is still appealable and under same scrutiny as a CUP.
- **WG:** Less than 4,000 s.f., and 4,000 – 9,999 s.f. should be permitted in all zones.

51. COMM – General retail merchandise stores.

- **WG:** Less than 4,000 s.f. and 4,000 to 9,999 s.f. should be permitted in all zones.

52. COMM – Kennels or pet day-cares.

- **WG:** Permit same as kennels, hobby.
- **WG:** Eliminate footnote 80.

53. COMM – Nursery (retail and wholesale).

- **OC- 2019 ZUT-015:** Request to allow nursely retail and wholesale as conditional uses in MRO.

54. COMM – Personal services.

- **WG:** Should be permitted in all residential zones.
- **PC:** Laundromats/laundry services don't seem to fit in this category.
- **PC:** There is a difference between a 'drop off' dry cleaning facility and the facility actually doing the cleaning. Dry cleaning is more of an industrial use.
- **PC:** Is there a name other than 'personal services'?
- **PG:** Laundromats don't seem to fit in this category.
- **PG:** Perhaps it all falls under 'general retail'?
- **OC – 2019 ZUT-006:** Do personal services (such as beauty salon and barber shop) fall under retail?

55. COMM – Research laboratory.

- **PC:** Biohazards – pick up in the definition or development standards.
- **PG:** What is the concern? Why are we scaling?

56. COMM – Restaurants.

- **WG:** Scale.
- **WG:** ACUP in residential and UL.
- **WG:** High turnover to drive thru is a good change.
- **WG:** Without drive-thru change C to P and eliminate footnote 28.



- **WG:** With drive-thru change C to P in UM and UH.

57. COMM – Marijuana retailer.

- **WG:** Would like to see an ACUP instead of P.
- **PG:** Why can't this go into 'general retail'?

58. COMM – Event facility.

- **WG:** Modify definition to include publicly or privately owned. No difference in permissibility.
- **WG:** Allow in all urban residential zones. Has been enjoyed by neighborhoods.
- **OC – 2019 ZUT-013:** Strongly disapprove of an event facility being allowed in Parks zoning areas. I feel these ideas oppose each other and would not develop well together.

59. COMM – Event facility – Regulations.

- **WG:** Outdoor facilities are predominantly a seasonal use, so making one weekend a month event free takes away ¼ of their revenue.
- **WG:** Noise impacts may be regulated through setbacks and landscaping for buffer.

60. COMM – Event facility – Parking.

- **WG:** Parking will be important. Maybe a portion of the parking lot could be used for park and ride during the day.

61. COMM – Resort.

- **WG:** Vague language in definition ('amenities') – could be firmed up to avoid people finding loopholes.
- **WG:** Allow in all urban residential zones. Has been enjoyed by neighborhoods.
- **OC – 2019 ZUT-013:** Strongly disapprove of a resort being allowed in Parks zoning areas. I feel these ideas oppose each other and would not develop well together.

62. COMM – Adaptive reuse of commercial buildings.

- **WG:** Should be a permitted use.
- **WG:** Why are we having a C for something to be rehabilitated?
- **WG:** For infill redevelopment, should allow uses consistent with NC zone.
- **WG:** Allow in all urban residential zones. Has been enjoyed by neighborhoods.

63. COMM – Wireless communication facilities.

- **WG:** Should be allowed with reference to 17.350.

64. COMM – Hotel/motel.

- **WG:** Permit in every zone.

65. COMM – Veterinary clinics.

- **WG:** Footnote 9 allows and disallows outdoor structures/enclosures.

66. COMM – Shared work/maker space.

- **WG:** Should be permitted in all urban residential zones.



67. COMM – Scaling.

- **WG:** Does this scaling apply to the use or the structure?
- **WG:** Scaling not capturing what is feasible in market.
- **WG:** Smaller break out (less than 4,000 s.f.) should be P and the middle scaling (4,000 to 9,999 s.f.) should be ACUP.

68. COMM – Easements.

- **OC – 2019 ZUT-009:** Concerned about permissibility of uses (such as garage sales, events, farmer’s markets) on properties accessed by private easements. While terms of easement will dictate use, it would be valuable to direct homeowners to check before hosting such uses. Enforcement is critical and not being done.

INDUSTRIAL USES (Ind)

69. IND – Assembly and packaging operations.

- **PG:** See assembly and packaging operations as different uses with different impacts than manufacturing and fabrication. Manufacturing implies creating parts, potentially loud/machinery/other impacts depending on what is being manufactured.
- **PG:** Can lose some of the specifics if we overgeneralize.

70. IND – Funeral homes.

- **PG:** Break out crematorium as a separate use. It has different impacts (ex – air quality) than a funeral home.

71. IND – Contractor’s storage yard.

- **WG:** Contractor’s storage yard is too restrictive. Not an intensive use.

72. IND – Recycling centers.

- **PC:** These facilities have the potential to have large environmental impacts. Is this a clean transfer station?

73. IND – Storage.

- **WG:** These facilities should be an ACUP (at most) in UCR, UM, and UH. They are amenities. At 5-9 du/acre, there is nowhere for people to put their stuff.
- **WG:** Supportive of allowing storage in residential and commercial zones. Especially near multifamily. B-Flats in Bremerton as a good example.

74. IND – Marijuana processor.

- **PG:** Should allow a grower in a retail or office building. State licensing already puts restrictions on these uses (siting etc.)

75. IND – Marijuana producer.

- **PG:** Are these uses required to be on PUD water/electricity? They require a lot of electricity.



76. IND – Data center.

- **PC:** What does this use fall into? It may be missing. Loud, large impact – seems like an industrial use.

INSTITUTIONAL USES (INST)

77. INST – Hospitals.

- **WG:** If owners/operators can make it work with State requirements, County should have more permissibility in residential zones.

78. INST – Places of worship.

- **WG:** Remove footnote 12. Setbacks are excessive.
- **WG:** The freedom of religion clause of the US Constitution would require this use to be permitted outright in all zones.

79. INST – Schools in residential areas.

- **WG:** In areas where there are high concentrations of people and housing, there should be schools for residents to attend.
- **WG:** Schools should be in residential areas where they are not taking up commercial space. Existing schools in the County are in residential areas. Commercial space is hard to come by and we shouldn't preclude that with allowing schools.
- **WG:** Require buffer for schools in residential areas.
- **WG:** Montessori function like day care, should be allowed where residential is allowed.

80. INST – Schools – Splitting.

- **WG:** High school should be in same category as elementary/middle schools.
- **WG:** Square footage isn't relevant for schools – should be based on need.
- **WG:** 8,000 s.f. or greater should be ACUP (C, RC, NC, LIC, RCO).
- **WG:** Montessori and pre-school should be close to homes, promotes walkability, permitted outright. The need is huge.
- **WG:** Private and public schools should be permitted in all zones. Eliminate ACUP restriction. It is hard enough to find enough land to site one of these facilities without the additional ACUP burden.
- **PG:** What is the concern? Why are we splitting?

81. INST – Stormwater infrastructure/Wetland mitigation bank.

- **WG:** Is there a lot of room for wetland mitigation? We are running out of land in Kitsap County. Should protect our wetlands.
- **WG:** Stormwater infrastructure should not be forced into a commercial area.
- **WG:** Should have nothing in here to prohibit these uses. Allow them in every zone (P).
- **WG:** These are almost accessory uses and should go along with the primary use.
- **WG:** Split into two uses. They are different.

82. INST – Transportation terminals, non-marine.

- **WG:** Should be ACUP in UL and UCR. Allow in UR and GB.



- **WG:** Should be permitted in all zones. Eliminate ACUP. It is hard enough to find enough land to site one of these facilities without the additional ACUP burden.

RECREATIONAL USES (REC)

83. REC – Club, civic or social.

- **WG:** In residential communities, there should be a meeting hall for events and for communities to be able to support their own needs. Square footage is important – facility wouldn't need to be larger than 4,000 – 5,000 s.f. and should have minimal kitchen facilities.
- **WG:** Should be an ACUP in UCR and UL.
- **WG:** Eliminate footnote 12. The setbacks are excessive.

84. REC – Marinas.

- **WG:** Remove footnote 80. It is redundant.

85. REC – Marina support services.

- **WG:** Remove footnote 80 in UR. It is redundant.
- **WG:** Supportive of marina support services. See as valuable.

86. REC – Entertainment facility, outdoor.

- **WG:** Should have more areas where permitted outright.

87. REC – Aquarium, arboreta, botanical garden, zoo.

- **WG:** There is no room in Manchester for a zoo. The animals would cause a disturbance.
- **WG:** Separate into two uses: combine 'arboreta and botanical garden' and 'aquarium and zoo'.

88. REC – Parks.

- **WG:** Should in all zones be an ACUP to address impacts (noise, traffic, dogs).
- **WG:** Should these be in industrial areas?

89. REC – Race track.

- **WG:** Should have same considerations as shooting/gun range, outdoor.
- **WG:** Maybe it is noise that makes it go from ACUP to a C.
- **WG:** Supportive of splitting race track into categories (major and minor).
- **WG:** Could use mileage of track, facilities for spectators to separate.

90. REC – Recreational facilities.

- **WG:** In areas where there are high concentrations of people, there should be recreational facilities for residents to use. There should be more integration of uses, except separate the more offensive/ nuisance generating uses from residential areas/uses.
- **WG:** Use 318 (outright permitted) conflicts with uses 324 and 326 (permitted commercial uses). Recommend combining into one use or outright permitting uses 324



& 326. They should have the same restrictions and level of review.

- **WG:** Supportive of splitting uses 324 and 326 based on indoor and outdoor. Indoor should be P and outdoor should be ACUP.

91. REC – Shooting/gun range, indoor.

- **WG:** Should be considered a retail use and scaled by s.f. They are selling time, guns, bullets, etc. The facilities are contained.

92. REC – Shooting/gun range, outdoor.

- **WG:** There should be a minimum acreage size for these facilities to account for noise.
- **WG:** If the facility has been done correctly, it shouldn't be a problem.
- **WG:** Topography of the site should be a consideration – it is better to shoot into a hill than into the woods.
- **WG:** A way to preserve rural character – not going to be developed into houses.

RESOURCE USES

93. Resource Uses – Mineral Resource Overlay (MRO).

- **WG:** Mineral extraction and processing should be allowed without an MRO designation. A conditional use permit (CUP) should suffice.

94. Resource Uses – Hatcheries.

- **WG:** County regulate the on-land buildings and State regulate the water use.

ACCESSORY (ACC) AND TEMPORARY USES (TEMP)

95. ACC – Caretaker's dwelling.

- **WG:** Should be permitted outright in UCR, UM, and UH. It is just a house. Trust that most people will not take advantage of it. We need more housing.
- **WG:** Many storage facilities have caretakers.

96. TEMP – Special care residence.

- **WG:** Should allow park models and tiny homes (in addition to mobile and manufactured homes).

97. TEMP – Espresso stands.

- **WG:** Remove 'no outdoor seating' line from definition. These facilities should be for walk up and drive thru. The limitation could be on no indoor seating.
- **WG:** Supportive of expanding the permissibility of espresso stands.
- **WG:** Allow espresso stands everywhere.
- **WG:** Allow a drive thru through ACUP.

98. TEMP – Garage sales.

- **WG:** Would rather see garage sales regulated under home business.
- **WG:** There should not be any regulation on garage sales in urban areas. The place to regulate them would be in rural areas where there is more potential for impacts



(traffic).

- **WG:** Most people are going to have garage sales and it won't be a problem
- **WG:** Would only want to see them permitted if it was an over the counter permit.
- **WG:** Limit to certain amount of days annually. No outdoor storage.
- **WG:** There should be language regarding parking for garage sales. No street parking allowed, must be able to provide parking on your property.
- **WG:** Noise, hours of occupation.
- **PC:** Why is County regulating down to this level? Would not like to see homeowners need to get permits for garage sales, but rather a tool for code enforcement.

99. TEMP – Mobile vendor.

- **WG:** Allow in UL, GB, commercial areas.
- **WG:** Separate the 'one-off' for events (should be P in every zone) from the more continuous, parked uses.

100. TEMP – Farmer's market.

- **WG:** Concerned about allowing farmer's markets in urban residential areas.
- **OC – 2019 ZUT-010:** Why allow them outside city limits? They should be accessible by bus, and available to folks in areas where foot & auto traffic can support vendors by way of sufficient sales volume.

101. TEMP – Firework sales.

- **WG:** We do not want fireworks sold in Manchester.

102. TEMP – Carnival or circus.

- **WG:** Should be allowed in large, open areas.

PARKING LOT ITEMS (PL)

103. PL – Transitory Accommodations.

- **WG:** Note that these are uses from a different section and that no changes are proposed.
- **WG:** Concerned with allowing them in rural areas.
- **WG:** Should all be P. Who could be motivated to go through the ACUP process?
- **WG:** County pays for permit process to support homelessness and perhaps have facilities on County land.
- **WG:** We do not want transitory accommodations in Manchester.

104. PL – Shipyard.

- **WG:** How will shipyard be impacted by this?

105. PL – Bed and Breakfast House.

- **WG:** 1-4 rooms allow in all residential areas.
- **WG:** Combine 1-4 rooms and 5 or more rooms into one use and allow outright.



106. PL – Predictable sewer needed.

- **WG:** Capital facilities plan shows sewer buildout within a specific timeframe. Timeframe passes, sewer is not installed, timeframe extended. Require higher densities only where sewer exists, allow higher densities where sewer doesn't exist.

107. PL – Sewer – Footnote 48.

- **WG:** 'Residential' should be removed as it applies to commercial zones.
- **WG:** Change to allow septic systems.

108. PL – Housing Affordability/GMA.

- **WG:** Kitsap County is suffering a housing crisis due to low inventory and high costs imposed by regulatory barriers:
 - Inordinate building and rehabilitation regulations
 - Unreasonable maximum density allowances
 - Redundant zoning
 - Burdensome wetland or environmental restrictions
 - Cumbersome and time-consuming permitting and review procedures
 - Overhead costs of regulation impeding construction
- **WG:** Kitsap County Code has become centered on impeding construction and extracting the maximum amount of revenue from building permit applicants. Focus should be on simplification- to reduce the cost of construction and to increase housing supply.
- **WG:** Must not ignore "silver tsunami" as aging baby boomers need single story homes and care facilities- this is not the housing we are requiring be built 5-9 homes per acre.
- **WG:** Conflict between GMA Planning Goals 2 (reduce sprawl) and 4 (housing). A dramatic resolution might be for our County Commissioners to declare Kitsap a "Sanctuary County" from GMA.
- **WG:** Most expensive housing construction is found in urban settings (high cost of required utilities, urban improvements, and purchasing outdated earlier construction to create parcels for re-development).

109. PL – Nonconforming uses.

- **WG:** Definition
- **WG:** Should be allowed to be nonconforming until it is officially vacated - not 24 months.

110. PL – Max lot size.

- **WG:** Max lot size footnote.

111. PL – LAMIRDS.

- **WG:** Use RC or RI zones.

112. PL – Vacation Rentals.

- **WG:** Swapping residences - no money exchange - shouldn't count as a vacation rental.
- **WG:** How do you enforce VRBO?



- **WG:** Allow easier permitting with
 - On-site owner.
 - prescribed design standards such as buffer, setbacks from adjacent properties.
- **WG:** Don't allow VRBO in Manchester.
- **WG:** Combine 1-4 rooms and 5 or more rooms into one use and allow outright.
- **OC – 2019 ZUT-004:** Concerned with Airbnb's in residential neighborhoods with private drives and easements. Increase in traffic, guests traveling too fast, mistaking other homes for the Airbnb, long-time residents selling their homes because of this.

113. PL – Rural Zones – RES – ADU's.

- **WG:** Allow via P or ACUP in rural zones where a residential unit is allowed.

114. PL – Rural Zones – RES – Home businesses.

- **WG:** Allow via P in rural zones where a residential unit is allowed.

115. PL – Rural Zones – RES – Urban Fringe.

- **WG:** Density should be allowed at the urban fringe.

116. PL – Rural Zones – COMM – Fuel or charging station, without convenience store.

- **WG:** Power grid issues for charging stations? Especially in rural areas. Ex- brownouts after Thanksgiving when lots of people tried to charge their car at once.

117. PL – Rural Zones – IND – Boat yard.

- **WG:** Should be allowed in rural zones.

118. PL – Rural Zones – REC – Marina support services.

- **WG:** Should also be allowed in rural zones.

119. PL – Rural Zones – REC – RV camp park.

- **WG:** RV parks should be allowed in rural zones (as long as there is access) and not in commercial and LAMIRDs. We should promote these facilities on the way to Hood Canal/Olympic Peninsula.
- **WG:** Recommend removal of footnote 46 and loosen up the level of permit review.

120. PL – Rural Zones – Resource Uses – Aggregate extraction.

- **WG:** Should not be allowed in rural zones.

121. PL – Rocky Point Annexation.

- **OC – 2019 ZUT-001:** What is the County's opinion (if any) regarding Bremerton's stated desire to annex Rocky Point? I understand that they now can do this without a vote of the affected property owners.

122. PL – Hwy 303/Brownsville Hwy Zoning.

- **OC – 2019 ZUT-003:** Why has the land between Hwy 303 and Brownsville zoned



Commercial? Has there been an environmental review? (Steele Creek) If protecting Steele Creek is no longer important to the County – would like to see properties east of the Commercial zone be rezoned from RR to UR to allow for more uses useful for the County, its residents, and visitors.

123. PL – Manchester parcels.

- **OC – 2019 ZUT-010:** Parcels legally created before Manchester Community Plan should be allowed when set back can be met and utilities accessible even if unable to meet 8712 s.f. The area including Daniels Loop was and should be available for smaller dwellings under 1200 s.f. livable space to support recreational use.

1 This attachment to the Zoning Use Table Update staff report provides a detailed crossover document that clarifies proposed changes to
 2 Kitsap County Code chapter 17.110 ‘Definitions’ in an underline and strikeout format. Rows highlighted in green indicate a new
 3 definition, rows highlighted in red indicate a repealed definition without being incorporated into another definition, and white rows
 4 indicate that a definition exists in code but is revised. The only revision for some definitions is the code section number. This is due
 5 to alphabetizing the proposed and existing definitions and consequently updating the numerical sequencing in chapter 17.110
 6 ‘Definitions’.
 7

| Term or Phrase | Suggested changes (<u>Underline</u> and Strikeout) | Purpose of the change |
|-----------------------------|--|---|
| Accessory Dwelling Unit | 17.110.020 Accessory dwelling unit, detached. “Accessory dwelling unit, detached ” means separate living quarters detached from the primary residence. No mobile home or recreational vehicle shall be considered an accessory dwelling unit. This definition excludes guest houses. | <ul style="list-style-type: none"> Revises the definition to clarify that this is an ADU, detached |
| Accessory Living Quarters | 17.110.025.017 Accessory living quarters dwelling unit, attached “Accessory living quarters dwelling unit, attached” means separate living quarters contained within, or directly connected by a minimum of four feet to <u>the habitable space of,</u> the primary residence. <u>Alternate configurations shall not be allowed as an accessory dwelling unit, attached.</u> | <ul style="list-style-type: none"> Revises the definition to ADU, attached. Incorporates a director’s interpretation for accessory living quarters New code section number |
| Adult entertainment | 17.110.043 Adult entertainment. “Adult entertainment” means any enterprise whose primary emphasis is any <u>activity defined in chapter 10.52 KCC.</u> | <ul style="list-style-type: none"> New definition in Title 17 that refers the reader to an existing definition in Chapter 10.52 KCC |
| Adult family home | 17.110.045 Adult family home. “Adult family home” means a dwelling licensed pursuant to Chapter 70.128 RCW in which a person or persons provide personal care, special care, and room and board <u>to a number of persons consistent with the state definition.</u> | <ul style="list-style-type: none"> Revised to remain consistent with state definitions |
| Aggregate extractions sites | 17.110.050 Aggregate extractions sites. “Aggregate extraction sites” means a use involving on-site extraction of <u>surface or subsurface mineral resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining. Extraction may require drilling or blasting prior to the processing or rock crushing.</u> | <ul style="list-style-type: none"> New definition, not currently defined |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

| | | |
|---|---|--|
| <p>Airport</p> | <p><u>17.110.053 Airport.</u> <u>“Airport” means any area of land designated, set aside, used, or intended for the takeoff and landing of aircrafts. Airports may include support services and accessory uses such as runways, taxiways, aircraft fuel storage and pumping facilities, aircraft hangars and tie-down areas, air traffic control facilities, informational facilities and devices, terminal buildings, and aviation instruction facilities.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| <p>Aquarium, arboretum, botanical garden, zoo</p> | <p><u>17.110.086 Aquarium, arboretum, botanical garden, zoo.</u> <u>“Aquarium, arboreta, botanical garden, zoo” means an establishment that preserves and exhibits live plant and animal displays for viewing by the public.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| <p>Assisted or independent living facility</p> | <p><u>17.110.089 Assisted or independent living facility.</u> <u>“Assisted or independent living facility” means a facility, other than a clinic, that provides room, board, and/or care to dependent children, the elderly, and the physically or mentally handicapped. Services in these establishments include, but are not limited to, assistance with dressing, grooming, and bathing. Assisted and independent facilities may have a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| <p>Auction house</p> | <p><u>17.110.091 Auction house.</u> <u>“Auction house” means a structure or enclosure where goods or livestock are sold by auction.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| <p>Automobile, recreational vehicle or boat rentals</p> | <p><u>17.110.092 Automobile, recreational vehicle or boat rentals.</u> <u>“Automobile, recreational vehicle or boat rentals” means a facility that rents or leases automobiles, light trucks, vans, recreational vehicles, or boats, including incidental parking and servicing of vehicles for rent or lease. This definition includes ride-share facilities such as Zipcar.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| <p>Automobile or recreational vehicle repair</p> | <p><u>17.110.090094 Automobile or recreational vehicle repair.</u> <u>“Automobile or recreational vehicle repair” means a facility used for the replacement of parts, motor service, rebuilding or reconditioning of engines, painting, upholstering, detailing, or cleaning motor vehicles, recreational vehicles or trailers.</u></p> | <ul style="list-style-type: none"> • Clarifying edits - Include recreational vehicles in the title • New code section number |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

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|--|---|---|
| Automobile, recreational vehicle or boat sales | <u>17.110.096 Automobile, recreational vehicle, or boat sales.</u> <u>“Automobile, recreational vehicle or boat sales” means a facility that sells or leases automobiles, light trucks, vans, recreational vehicles, or boats, including incidental parking and servicing of vehicles for sale or lease.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Automobile service station | <u>17.110.095 Automobile service station.</u> “Automobile service station” means a building or lot having dispensers and storage tanks where fuels or oils for motor vehicles are dispensed, sold, or offered for sale. Service stations may include accessory convenience stores and minor automobile services, including car washes. | <ul style="list-style-type: none"> • The proposal adds two definitions that replace this definition • Fueling station with a convenience store • Fueling station without a convenience store |
| Boarding house | <u>17.110.112 Boarding house.</u> <u>“Boarding house” means a building arranged or used for lodging for compensation, with or without meals, with any number of guest rooms and not occupied as a single-family unit. The owner of the property is typically not on site in a boarding house.</u> | <ul style="list-style-type: none"> • Clarifying edits |
| Campground | <u>17.110.147 Campground.</u> <u>“Campground” means a tract of land under single ownership or unified control developed with individual sites for rent and containing roads and utilities to accommodate recreational vehicles or tents for vacation or other similar transient, short-stay purposes.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Car washes | <u>17.110.149 Car washes.</u> <u>“Car washes” means the use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Caretaker’s dwelling | <u>17.110.150 Caretaker’s dwelling</u> <u>“Caretaker’s dwelling” means a single-family residence accessory to a commercial, or industrial, or park use intended for the purposes of providing supervision, maintenance, or security of the property.</u> | <ul style="list-style-type: none"> • Adds a reference to parks. |
| Case management | <u>17.110.161 Case management.</u> See Section 17.505.020 A, Case management. | <ul style="list-style-type: none"> • Refers to an existing definition in Chapter 17.505.020 |
| Cemeteries | <u>17.110.163 Cemeteries.</u> <u>“Cemeteries” means land and associated buildings and structures used for burial or funerary uses. This includes columbaria and mausoleums.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

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|---------------------------|---|--|
| Clinic | 17.110.164 Clinic. “Clinic” means a building or portion of a building containing offices for providing nonemergency chiropractic, medical, dental, <u>vision</u> , or psychiatric services not involving overnight housing of patients. | <ul style="list-style-type: none"> • Adds vision to list of examples. |
| Club | 17.110.165 Club. “Club” means a place where an association of persons <u>or 501 C3 non-profits</u> organized for some common purpose to meet. <u>This definition may include a clubhouse.</u> | <ul style="list-style-type: none"> • Adds references to 501 C3 non-profits and a clubhouse. |
| Clubhouse | <u>17.110.166 Clubhouse.</u> <u>"Clubhouse" means the structure or premises occupied by a club and its staff. This definition excludes places of worship and groups organized primarily for commercial business purposes.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |
| College | <u>17.110.167 College.</u> <u>“College” means a higher education college or university primarily engaged in teaching and research, and usually comprised of multiple educational buildings within a campus setting.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Composting | <u>17.110.172 Composting.</u> <u>“Composting” means any commercial operation involving the processing of waste in a controlled environment to produce a stable product by microbiologically degrading organic matter under aerobic conditions and is for use on property other than that on which the composting is performed.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Comprehensive Plan | 17.110.174<u>173 Comprehensive plan.</u> | <ul style="list-style-type: none"> • New code section number |
| Conference center | 17.110.177 Conference center. “Conference center” means a building or group of buildings with overnight accommodations and meeting space , primarily intended for conferences, meetings, and retreats <u>that may provide overnight accommodations</u> . Conference centers may include facilities such as dining and banquet rooms, recreation rooms and other amenities. | <ul style="list-style-type: none"> • Clarifying edits |
| Contractor’s storage yard | 17.110.195 Contractor’s storage yard. “Contractor’s storage yard” means a place where heavy equipment, vehicles, construction equipment or any material commonly used in <u>for the erection of</u> | <ul style="list-style-type: none"> • Clarifying edits |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

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| | <p>any structuredevelopment, grading, grubbing, construction, landscaping or related activities is stored or accumulated. Sites that involve current construction of projects with active permits involving the materials on site shall not be considered a contractor’s storage yard.</p> | |
| Day-care center | <p>17.110.200 Day-care center. “Day-care center” means a primary dwelling in which 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 <u>facility other than a private residence in which any number of children are cared for during some portion of a twenty-four-hour period.</u></p> | <ul style="list-style-type: none"> • Clarifying edits |
| Day-care center, family | <p>17.110.205 Day-care center, family home based. “Day-care center family home-based” means an owner or manager occupied primary dwelling and premises in and on which not more than six individuals are cared for during some portion of a twenty four hour period <u>a private residence in which not more than six children are cared for during some portion of a twenty-four-hour period.</u></p> | <ul style="list-style-type: none"> • Clarifying edits |
| Dispatch facility | <p>17.110.226 Dispatch facility. “Dispatch facility” means a privately-owned facility for the storage, dispatch, and maintenance of vehicles such as ambulances, taxis, or shuttles. <u>A dispatch facility does not include storage for ride-share or rental vehicles.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Dormitory | <p>17.110.228 Dormitory. “Dormitory” means <u>a college or university building that provides boarding school, college, or university students with sleeping quarters, common bathrooms, common rooms, and may include a dining area and cafeteria.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Drinking establishments | <p>17.110.228 Drinking establishments. “Drinking establishments” means a business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including night clubs, bars, and taverns. It shall not mean premises primarily engaged in the retail sale of food for consumption on the premises, where the sale of alcoholic beverages is clearly accessory and incidental (e.g., comprises less than twenty percent of the gross receipts). This definition excludes brew pubs.</p> | <ul style="list-style-type: none"> • Revised to include brew pubs. |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

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| Dwelling, Single-family attached | 17.110.242 Dwelling, sSingle-family detached dwelling. “ Dwelling, s Single-family detached <u>dwelling</u> ” or “detached single-family dwelling” means a single dwelling unit designed for occupancy by not more than one family that is physically separated from any other dwelling unit. | <ul style="list-style-type: none"> • Renamed |
| Dwelling, Single-family detached | 17.110.242 Dwelling, sSingle-family detached dwelling. “ Dwelling, s Single-family detached <u>dwelling</u> ” or “detached single-family dwelling” means a single dwelling unit designed for occupancy by not more than one family that is physically separated from any other dwelling unit. | <ul style="list-style-type: none"> • Renamed |
| Dwelling, Duplex | 17.110.245 Dwelling, dDuplex. “ Dwelling, d Duplex,” means a building <u>on a single lot</u> containing two dwelling units and designed for occupancy by not more than two families. A duplex may not be considered a primary residence for the purposes of constructing an accessory dwelling unit or accessory living quarters. | <ul style="list-style-type: none"> • Clarified to specify that duplex is on a single lot and removes the association of ADU and ALQ relative to a duplex. |
| Dwelling, Multiple family | 17.110.250504 Dwelling, mMultiple family dwelling. “ Dwelling, m Multiple-family <u>dwelling</u> ” means a building or portion thereof containing three or more dwelling units and designed for occupancy by three or more families. | <ul style="list-style-type: none"> • Renamed • New section number |
| Dwelling unit | 17.110.255 Dwelling unit. “Dwelling unit” means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A recreational vehicle is not considered a dwelling unit <u>outside of an approved RV park.</u> | <ul style="list-style-type: none"> • Clarified to exclude an RV park. |
| Electric vehicle charging station | 17.110.256 Electric vehicle charging station. “ <u>Electric vehicle charging station</u> ” means a <u>battery charging station with equipment that transfers electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Entertainment facility, indoor | 17.110.261 Entertainment facility, indoor. “ <u>Entertainment facility, indoor</u> ” means an indoor facility designed and equipped for the conduct of leisure-time activities and which is entirely enclosed within a building or structure. <u>Examples include, but are not limited to, movie/performance theaters, museums, art galleries, and cultural exhibits. This definition excludes adult entertainment uses.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |

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| Entertainment facility, outdoor | <u>17.110.262 Entertainment facility, outdoor.</u> “Equipment facility, outdoor” means an open or partially enclosed facility designed and equipped for the conduct of leisure-time activities, such as an outdoor movie/performance theater. This definition excludes adult entertainment uses. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Equipment sales, rentals and repair, heavy | <u>17.110.263 Equipment sales, rentals and repair, heavy.</u> “Equipment sales, rentals and repair, heavy” means an establishment providing the sales, rentals, and repair of construction and heavy equipment and similar goods and equipment. The use includes storage and incidental maintenance but does not include an automobile rental facility. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Equipment sales, rentals and repair, light | <u>17.110.264 Equipment sales, rentals and repair, light.</u> “Equipment sales, rentals and repair, light” means an establishment providing the sales, rentals, and repair of tools, lawn and garden equipment, household equipment, party supplies, and similar goods and equipment. The use includes storage and incidental maintenance but does not include an automobile rental facility. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Equipment sales, rentals and repair, recreational | <u>17.110.266 Equipment sales, rentals and repair, recreational.</u> “Equipment sales, rentals and repair, recreational” means an establishment providing the sales, rental, or repair of recreational equipment. The use includes associated storage and incidental maintenance. Examples include, but are not limited to, kayaks, rafts, paddleboards, bikes, electric bikes and scooters, and ATV’s. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Espresso stands | <u>17.110.267 Espresso stands.</u> “Espresso stands” means a retail food business in a freestanding building that sells coffee or other beverages and premade baked goods from a drive-through or walk-up window for consumption off the premises and that provides no indoor or outdoor seating. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Event facility | <u>17.110.269 Event facility</u> “Event facility” means a facility or site where special events, such as weddings, retreats, or conferences, are conducted in exchange for compensation and that are not part of a larger venue, such as a hotel, resort, or conference center. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Exotic animal | <u>17.110.265</u>268 Exotic animal. | <ul style="list-style-type: none"> • New code section number. |

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| Family | <p>17.110.270 Family. “Family” means two or more persons customarily living together as a single housekeeping unit and using common cooking facilities, as distinguished from a group occupying a hotel, club, boarding or lodging house, or other group <u>living of unrelated individuals.</u></p> | <ul style="list-style-type: none"> • Clarifying edits. |
| Family living | <p>17.110.271 Family living. “Family living” means the residential occupancy of a structure by a family. <u>Each dwelling unit includes kitchen and bathroom facilities. Family living includes the following dwelling types:</u> A. <u>Manufactured home, mobile home, tiny home;</u> B. <u>Single family detached (includes manufactured homes);</u> C. <u>Single family attached, condominium or townhome;</u> D. <u>Multiple family; or</u> E. <u>Group home.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Fitness center | <p>17.110.272278 Fitness center.</p> | <ul style="list-style-type: none"> • New code section number. |
| Food and beverage production | <p>17.110.279 Food and beverage production. “Food and beverage production” means <u>an establishment that transforms animal and plant products for intermediate or final consumption; or they manufacture beverages. These products are typically sold to wholesalers or retailers. Beverage manufacturing includes the manufacture of nonalcoholic beverages and alcoholic beverages.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Fuel distributors | <p>17.110.291 Fuel distributors. “Fuel distributors” means <u>a facility for the storage of fuels or other volatile products and for their distribution to retail sales facilities or other bulk purchasers, regardless of ownership.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Fuel or charging station, with convenience store | <p>17.110.292 Fuel or charging station, with convenience store. “Fuel or charging station, with convenience store” means <u>a facility that provides gasoline and/or diesel fuel, electric vehicle charging stations to retail consumers with a facility that sells convenience goods as a secondary activity.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Fuel or charging station, without convenience store | <p>17.110.293 Fuel or charging station, without convenience store. “Fuel or charging station, without convenience store” means <u>a facility that provides gasoline and/or electric charging stations to retail consumers.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |

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| Funeral home | <p><u>17.110.294 Funeral home.</u> <u>“Funeral home” means a building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial; (b) the performance of autopsies and related surgical procedures; (c) the storage of caskets, funeral urns, and other related funeral supplies; (d) storage of funeral vehicles; and (e) facilities for cremation.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| General merchandise stores | <p><u>Section 17.110.301 General retail merchandise stores</u> <u>“General retail merchandise stores” means stores that sell a wide variety of grocery and nongrocery items, including, but not limited to: fresh foods; packaged foods for preparation and consumption in the home; household supplies; consumer electronics; hardware; auto parts and accessories; pet supplies; apparel; arts and crafts; and sporting goods.</u></p> | <ul style="list-style-type: none"> • Adds auto parts and accessories; pet supplies. |
| General office and management services | <p><u>17.110.302 General office and management services.</u> <u>“General office and management services” means the offices of real estate agencies; advertising agencies; mailing services and postal substations; employment agencies; insurance agencies; management and consulting firms; accountants; attorneys; security brokers; architects; surveyors; tax preparation services; computer software development; engineering and construction firms with no outdoor storage; financial, banking, mortgage and title institutions; and other similar business services. This term also includes the administrative offices for businesses whose primary activity may be a nonoffice use conducted elsewhere. This definition excludes engineering and construction firms and financial, banking, mortgage and title institutions.</u></p> | <ul style="list-style-type: none"> • Revised to include engineering and construction firms and financial, banking, mortgage and title institutions |
| Government / public structures | <p><u>17.110.304 Government/public structures.</u> <u>“Government/public structures” means a building or structure owned, operated, or occupied by governmental agency to provide one or more governmental services to the public.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Group home | <p><u>17.110.316 Group home.</u> <u>“Group home” means a dwelling unit containing up to eight unrelated persons who are mentally or physically impaired who are protected under the Fair Housing Act, along with support or supervisory personnel or family members who may reside at the facility.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |

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| | <p><u>A. The term mental or physical impairment includes conditions such as blindness, hearing impairment, mobility impairment, HIV infection, alcoholism, drug addiction, chronic fatigue, learning disability, head injury, and mental illness.</u></p> <p><u>B. Current users of illegal controlled substances, persons convicted for illegal manufacture or distribution of a controlled substance, sex offenders, and juvenile offenders are not considered mentally or physically impaired under the Fair Housing Act.</u></p> | |
| Group living | <p><u>17.110.318 Group living.</u> <u>“Group living” means the residential occupancy of a structure that does not meet the definition of family living. Generally, group living facilities have a common eating area for residents, and residents may receive care or training. Group living includes the following:</u></p> <p>A. <u>Assisted living facility.</u> B. <u>Boarding house, rooming house, or lodging house.</u> C. <u>Congregate care facility.</u> D. <u>Convalescent, nursing or rest home.</u> E. <u>Dormitory.</u> F. <u>Hospice.</u> G. <u>Monastery or convent.</u> H. <u>Independent living facility.</u> I. <u>Shelter, non-transitory accommodation.</u> J. <u>Skilled nursing care facility.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Helicopter pads | <p><u>17.110.333 Helicopter pads.</u> <u>“Helicopter pads” means an area on a roof or on the ground used for the takeoff and landing of helicopters for the purpose of loading or unloading passengers or cargo but not including fueling service, hangers, maintenance or overhaul facilities.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Home business | <p><u>17.110.345 Home business.</u> <u>“Home business” means a commercial or industrial use (excluding retail) conducted entirely within a dwelling or an accessory structure, which use that is clearly secondary to the use of the dwelling for residential use.</u></p> | <ul style="list-style-type: none"> • Clarifying edits |

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| Hotel/motel | 17.110.365361 Hotel/motel. “Hotel/motel” means a building in which lodging is provided and offered to the public for compensation and which is open to transient guests. This definition excludes bed and breakfast houses <u>and vacation rentals.</u> | <ul style="list-style-type: none"> Revised to exclude vacation rentals. |
| Impervious surface | 17.110.367363 Impervious surface. | <ul style="list-style-type: none"> New code section number. |
| Immediate vicinity | 17.110.366362 Immediate vicinity. | <ul style="list-style-type: none"> New code section number. |
| Indoor transitory accommodations | 17.110.364 Indoor transitory accommodations. See Section 17.505.040(E), Indoor transitory accommodations. | <ul style="list-style-type: none"> Refers to an existing definition in Chapter 17.505. |
| Landscaping | 17.110.390385 Landscaping. | <ul style="list-style-type: none"> New code section number. |
| Large on-site sewage system (LOSS) | 17.110.392388 Large on-site sewage system (LOSS). | <ul style="list-style-type: none"> New code section number. |
| Large transitory accommodations | 17.110.391 Large transitory accommodations. See Section 17.505.040(C), Large transitory accommodations. | <ul style="list-style-type: none"> Refers to an existing definition in Chapter 17.505. |
| Lumber and bulky building material sales | 17.110.464 Lumber and bulky building material sales. “Lumber and bulky building material sales” means an establishment <u>providing the sale of building supplies, construction equipment, or home decorating fixtures and accessories. This includes lumber yards.</u> | <ul style="list-style-type: none"> New definition, not currently defined |
| Manufactured / mobile / RV / park-model / tiny home park | 17.110.467 Manufactured/mobile/RV/park-model/tiny home park. “Manufactured/mobile/RV/park-model/tiny home park” means a <u>parcel of land which has been planned and improved for the placement of manufactured homes, recreational vehicles, tiny homes, and/or park models, including hook-up facilities, for permanent residential use. Accessory uses often include bathing and laundry uses.</u> | <ul style="list-style-type: none"> New definition, not currently defined |
| Manufactured home, mobile home, park-model and tiny home sales | 17.110.472 Manufactured home, mobile home, park-model and tiny home sales. “Manufactured home, mobile home, park-model and tiny home sales” means <u>an establishment where manufactured homes, park models, and tiny homes are sold and/or stored for the purpose of sale directly to the public.</u> | <ul style="list-style-type: none"> New definition, not currently defined |
| Manufacturing and fabrication | 17.110.473 Manufacturing and fabrication. | <ul style="list-style-type: none"> Revised to include assembly and packing operations. |

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| | <p>“Manufacturing and fabrication” means the transformation of materials or substances into new products, including construction and assembling of component parts, and the blending of materials such as lubricating oils, plastics, resins or liquors. <u>This includes assembly and packing operations as defined in Section 17.110.087.</u></p> <p>A. Light: Light manufacturing and fabrication is characterized by the use being contained within buildings, and materials or equipment used in production not being stored outside. Light manufacturing and fabrication activities do not generate external emissions such as smoke, odor, noise, vibrations or other nuisances outside the building. This definition may include, but is not limited to, manufacture and fabrication of electronic components, software, office products, furniture, glass products, and other manufacturing and fabrication uses as determined by the reviewing official.</p> <p>B. Medium: Medium manufacturing and fabrication is characterized by need for only very limited areas of outdoor storage and may create minor external environmental impacts during the conduct of operations, but most impacts are contained on site. This definition may include, but is not limited to, manufacture and fabrication of paints, printing ink, leather goods, and other manufacturing and fabrication uses as determined by the reviewing official.</p> <p>C. Heavy: Heavy manufacturing and fabrication uses are often characterized by the need for large outdoor areas in which to conduct operations, and typically results in environmental impacts beyond their own sites. This definition may include, but is not limited to, manufacture and fabrication of automotive vehicles and their parts, cement, brick, lime, gypsum, asphalt, and other manufacturing and fabrication uses as determined by the reviewing official. This definition excludes manufacture and fabrication of hazardous materials.</p> <p>D. Hazardous: Hazardous manufacturing and fabrication uses are those engaged in the manufacture or fabrication of materials that are flammable, explosive, or present hazards to the public health, safety, and welfare, including all substances and materials defined as hazardous materials, hazardous substances, or hazardous waste.</p> | |
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| Marijuana | <p><u>17.110.474 Marijuana</u> “Marijuana” means all parts of the plant <i>Cannabis</i>, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include (1) the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination; or (2) <u>hemp or industrial hemp as defined in RCW 15.140.020, seeds used for licensed hemp production under chapter 15.140 RCW.</u> Where this definition conflicts with RCW 69.50.101, as now or hereafter amended, that in state law shall govern.</p> | <ul style="list-style-type: none"> • New definition that transfers the existing definition in Chapter 17.520 KCC to Chapter 17.110 KCC. • This updates the definition to match RCW 69.50.101(y), for what currently exists and for the update to take effect in 2022. |
| Marijuana processor | <p><u>17.110.475 Marijuana processor</u> “Marijuana processor” means a person licensed by the state liquor and cannabis board to process marijuana into <u>marijuana concentrates, useable marijuana, and marijuana-infused products, package and label marijuana concentrates, useable marijuana, and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, useable marijuana, and marijuana-infused products at wholesale to marijuana retailers.</u> Where this definition conflicts with RCW 69.50.101, as now or hereafter amended, that in state law shall govern.</p> | <ul style="list-style-type: none"> • New definition that transfers the existing definition in Chapter 17.520 KCC to Chapter 17.110 KCC. • This updates the definition to match RCW 69.50.101(y), for what currently exists and for the update to take effect in 2022. |
| Marijuana producer | <p><u>17.110.476 Marijuana producer</u> “Marijuana producer” means a person licensed by the state liquor and cannabis board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers. <u>Where this definition conflicts with RCW 69.50.101, as now or hereafter amended, that in state law shall govern.</u></p> | <ul style="list-style-type: none"> • New definition that transfers the existing definition in Chapter 17.520 KCC to Chapter 17.110 KCC. • This updates the definition to match RCW 69.50.101(y), for what currently exists and for the update to take effect in 2022. |
| Marijuana - infused products | <p><u>17.110.477 Marijuana-infused products</u></p> | <ul style="list-style-type: none"> • New definition that transfers the existing definition in Chapter |

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| | <p>“Marijuana-infused products” means products that contain marijuana or marijuana extracts and are intended for human use, are derived from marijuana and have a THC concentration no greater than ten percent. The term “marijuana-infused products” does not include useable marijuana <u>or marijuana concentrates. Where this definition conflicts with RCW 69.50.101, as now or hereafter amended, that in state law shall govern.</u></p> | <p>17.520 KCC to Chapter 17.110 KCC.</p> <ul style="list-style-type: none"> • This updates the definition to match RCW 69.50.101(y), for what currently exists and for the update to take effect in 2022. |
| Marijuana retailer | <p>17.110.478 Marijuana retailer. “Marijuana retailer” means a person licensed by the state liquor and cannabis board to sell marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet. <u>Where this definition conflicts with RCW 69.50.101, as now or hereafter amended, that in state law shall govern.</u></p> | <ul style="list-style-type: none"> • New definition that transfers the existing definition in Chapter 17.520 KCC to Chapter 17.110 KCC. • This updates the definition to match RCW 69.50.101(y), for what currently exists and for the update to take effect in 2022. |
| Marina | <p>17.110.475480 Marina. “Marina” means a public or private facility which for compensation provides <u>water-dependent wet moorage and/or wet or dry dock storage for ten or more watercraft, whether personal or commercial, and generally including goods or may offer marine-related sales and services related to boating. Marinas also include wet moorage facilities where boat moorage slips may be leased or rented to individuals who are not a member owner of an associated residential development. Launching facilities may also be provided. Marinas may be open to the general public or restricted on the basis of property ownership or membership.</u></p> | <ul style="list-style-type: none"> • Clarifying edits • Also adds additional references that some marina uses are not located in the water. |
| Marina support services | <p>17.110.482 Marina support services. “Marina support services” means a use of land involved in the operation of a marina including structures and activities normally integral to the operation of a marina, such as servicing, fueling, pumping-out, chartering, launching, and dry-storage of boats and boating equipment, and restaurants or other services serving the patrons of the marina.</p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Master plan | <p>17.110.477483 Master plan.</p> | <ul style="list-style-type: none"> • New code section number. |
| Mobile home park | <p>17.110.493 Mobile home park</p> | <ul style="list-style-type: none"> • Repealed. |

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| Movie / performance theater | 17.110.504 Movie/performance theater | <ul style="list-style-type: none"> repealed |
| Nursing or rest home | 17.110.530 Nursing or rest home | <ul style="list-style-type: none"> repealed |
| Off-street parking facilities | 17.110.531 Off-street parking facilities. “Off-street parking facilities” means a site or portion of a site, devoted to the off-street parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas. | <ul style="list-style-type: none"> New definition, not currently defined |
| Off-street parking facilities, structured | 17.110.532 Off-street parking facilities, structured. “Structured parking facilities” means a structure or portion thereof composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be below grade, at grade, or above grade with those levels being either open or enclosed. | <ul style="list-style-type: none"> New definition, not currently defined |
| Personal services | 17.110.583 Personal services. “Personal services” means an establishment providing frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, barber shops, beauty salons and spas, personal laundry and dry cleaning, massage services and pet grooming. | <ul style="list-style-type: none"> New definition, not currently defined |
| Pet, nontraditional | 17.110.590 Pet, nontraditional. “Pet, nontraditional” or “nontraditional pet” means any pet other than a dog, cat, fish, <u>agricultural livestock</u> , or nonraptor bird. | <ul style="list-style-type: none"> Revised to exclude agricultural livestock from the definition |
| Private airport or heliport | | <ul style="list-style-type: none"> New definition, not currently defined |
| Public facilities | 17.110.640 Public facilities. “Public facilities” means streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, <u>stormwater infrastructure</u> , <u>and sanitary sewer systems</u> , <u>pump houses</u> , waste handling facilities designated as public facilities in the comprehensive solid waste management plan, parks and recreational facilities , schools , public works storage facilities and road sheds, and utilities such as power, <u>fiberoptic</u> , <u>gas</u> , phone and cable television. <u>This does not include wireless communication facilities as defined in Title 17.</u> | <ul style="list-style-type: none"> Revised to clarify and include additional examples. |

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| Race track, major | 17.110.643 Race track, major. | <ul style="list-style-type: none"> • Repealed |
| Race track, minor | 17.110.644 Race track, minor. “Race track, minor ” means a public or privately owned course designed for the operating and/or racing of automobiles, motorcycles, all-terrain vehicles or similar vehicles along a defined route that may include straightaways, curves, jumps and/or other features. | <ul style="list-style-type: none"> • Revised to include major and minor race tracks. |
| Recreational facility | 17.110.647 Recreational facility, indoor. “Recreational facility, <u>indoor</u> ” means a place designed and equipped for the conduct of sports and leisure time activities. Examples include athletic fields, batting cages, amusement parks, picnic areas, campgrounds, swimming pools, driving ranges, skating rinks and similar uses. Public recreational facilities are those owned by a government entity. <u>means a commercial recreational land use conducted entirely within a building. Examples include, but are not limited to amusement centers, arcades, arenas, bowling alleys, gymnasiums, pool or billiard halls, skating rinks, and tennis courts.</u> | <ul style="list-style-type: none"> • Revised to specify indoor facilities. |
| Recreational facility, outdoor | 17.110.648 Recreational facility, outdoor. “Recreational facility, outdoor” means a commercial recreational land use conducted in open or partially enclosed facilities. Examples include, but are not limited to amusement centers, miniature golf, swimming pools, tennis courts, basketball courts, outdoor racquetball courts, skateboard parks, and batting cages. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Recreational vehicle camping park | 17.110.651 Recreational vehicle camping park. “Recreational vehicle camping park” means a tract of land under single ownership or unified control developed with individual sites for rent and containing roads and utilities to accommodate recreational vehicles or tent campers for vacation or other similar transient, short-stay purposes. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Recycling center | 17.110.653 Recycling Center “Recycling center” means a facility that processes and converts waste into reusable material. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Religious organization | 17.110.657 Religious organization. See Section 17.505.020(F), Religious organization. | <ul style="list-style-type: none"> • Refers to an existing definition in Chapter 17.505. |

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| Research laboratory | 17.110.658 Research laboratory. “Research laboratory” means a building or group of buildings used for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Resort | 17.110.661 Resort. “Resort” means a group of buildings under unified ownership or control that provide overnight accommodations, activities, and amenities. Examples include, but are not limited to, golf, horseback riding, swimming, shuffleboard, tennis, hiking trails, restaurants, spas, and meeting halls. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Restaurant | 17.110.662 Restaurant, without drive-thru service. “Restaurant, without drive-thru service” means an establishment where food and/or beverages are served to customers for compensation. | <ul style="list-style-type: none"> • Revised to specify without drive thru service. |
| Restaurant, high-turnover | 17.110.663 Restaurant, with drive-thru service high turnover. “ High turnover Restaurant, with drive-thru service” means retail establishments providing food and/or beverages for sale, and which are distinguished by one or more of the following: A. Use of disposable food containers and utensils; B. Self-service is available; C. The principal business is take-out foods and beverages; D. Drive-in or drive-thru service is available. | <ul style="list-style-type: none"> • Revised to specify an operation with a drive thru service. |
| Rezone | 17.110.665664 Rezone. | <ul style="list-style-type: none"> • New code section number. |
| Rock crushing | 17.110.665 Rock crushing. “Rock crushing” means the use of explosives or machinery to fracture the rock into smaller pieces suitable to be used for pavement, construction, and other uses. This processing occurs after aggregate extraction. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Safe park transitory accommodations | 17.110.669 Safe park transitory accommodations. <u>See Section 17.505.040(D), Safe park transitory accommodations.</u> | <ul style="list-style-type: none"> • Refers to an existing definition in Chapter 17.505. |
| School | 17.110.670 School. “School” means an institution primarily engaged in teaching and learning, operated by a public school district, nonprofit organization, or a private | <ul style="list-style-type: none"> • New definition, not currently defined |

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| | organization. Business and trade schools and Montessori schools are included, as are satellite buildings of higher education colleges. | |
| Secure community transition facility | 17.110.671 Secure community transition facility. “Secure community transition facility” means a secure facility that provides supervision, security, ensures the provision of sex offender treatment services, and are established pursuant to Chapter 71.09 RCW. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Sending areas and parcels | 17.110.669672 Sending areas and parcels. | <ul style="list-style-type: none"> • New code section number. |
| Setback | 17.110.674677 Setback. | <ul style="list-style-type: none"> • New code section number. |
| Shared work / maker space | 17.110.674 Shared work/maker space. “Shared work/maker space” means a facility offering work related amenities to be used by individuals or groups in exchange for compensation. Amenities include, but are not limited to, meeting rooms, private offices, high speed internet, artist studios, craft spaces, woodworking shops and commercial kitchens. Such facilities may also hold classes or workshops available to the public. This definition also includes facilities that provide organizational, mentoring or capital support intended to accelerate the successful development of start-up companies, or imparts job and business skills to employees or trainees. Incubated businesses make progress toward independence and relocation into permanent facilities. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Shellfish / fish hatcheries and processing facilities | 17.110.675 Shellfish/fish hatcheries and processing facilities. “Shellfish/fish hatcheries and processing facilities” means uses which involve the production, processing or sales of finfish, shellfish, or other aquatic or marine products within a confined space and under controlled feeding, sanitation, harvesting, or processing procedures. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Shelter | 17.110.676 Shelter. “Shelter” means a residential facility serving as a center to receive, provide and house persons who need shelter. The shelter may allow partners, dependents, pets, and/or possessions. The facility may provide on-site services. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Shipping container | 17.110.673677 Shipping container. | <ul style="list-style-type: none"> • New code section number. |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

| | | |
|---|--|---|
| Shooting / gun facility, indoor | <u>17.110.678 Shooting/gun facility, indoor.</u> “Shooting/gun facility, indoor” means an indoor facility designated for the discharge of firearms for individuals wishing to practice, improve upon or compete as to their shooting skills. The facility may have a site with one or more shooting ranges but does not include residential property. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Shooting / gun facility, outdoor | <u>17.110.679 Shooting/gun facility, outdoor.</u> “Shooting/gun facility, outdoor” means an outdoor facility designated for the discharge of firearms for individuals wishing to practice, improve upon or compete as to their shooting skills. The facility may have a site with one or more shooting ranges but does not include residential property. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Sign | <u>17.110.675680 Sign.</u> | <ul style="list-style-type: none"> • New code section number. |
| Sign permit | <u>17.110.680681 Sign permit.</u> | <ul style="list-style-type: none"> • New code section number. |
| Single-family transitory accommodations | <u>17.110.684 Single-family transitory accommodations.</u> See Section 17.505.040(A), Single-family transitory accommodations. | <ul style="list-style-type: none"> • Refers to an existing definition in Chapter 17.505. |
| Site | <u>17.110.683685 Site.</u> | <ul style="list-style-type: none"> • New code section number. |
| Site plan | <u>17.110.685686 Site plan.</u> | <ul style="list-style-type: none"> • New code section number. |
| Site-specific amendment | <u>17.110.686687 Site-specific amendment.</u> | <ul style="list-style-type: none"> • New code section number. |
| Small transitory accommodations | <u>17.110.688 Small transitory accommodations.</u> See Section 17.505.040(B), Small transitory accommodations. | <ul style="list-style-type: none"> • Refers to an existing definition in Chapter 17.505. |
| Slaughterhouse or animal processing | <u>17.110.689 Slaughterhouse or animal processing.</u> “Slaughterhouse or animal processing” means a building or facility used for the slaughtering of animals and the processing and storage of animal products and waste that results from a slaughtering process. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Special care residence | <u>17.110.690 Special care residence.</u> “Special care residence” means a manufactured or mobile home used by a family member in need of special, frequent and routine care and assistance by reason of advanced age or ill health. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Stealth technology | <u>17.110.687691 Stealth technology.</u> | <ul style="list-style-type: none"> • New code section number. |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

| | | |
|-------------------------------------|--|---|
| Storage, hazardous materials | 17.110.688692 <u>Storage, hazardous materials.</u> | <ul style="list-style-type: none"> • New code section number. |
| Storage, vehicle and equipment | 17.110.690694 <u>Storage, vehicles and equipment.</u> “Storage, vehicles and equipment” means an indoor or outdoor area for parking or holding of motor vehicles and boats or wheeled equipment for more than seventy-two hours. This definition excludes automotive sales and rentals, automobile or recreational vehicle repair automotive service and repair shops , equipment sales, rentals and repair, and auto wrecking yards. | <ul style="list-style-type: none"> • Clarifying edits - expands list of exclusions |
| Storage, indoor | 17.110.691695 <u>Storage, indoor.</u> “Storage, indoor” means a building or group of buildings consisting of self-contained units leased to individuals, organizations, or businesses for self storage of personal property storage of goods and/or materials located within a building . The definition excludes hazardous materials storage, self-service storage , outdoor storage, and vehicle storage. | <ul style="list-style-type: none"> • Clarifying edits - includes self-storage |
| Storage, outdoor | 17.110.692696 <u>Storage, outdoor.</u> “Storage, outdoor” means outdoor storage of products, supplies, and equipment. This definition excludes hazardous materials storage, self-service storage, indoor storage wrecking yards, and vehicle storage. | <ul style="list-style-type: none"> • Clarifying edits - expands list of exclusions |
| Storage container | 17.110.693697 <u>Storage container.</u> | <ul style="list-style-type: none"> • New code section number. |
| Street | 17.110.695698 <u>Street.</u> | <ul style="list-style-type: none"> • New code section number. |
| Streetscape | 17.110.697699 <u>Streetscape.</u> | <ul style="list-style-type: none"> • New code section number. |
| Stump grinding and firewood cutting | 17.110.706 <u>Stump grinding and firewood cutting.</u> “ <u>Stump grinding and firewood cutting</u> ” means any commercial operation that <u>cuts, saws, chops, or grinds wood.</u> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Subarea plan | 17.110.706707 <u>Subarea plan</u> | <ul style="list-style-type: none"> • New code section number. |
| Temporary offices and model homes | 17.110.709 <u>Temporary offices and model homes.</u> “ <u>Temporary offices and model homes</u> ” means a structure designed to serve as a temporary office for supervision on a construction site, a temporary on-site real estate office, temporary business office in advance of a permanent facility construction, or a dwelling unit temporarily used for display purposes | <ul style="list-style-type: none"> • New definition, not currently defined |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

| | | |
|---------------------------------------|--|---|
| | as an example for dwelling units available for sale or rental in a particular subdivision or residential development. | |
| Temporary use | 17.110.720717 Temporary use. | <ul style="list-style-type: none"> • New code section number. |
| Top soil production | 17.110.718 Top soil production. “Top soil production” means any commercial operation involving the production and sale of top soil in any form for use on property other than that on which the operation is located. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Transitory accommodations | 17.110.726 Transitory accommodations. “Transitory accommodations” means shelters, as defined in Chapter 17.505, that are not permanently attached to the ground, may easily be erected and dismantled or moved, and are intended for temporary occupancy. Transitory accommodations also include all other facilities specifically identified in chapter 17.505 ‘Transitory Accommodations’. | <ul style="list-style-type: none"> • Refers to an existing definition in Chapter 17.505. |
| Transportation terminals, marine | 17.110.727 Transportation terminals, marine. “Transportation terminals, marine” means a building, structure, or area that primarily supports ancillary facilities for water-borne transportation (e.g. commuter ferries, water taxis, hovercraft) or short-term excursions (e.g. charter boats, mini-cruises, sight-seeing, gambling, dining, and entertainment on the water) including but not limited to: passenger terminals and berthing areas, storage, employee or passenger parking, administrative functions, ship servicing area, layover berths, fueling stations, and other boat or passenger services. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Transportation terminals, non-marine | 17.110.728 Transportation terminals, non-marine. “Transportation terminals, non-marine” means a building, structure, or area designed for persons changing transportation modes. This definition excludes marine transportation terminals. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Transshipment facilities | 17.110.729 Transshipment facilities. “Transshipment facilities” means a facility designed to transfer cargo from one ship or other form of transport to another. Examples include, but are not limited to: docks, wharves, marine rails, cranes, and barge facilities. | <ul style="list-style-type: none"> • New definition, not currently defined |
| Urban level of sanitary sewer service | 17.110.728734 Urban level of sanitary sewer service. | <ul style="list-style-type: none"> • New code section number. |

PRELIMINARY DRAFT (Not for Public Distribution)
Attachment D4: Detailed Changes – Definitions

| | | |
|------------------------------|---|---|
| Use | <u>17.110.730736 Use.</u> | <ul style="list-style-type: none"> • New code section number. |
| Useable marijuana | <p><u>17.110.737 Useable marijuana</u> <u>“Useable marijuana” means dried marijuana flowers; it does not include marijuana-infused products or marijuana concentrates. Where this definition conflicts with RCW 69.50.101, as now or hereafter amended, that in state law shall govern.</u></p> | <ul style="list-style-type: none"> • New definition that transfers the existing definition in Chapter 17.520 KCC to Chapter 17.110 KCC. • This updates the definition to match RCW 69.50.101(y), for what currently exists and for the update to take effect in 2022. |
| Vocational school | <p><u>17.110.742 Vocational school.</u> <u>“Vocational school” means an institution providing instruction and training in a specific service, such as art, dance, driving, and music, or a specific trade, such as business, real estate, travel, auto machinery repair, welding, and skill center.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Warehousing and distribution | <p><u>17.110.743 Warehousing and distribution.</u> <u>“Warehousing and distribution” means a facility where goods are received and/or stored for delivery to other firms or the final customer.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |
| Wetland mitigation bank | <p><u>17.110.762 Wetland mitigation bank.</u> <u>“Wetland mitigation bank” means a site where wetlands are restored, created, enhanced or preserved exclusively for the purpose of compensatory mitigation in advance of authorized impacts to similar resources.</u></p> | <ul style="list-style-type: none"> • New definition, not currently defined |

1
2

1 This attachment to the Zoning Use Table Update staff report provides a detailed crossover
 2 document that clarifies proposed changes to Kitsap County Code sections 17.410.030;
 3 17.410.042; 17.410.044; and 17.410.046 in an underline and strikeout format. Cells highlighted
 4 in yellow indicate a change to the permit review requirements for a categorical use in the zone.
 5

6 **17.410.030 Interpretation of tables.**

7 A. Legend. The following letters and symbols have the following meanings when they appear in
 8 the box at the intersection of the column and the row:
 9

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

10
 11 B. Permit review requirements. Multiple letters or symbols in a cell, or a small number
 12 (subscript) in a cell, indicate a different level of permit review may be required for uses in
 13 specific zones. Those additional requirements can be found in Chapter 17.415 or in the special
 14 provisions of a zone chapter. All applicable requirements shall govern a use whether specifically
 15 identified in this chapter or not.

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

22 ~~C.D.~~ Unclassified Uses. Except as provided in Section 17.100.040, Allowed uses, if a use is
 23 not listed in the use column, the use is prohibited in that designation.
 24

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Section 177: Kitsap County Code Section 17.410.042, “Rural, resource, urban residential zones use table,”

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|---|----------------------|------------------|----------------------|-----------------------|--------------------------|-------------------------------|----------------------|----------------------|----------------------|----------------------------------|--------------------------------|--------------------------|
| Zoning Classification (1)(3)(4)→ | | RR | RP | RW | FRL | MRO | UR | GB | UL | UCR | UM | UH | |
| Categorical Use (1)(3)(4) ↓ | | (2) <u>17.130</u> | <u>17.140</u> | (2) <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | (5) <u>17.180</u> | (5) <u>17.190</u> | (5) <u>17.200</u> | (5) <u>17.210</u> | (5) <u>17.220</u> | (5) <u>17.230</u> | |
| RESIDENTIAL USES | | | | | | | | | | | | | |
| 102 <u>100</u> | Accessory living quarters dwelling unit, attached | P | P | P | -- | -- | P | P | P | P | P | -- | |
| 100 <u>102</u> | Accessory dwelling units, detached | C | C | C | -- | -- | P | P | P | P | P | -- | |
| 110 <u>104</u> | Caretaker dwelling | -- | -- | -- | -- | P | -- | -- | -- | -- | ACUP - | -- | |
| 126 <u>106</u> | Guest house | P | P | P | -- | -- | P | P | P | P | P | -- | |
| Dwelling, family living | | | | | | | | | | | | | |
| 114 <u>108</u> | Cottage housing developments | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP P | P | ACUP P | - P | |
| 116 <u>110</u> | Dwelling, Duplex | P | P | P | P | -- | P | P | P | P | P | - P | |
| 118 | Dwelling, existing | P | P | P | P | P | P | P | P | P | P | P | Categorical use removed. |
| 328 <u>112</u> | Recreational Vehicle Camping Parks Manufactured/mobile/RV/park-model/tiny home park | C | C | C | -- | -- | C ACUP | C ACUP | C ACUP | - ACUP | - ACUP | - ACUP | |
| 132 <u>114</u> | Mobile home | P | P | P | P | P | C P | P | P | P | P | -- | |
| 120 <u>116</u> | Dwelling, Multifamily Multiple family | -- | -- | -- | -- | -- | - ACUP | C ACUP | C P | ACUP P | P | P | |
| 122 <u>118</u> | Dwelling, Single-family attached | C | C | -- | C | -- | P | P | P | P | P | ACUP P | |
| 124 <u>120</u> | Dwelling, Single-family detached (includes manufactured homes) | P | P | P | C | -- | P | P | P | P | P | P | |
| Dwelling, group living | | | | | | | | | | | | | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|---|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|-------------------------------|-------------------------|-------------------------|-------------------------|----------------------------------|--------------------------------|---|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| <u>106</u> <u>122</u> | Adult family home | P | P | P | -- | -- | P | P | P | P | P | P | |
| <u>124</u> | <u>Group Living (1 to 6 rooms)</u> | = | = | = | = | = | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | New categorical use |
| <u>109</u> | <u>Boarding house</u> | -- | -- | -- | -- | -- | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>P</u> | <u>P</u> | Combined with Group Living (1-6 rooms). |
| <u>112</u> | <u>Convalescent home or congregate care facility</u> | -- | -- | -- | -- | -- | -- | -- | <u>€</u> | <u>ACUP</u> | <u>€</u> | <u>ACUP</u> | |
| <u>134</u> | <u>Residential care facility</u> | -- | -- | -- | -- | -- | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>P</u> | <u>P</u> | <u>P</u> | |
| <u>126</u> | <u>Group Living (7 or more rooms)</u> | = | = | = | = | = | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>P</u> | <u>P</u> | New categorical use |
| <u>112</u> | <u>Convalescent home or congregate care facility</u> | -- | -- | -- | -- | -- | -- | -- | <u>€</u> | <u>ACUP</u> | <u>€</u> | <u>ACUP</u> | Combined with Group Living (7 or more rooms). |
| <u>134</u> | <u>Residential care facility</u> | -- | -- | -- | -- | -- | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>P</u> | <u>P</u> | <u>P</u> | |
| <u>128</u> | <u>Permanent transitory accommodations, small, large, safe parks, and indoor</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | Transferred from KCC 17.505, Permissibility is not changing. |
| Other Residential Uses | | | | | | | | | | | | | |
| <u>130</u> | <u>Bed and breakfast house, 1-4 rooms</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | = | = | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>P</u> | <u>ACUP</u> | = | Split use based on KCC 17.410.050 A.34. Permissibility is not changing. |
| <u>132</u> | <u>Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests</u> | <u>C</u> | <u>C</u> | <u>C</u> | = | = | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | = | |
| <u>134</u> | <u>Home business, incidental</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>€</u> <u>P</u> | = | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | Transferred from KCC 17.410.060 B.1. Permissibility is not changing. |
| <u>136</u> | <u>Home business, minor</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>€</u> <u>P</u> | = | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | |
| <u>138</u> | <u>Home business, moderate</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>€</u> <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | |
| <u>140</u> | <u>Vacation rentals, 1-4 rooms</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | = | = | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>P</u> | <u>ACUP</u> | = | Split use based on KCC 17.410.050 A.34. Permissibility is not changing. |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|----------------------|------------------|----------------------|-----------------------|--------------------------|-------------------------------|---------------|----------------------|-------------------------|----------------------------------|--------------------------------|---|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| <u>142</u> | <u>Vacation rentals, 5 or more rooms</u> | <u>C</u> | <u>C</u> | <u>C</u> | = | = | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | = | |
| COMMERCIAL USES | | | | | | | | | | | | | |
| Hotels or Hospitality | | | | | | | | | | | | | |
| <u>202</u> <u>200</u> | Adult entertainment | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| <u>226</u> <u>202</u> | Conference center | <u>€</u> <u>=</u> | -- | <u>€</u> <u>=</u> | -- | -- | -- | -- | <u>P</u> <u>=</u> | -- | -- | -- | |
| <u>234</u> <u>204</u> | Drinking establishments | -- | -- | -- | -- | -- | -- | -- | -- | -- | <u>-</u> <u>ACUP</u> | <u>-</u> <u>ACUP</u> | |
| <u>222</u> | <u>Brew pubs</u> | <u>€</u> | <u>-</u> | <u>€</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | Combined with Drinking establishments. |
| <u>238</u> <u>206</u> | Espresso stands | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | <u>P</u> | |
| <u>208</u> | <u>Event facility</u> | <u>C</u> | <u>C</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | New categorical use |
| <u>130</u> <u>210</u> | Hotel/motel | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | <u>ACUP</u> <u>=</u> | |
| <u>212</u> | <u>Resort</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | New categorical use |
| <u>286</u> <u>214</u> | Restaurants, <u>high turnover with drive-thru service</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- | <u>-</u> <u>C</u> | <u>-</u> <u>C</u> | |
| <u>284</u> <u>216</u> | Restaurants, <u>without drive-thru service</u> | <u>€</u> <u>=</u> | -- | <u>€</u> <u>=</u> | -- | -- | -- | -- | <u>-</u> <u>C</u> | <u>C</u> | <u>-</u> <u>ACUP</u> | <u>ACUP</u> | |
| Retail | | | | | | | | | | | | | |
| <u>206</u> <u>218</u> | Auction house | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| <u>216</u> <u>220</u> | Automobile, <u>mobile home</u> , recreational vehicle, or boat sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| <u>270</u> | <u>Mobile home sales</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | Combined with Automobile, mobile home, recreational vehicle, or boat sales. |
| <u>210</u> <u>222</u> | Automobile, <u>recreational vehicle or boat</u> rentals | -- | -- | -- | -- | -- | -- | -- | -- | <u>ACUP</u> <u>=</u> | <u>ACUP</u> <u>=</u> | <u>ACUP</u> <u>=</u> | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|-------------------|------------------|---------------|-----------------------|--------------------------|-------------------------------|---------------|-----------------|-------------------|----------------------------------|--------------------------------|---|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| 288 | Recreational vehicle rental | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Automobile, recreational vehicle or boat rentals. |
| 240 224 | Equipment sales, rentals and repair, heavy | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Equipment sales, rentals and repair, heavy. |
| 240 226 | Equipment sales, rentals and repair, light | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Equipment sales, rentals and repair, light. |
| 240 228 | Equipment sales, rentals and repair, recreational | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP | |
| 218 | Nonmotorized recreation rentals | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP | Combine with Equipment sales, rentals and repair, recreational. |
| 214 230 | Automobile service station Fuel or charging station, with convenience store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 214 232 | Automobile service station Fuel or charging station, with convenience store | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 252 234 | General retail merchandise stores – less than 4,000 s.f. | -- | -- | -- | -- | -- | -- | -- | ACUP | C ACUP | ACUP | ACUP | |
| 208 | Auto parts and accessory stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combine with General retail merchandise stores – less than 4,000 s.f. |
| 220 | Boat/marine supply stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 228 | Custom art and craft stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 280 | Pet shop—retail and grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | |
| 254 236 | General retail merchandise stores – 4,000 to 9,999 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | ACUP | |
| 208 | Auto parts and accessory stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|-------------------|------------------|---------------|-----------------------|--------------------------|-------------------------------|---------------|---------------|---------------|----------------------------------|--------------------------------|--|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| 220 | Boat/marine supply stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combine with General retail merchandise stores – 4,000 to 9,999 s.f. |
| 228 | Custom art and craft stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 280 | Pet shop—retail and grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | |
| 256 238 | General retail merchandise stores – 10,000 to 15,000 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 208 | Auto parts and accessory stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combine with General retail merchandise stores – 10,000 to 15,000 s.f. |
| 220 | Boat/marine supply stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 228 | Custom art and craft stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 280 | Pet shop—retail and grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | |
| 258 240 | General retail merchandise stores – 15,001 to 24,999 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 208 | Auto parts and accessory stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combine with General retail merchandise stores – 15,001 to 24,999 s.f. |
| 220 | Boat/marine supply stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 228 | Custom art and craft stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 280 | Pet shop—retail and grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | |
| 260 242 | General retail merchandise stores – 25,000 s.f. or greater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 208 | Auto parts and accessory stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combine with General retail merchandise stores – 25,000 s.f. |
| 220 | Boat/marine supply stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 228 | Custom art and craft stores | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 280 | Pet shop—retail and grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|-------------------------|---------------------|-------------------------|-----------------------|--------------------------|-------------------------------|-------------------------|-------------------------|--------------------------|----------------------------------|--------------------------------|---|
| | | RR (2) <u>17.130</u> | RP <u>17.140</u> | RW (2) <u>17.150</u> | FRL <u>17.160</u> | MRO <u>17.170</u> | UR (5) <u>17.180</u> | GB (5) <u>17.190</u> | UL (5) <u>17.200</u> | UCR (5) <u>17.210</u> | UM (5) <u>17.220</u> | UH (5) <u>17.230</u> | |
| Zoning Classification (1)(3)(4)→ | | | | | | | | | | | | | |
| Categorical Use (1)(3)(4) ↓ | | | | | | | | | | | | | |
| 268 244 | Lumber and bulky building material sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 246 | Marijuana retailer | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Transferred from KCC 17.520. Permissibility is not changing. |
| 272 248 | Nursery, retail | C | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 274 250 | Nursery, wholesale | P | P | P | -- | P | -- | -- | -- | -- | -- | -- | |
| Offices and Services | | | | | | | | | | | | | |
| 212 254 | Automobile or recreational vehicle repair and carwashes | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 212 256 | Automobile repair and Carwashes | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 224 258 | Clinic, medical | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | |
| 230 260 | Day-care center | C | C | -- | -- | -- | C ACUP | C ACUP | C ACUP | C ACUP | ACUP P | ACUP P | |
| 232 262 | Day-care center, family home-based | P | P | -- | -- | -- | P | C P | P | P | ACUP P | ACUP P | |
| 204 264 | Ambulance service Dispatch facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 245 266 | Fitness center | -- | -- | -- | -- | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | |
| 246 268 | General office and management services – less than 4,000 s.f. | -- | -- | -- | -- | -- | -- | -- | C | C | ACUP | ACUP P | |
| 236 | Engineering and construction offices | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with General office and management services – less than 4,000 s.f. |
| 244 | Financial, banking, mortgage and title institutions | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 248 270 | General office and management services – 4,000 to 9,999 s.f. | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | ACUP | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|-------------------|------------------|---------------|-----------------------|--------------------------|-------------------------------|---------------|---------------|---------------|----------------------------------|--------------------------------|--|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| 236 | Engineering and construction offices | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with General office and management services – 4,000 to 9,999 s.f. |
| 244 | Financial, banking, mortgage and title institutions | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 250 272 | General office and management services – 10,000 s.f. or greater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | |
| 236 | Engineering and construction offices | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with General office and management services – 10,000 s.f. or greater. |
| 244 | Financial, banking, mortgage and title institutions | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 262 274 | Kennels or pet day-cares | C | C | C | -- | -- | -- | -- | -- | -- | -- | -- | |
| 264 276 | Kennels, hobby | P | P | P | -- | -- | -- P | P | P | P | P | -- | |
| 276 278 | Off-street parking facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 276 280 | Off-street parking facilities, structured | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 282 | Personal services — skin care, massage, manicures, hairdresser/barber | -- | -- | -- | -- | -- | -- | -- | C | C | ACUP | P | |
| 266 | Laundromats and laundry services | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | ACUP | Combined with Personal services. |
| 280 | Pet shop—retail and grooming | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | |
| 282 284 | Research laboratory, <u>less than 4,000 s.f.</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 282 286 | Research laboratory, <u>4,000 to 9,999 s.f.</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 282 288 | Research laboratory, <u>10,000 s.f. or greater</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|-------------------|------------------|---------------|-----------------------|--------------------------|-------------------------------|---------------|---------------|---------------|----------------------------------|--------------------------------|---|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| 290 <u>290</u> | Tourism facilities, including outfitter and guide facilities | € = | -- | € = | -- | -- | -- | -- | -- | -- | -- | -- | Existing code only allows this use in the Port Gamble Redevelopment Plan area which are now found in the proposed Appendix F. |
| 292 <u>292</u> | Tourism facilities, including seaplane and tour boat terminals | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 298 <u>294</u> | Veterinary clinics/animal hospitals/ <u>wildlife shelters</u> | C PBD | C | -- PBD | -- | -- | -- | -- | -- | -- | -- ACUP | € ACUP | PBD in the existing code only applies to the Port Gamble Redevelopment Plan area which is now located in the proposed Appendix F. |
| Other Commercial Uses | | | | | | | | | | | | | |
| <u>296</u> | <u>Shared work/maker space</u> | = | = | = | = | = | C | C | C | C | C | C | New categorical use. |
| RECREATIONAL/ CULTURAL USES | | | | | | | | | | | | | |
| <u>300</u> | <u>Arboreta, botanical garden</u> | = | = | = | = | = | C | C | = | = | = | = | New categorical use. |
| 328 <u>302</u> | Recreational vehicle camping parks <u>Campground</u> | C | C | C | -- | -- | C | C | C | -- C | -- | -- | |
| 304 | Carnival or circus | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Categorical use removed. |
| 306 <u>304</u> | Club, civic or social | € ACUP | C | -- | -- | € = | C | C | C | ACUP C | ACUP | ACUP | |
| 312 <u>306</u> | Movie/performance theaters <u>Entertainment facility, indoor</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- ACUP | -- ACUP | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | Combined with Entertainment facility, indoor. |
| 314 <u>308</u> | Movie/performance theaters <u>Entertainment facility, outdoor</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP C | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | Combined with Entertainment facility, outdoor. |
| 308 <u>310</u> | Golf courses | C | C | -- | -- | -- | -- C | C | C | ACUP C | € = | ACUP = | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|---|-------------------|------------------|---------------|-----------------------|--------------------------|-------------------------------|---------------|---------------|---------------|----------------------------------|--------------------------------|---|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| 310 312 | Marinas | -- | -- | -- | -- | -- | -- C | C | C | ACUP C | C | C | |
| 314 | Marina support services | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | New categorical use. |
| 318 316 | Parks and open space | P | P | P | P | -- | P | P | P | P | P | P | |
| 322 318 | Race track, minor | -- | -- | C | C | € -- | -- | -- | -- | -- | -- | -- | |
| 320 | Race track, major | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Race track. |
| 324 320 | Recreational facilities, private indoor | C | C | C | -- | -- | C | C | € ACUP | ACUP | € ACUP | ACUP | |
| 302 | Amusement centers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Recreational facilities, indoor. |
| 326 322 | Recreational facilities, public outdoor | ACUP | ACUP | C | -- | -- | C | C | C | C | C | C | |
| 302 | Amusement centers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Recreational facilities, outdoor. |
| 324 | Shooting/gun facility, indoor | C | C | C | -- | -- | -- | -- | -- | -- | -- | -- | New categorical use. |
| 326 | Shooting/gun facility, outdoor | C | C | C | -- | -- | -- | -- | -- | -- | -- | -- | New categorical use. |
| 330 328 | Zoo, aquarium | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | ACUP | Combined with Zoo, aquarium categorical use. |
| INSTITUTIONAL USES | | | | | | | | | | | | | |
| 402 400 | Government/public structures | ACUP | ACUP | -- | -- | -- | ACUP | ACUP | ACUP | ACUP | ACUP | ACUP | |
| 402 | High-risk secured facility | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Previous code update omitted from the allowed use tables in sections 17.410.042 and 17.410.046. Permissibility is not changing. |
| 404 | Hospital | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|-------------------|------------------|------------------|-----------------------|--------------------------|-------------------------------|-------------------|-------------------|-------------------|----------------------------------|--------------------------------|---|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| 406 | Places of worship | C | C | -- | -- | -- | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | ACUP | |
| 410 408 | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (greater than 300 square feet) | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | ACUP | € <u>ACUP</u> | ACUP | Split use by the size of the structure to allow for scaling the level of permit review. |
| 410 409 | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (300 square feet or less) | € <u>P</u> | € <u>P</u> | € <u>P</u> | € <u>P</u> | € <u>P</u> | € <u>P</u> | € <u>P</u> | € <u>P</u> | ACUP <u>P</u> | € <u>P</u> | ACUP <u>P</u> | |
| 408 410 | Private or public Schools, elementary and middle school/junior high | C | C | -- | -- | -- | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | |
| 408 412 | Private or public Schools, high school | C | C | -- | -- | -- | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | |
| 408 414 | Private or public Schools, college/vocational – less than 8,000 s.f. | C | € <u>=</u> | -- | -- | -- | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | |
| 408 416 | Private or public Schools, college/vocational school – 8,000 s.f. or greater | C | € <u>=</u> | -- | -- | -- | € <u>=</u> | € <u>=</u> | € <u>=</u> | € <u>=</u> | € <u>=</u> | € <u>=</u> | |
| 418 | Secure community transition facility | = | = | = | = | = | = | = | = | = | = | = | New categorical use. |
| 296 420 | Transportation terminals, marine | -- | -- | -- | -- | -- | -- <u>ACUP</u> | -- <u>ACUP</u> | -- <u>ACUP</u> | -- <u>ACUP</u> | -- <u>ACUP</u> | -- <u>ACUP</u> | |
| 296 422 | Transportation terminals, non-marine | -- | -- | -- | -- | -- | -- | -- | -- <u>C</u> | -- <u>C</u> | -- <u>ACUP</u> | -- <u>ACUP</u> | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|-------------------|------------------|---------------|-----------------------|--------------------------|-------------------------------|---------------|---------------|---------------|----------------------------------|--------------------------------|---|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| <u>424</u> | <u>Wireless communications facilities</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | Transferred from KCC 17.530. Proposed KCC 17.415 refers a customer to KCC 17.530 for development standards by wireless communication facility type. Permissibility is not changing. |
| INDUSTRIAL USES | | | | | | | | | | | | | |
| <u>548</u> <u>500</u> | <u>Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. Airports</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| <u>502</u> | <u>Air pilot training schools</u> | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Airports. |
| <u>506</u> <u>502</u> | Boat yard | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| <u>508</u> <u>504</u> | Cemeteries | C | C | C | -- | -- | C | C | C | C | C | C | |
| <u>512</u> <u>506</u> | Contractor's storage yard | C | C | -- | -- | ACUP | -- | -- | -- | -- | -- | -- | |
| <u>514</u> <u>508</u> | <u>Food and beverage production, brewery or distillery, less than 4,000 s.f.</u> | € = | -- | € = | -- | -- | -- | -- | -- | -- | -- | -- | Existing code only allows this use in the Port Gamble Redevelopment Plan area. |
| <u>514</u> <u>510</u> | <u>Food and beverage production, brewery or distillery, 4,000 to 9,999 s.f.</u> | € = | -- | € = | -- | -- | -- | -- | -- | -- | -- | -- | |
| <u>514</u> <u>512</u> | <u>Food and beverage production, brewery or distillery, 10,000 s.f. or greater</u> | € = | -- | € = | -- | -- | -- | -- | -- | -- | -- | -- | |
| <u>516</u> <u>514</u> | Fuel distributors | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| <u>508</u> <u>516</u> | Funeral homes | C | C | C | -- | -- | C | C | C | C | C | C | |
| <u>518</u> | Helicopter pads | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|--|--|------------------------|------------------------|------------------------|------------------------|--------------------------|-------------------------------|------------------------|------------------------|------------------------|----------------------------------|--------------------------------|--|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | 17.130 | 17.140 | 17.150 | 17.160 | 17.170 | 17.180 | 17.190 | 17.200 | 17.210 | 17.220 | 17.230 | |
| 520 | Mobile home Manufactured home, mobile home, park model, tiny home - sales | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 526 522 | Manufacturing and fabrication, hazardous | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 504 | Assembly and packaging operations | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Manufacturing and fabrication, hazardous. |
| 524 524 | Manufacturing and fabrication, heavy | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 504 | Assembly and packaging operations | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Manufacturing and fabrication, heavy. |
| 520 526 | Manufacturing and fabrication, light | € = | -- | € = | -- | -- | -- | -- | -- | -- | -- | -- | Existing code only allows this use in the Port Gamble Redevelopment Plan area. |
| 504 | Assembly and packaging operations | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Manufacturing and fabrication, light. |
| 522 528 | Manufacturing and fabrication, medium | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 504 | Assembly and packaging operations | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Manufacturing and fabrication, medium. |
| 530 | Marijuana processor | = | = | = | = | = | = | = | = | = | = | = | Transferred from KCC 17.520. Permissibility is not changing. |
| 532 | Marijuana producer, Tier 1 | = | = | = | = | = | = | = | = | = | = | = | Transferred from chapter 17.520. Level of permit review is not changing. |
| 534 | Marijuana producer, Tier 2 | = | = | = | = | = | = | = | = | = | = | = | |
| 536 | Marijuana producer, Tier 3 | = | = | = | = | = | = | = | = | = | = | = | |
| 528 538 | Recycling centers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 530 540 | Rock crushing | -- | -- | C | C | ACUP C | -- | -- | -- | -- | -- | -- | |
| 532 542 | Slaughterhouse or animal processing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|--|-------------------|------------------|---------------|-----------------------|--------------------------|-------------------------------|---------------|---------------|---------------|----------------------------------|--------------------------------|--|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | <u>17.130</u> | <u>17.140</u> | <u>17.150</u> | <u>17.160</u> | <u>17.170</u> | <u>17.180</u> | <u>17.190</u> | <u>17.200</u> | <u>17.210</u> | <u>17.220</u> | <u>17.230</u> | |
| 534 544 | Storage, hazardous materials | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Categorical use reviewed under the Storage, hazardous materials categorical use. |
| 540 | Storage, self-service | -- | -- | -- | -- | -- | € | € | € | € | € | € | |
| 542 | Storage, vehicle and equipment | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 536 546 | Storage, indoor | -- | -- | -- | -- | -- | -- | -- | C | C | C | C | |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Categorical use reviewed under the Storage, indoor categorical use. |
| 540 | Storage, self-service | -- | -- | -- | -- | -- | € | € | € | € | € | € | |
| 542 | Storage, vehicle and equipment | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 538 548 | Storage, outdoor | -- | -- | -- | -- | -- | -- | -- | C | C | C | C | |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Categorical use reviewed under the Storage, outdoor categorical use. |
| 540 | Storage, self-service | -- | -- | -- | -- | -- | € | € | € | € | € | € | |
| 542 | Storage, vehicle and equipment | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 544 550 | Top soil production, stump grinding, firewood cutting, and composting | C | C | -- | -- | € ACUP | -- | -- | -- | -- | -- | -- | |
| 546 552 | Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities | -- | -- | -- | -- | P | -- | -- | -- | -- | -- | -- | |
| 550 554 | Warehousing and distribution | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 552 556 | Wrecking yards and junk yards | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| RESOURCE | | | | | | | | | | | | | |
| 602 600 | Aggregate extractions sites | C | C | C | P | C | -- | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | | Rural Residential | Rural Protection | Rural Wooded | Forest Resource Lands | Mineral Resource Overlay | Urban Low Density Residential | | | | Urban Medium Density Residential | Urban High Density Residential | Notes or comments: |
|---|---|------------------------|------------------------|------------------------|------------------------|--------------------------|-------------------------------|------------------------|------------------------|------------------------|----------------------------------|--------------------------------|---|
| Zoning Classification (1)(3)(4)→ | | RR (2) | RP | RW (2) | FRL | MRO | UR (5) | GB (5) | UL (5) | UCR (5) | UM (5) | UH (5) | |
| Categorical Use (1)(3)(4) ↓ | | 17.130 | 17.140 | 17.150 | 17.160 | 17.170 | 17.180 | 17.190 | 17.200 | 17.210 | 17.220 | 17.230 | |
| 602 | Agricultural use, primary | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | = | = | = | = | Categorical use transferred permissibility from 17.455 Permissibility is not changing. |
| 606 604 | Aquaculture practices | C | C | C | -- | -- | C | C | C | C | C | C | |
| 608 606 | Forestry | P | P | P | P | P | -- P | P | P | -- | P | P | |
| 610 608 | Shellfish/fish hatcheries and processing facilities | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| ACCESSORY USES | | | | | | | | | | | | | |
| 700 | Accessory use or structure | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | Combined accessory use or structure for all land uses categories into one. Existing code lists it multiple times throughout the tables. |
| TEMPORARY USES | | | | | | | | | | | | | |
| 800 | Special care units residence | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | = | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | Transferred from KCC 17.410.060 B.43. Permissibility is not changing. |
| 290 802 | Temporary offices and model homes | ACUP | ACUP | -- | -- | -- | P | P | P | P | P | P | |
| 804 | Transitory accommodations, single family residence | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | Transferred from KCC 17.505. Permissibility is not changing. |
| 806 | Transitory accommodations, small, large, safe parks, and indoor | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | |

Section 178: Kitsap County Code Section 17.410.044., “Commercial, industrial, parks, and public facility zones use table,”

| Comprehensive Plan Land Use Designation | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|--|---------------------------------|---|--------------------------------|---------------|-----------------------------|------------------|------------------|---------------|---------------|------------------|-------------------|--------------------------|
| | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| RESIDENTIAL USES | | | | | | | | | | | | |
| 102 100 Accessory living-quarters dwelling unit, attached | -- <u>P</u> | -- <u>P</u> | -- <u>P</u> | P | -- <u>P</u> | -- | -- | -- | -- | -- | -- | |
| 100 102 Accessory dwelling units, detached | -- <u>P</u> | -- <u>P</u> | -- <u>P</u> | P | -- <u>P</u> | -- | -- | -- | -- | -- | -- | |
| 110 104 Caretaker dwelling | ACUP <u>P</u> | ACUP <u>P</u> | ACUP <u>P</u> | ACUP | ACUP <u>P</u> | P | P | P | P | P | P | |
| 126 106 Guest house | -- <u>P</u> | -- <u>P</u> | -- <u>P</u> | P | -- <u>P</u> | -- | -- | -- | -- | -- | -- | |
| Dwelling, family living | | | | | | | | | | | | |
| 114 108 Cottage housing developments | -- <u>ACUP</u> | -- <u>ACUP</u> | -- <u>ACUP</u> | ACUP | -- <u>ACUP</u> | -- | -- | -- | -- | -- | -- | |
| 116 110 Dwelling- Duplex | -- <u>P</u> | -- <u>P</u> | -- <u>P</u> | P | P | -- | -- | -- | -- | -- | -- | |
| 118 Dwelling- existing | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | -- | Categorical use removed. |
| 328 112 Recreational Vehicle Camping Parks Manufactured/mobile/RV/park- model/tiny home park | C | -- | -- | -- | C | -- | -- | -- | -- | -- | ACUP | |
| 132 114 Mobile home | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 120 116 Dwelling- Multifamily Multiple family | ACUP <u>P</u> | ACUP <u>€</u> <u>P</u> | -- P | ACUP | P | -- | -- | -- | -- | -- | -- | |
| 122 118 Dwelling- Single-family attached | ACUP <u>P</u> | ACUP <u>P</u> | -- P | P | P | -- | -- | -- | -- | -- | -- | |
| 124 120 Dwelling- Single-family detached (includes manufactured homes) | -- <u>P</u> | -- <u>P</u> | -- <u>P</u> | P | P | -- | -- | -- | -- | -- | -- | |
| Dwelling, group living | | | | | | | | | | | | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|---|---------------------------------|-----------------------|--------------------------------|-------------------------|-------------------------|-------------------------|------------------|---------------|---------------|------------------|-------------------|---|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 106 122 | Adult family home | P | P | P | P | P | P | P | P | P | P | -- | |
| 124 | <u>Group Living (1 to 6 rooms)</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>ACUP</u> <u>P</u> | <u>P</u> | <u>P</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>ACUP</u> | New categorical use |
| 109 | Boarding house | P | P | P | P | P | P | -- | -- | -- | -- | ACUP | Combined with Group Living (1-6 rooms). |
| 112 | Convalescent home or congregate care facility | ACUP | ACUP | ACUP | ACUP | € | -- | -- | -- | -- | -- | -- | |
| 134 | Residential care facility | ACUP | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | -- | -- | |
| 126 | <u>Group Living (7 or more rooms)</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> | <u>ACUP</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>=</u> | <u>ACUP</u> | New categorical use |
| 112 | Convalescent home or congregate care facility | ACUP | ACUP | ACUP | ACUP | € | -- | -- | -- | -- | -- | -- | Combined with Group Living (7 or more rooms). |
| 134 | Residential care facility | ACUP | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | -- | -- | |
| 128 | <u>Permanent transitory accommodations, small, large, safe parks, and indoor</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | Transferred from KCC 17.505. Permissibility is not changing. |
| Other Residential Uses | | | | | | | | | | | | | |
| 130 | <u>Bed and breakfast house, 1-4 rooms</u> | -- | -- | ACUP | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | Split use based on KCC 17.410.050 A.34. Permissibility is not changing. |
| 132 | <u>Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests</u> | -- | -- | ACUP | C | C | C | -- | -- | -- | -- | -- | |
| 134 | <u>Home business, incidental</u> | <u>--</u> <u>P</u> | <u>--</u> <u>P</u> | <u>--</u> <u>P</u> | <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | Transferred from KCC 17.410.060 B.1. Permissibility is not changing. |
| 136 | <u>Home business, minor</u> | <u>--</u> <u>P</u> | <u>--</u> <u>P</u> | <u>--</u> <u>P</u> | <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | |
| 138 | <u>Home business, moderate</u> | <u>--</u> <u>P</u> | <u>--</u> <u>P</u> | <u>--</u> <u>P</u> | <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | |
| 140 | <u>Vacation rentals, 1-4 rooms</u> | -- | -- | ACUP | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | Split use based on KCC 17.410.050 A.34. Permissibility is not changing. |
| 142 | <u>Vacation rentals, 5 or more rooms</u> | -- | -- | ACUP | C | C | C | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: | |
|---|---|-----------------------------|--------------------------------|--------------------------|-----------------|------------------|--------------------------|-----------------------------|-----------------------------|-------------------------|-------------------|--------------------|---|
| | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | | |
| | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | | |
| COMMERCIAL USES | | | | | | | | | | | | | |
| Hotels or Hospitality | | | | | | | | | | | | | |
| 202 <u>200</u> | Adult entertainment | C | C | -- | -- | -- | -- | C | -- | C | -- | -- | |
| 226 <u>202</u> | Conference center | P | P | P | P | -- | -- | -- | -- | -- | -- | ACUP | |
| 234 <u>204</u> | Drinking establishments | P | P | P | ACUP | P | ACUP | -- | -- | -- | -- | -- | |
| 222 | Brew-pubs | P | P € | P | ACUP | ACUP | -- | ACUP | ACUP | ACUP | -- | -- | Combined with Drinking establishments. |
| 238 <u>206</u> | Espresso stands | P | P | P | P | P | ACUP | P | P | P | ACUP | -- | |
| <u>208</u> | <u>Event facility</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>ACUP</u> | New categorical use |
| 130 <u>210</u> | Hotel/motel | P | P | <u>ACUP</u> <u>--</u> | ACUP | C | -- | -- | -- | -- | -- | -- | |
| <u>212</u> | <u>Resort</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>--</u> | <u>ACUP</u> | New categorical use |
| 286 <u>214</u> | Restaurants, high turnover with <u>drive-thru service</u> | P | P | P <u>C</u> | ACUP | C | -- | P | P | P | -- | -- | |
| 284 <u>216</u> | Restaurants, <u>without drive-thru</u> <u>service</u> | P | P <u>ACUP</u> | P | P | P | € <u>P</u> | P | € <u>P</u> | <u>ACUP</u> <u>P</u> | -- | -- | |
| Retail | | | | | | | | | | | | | |
| 206 <u>218</u> | Auction house | P | P | P | ACUP | -- | C | ACUP <u>P</u> | ACUP <u>P</u> | P | C | -- | |
| 216 <u>220</u> | Automobile, <u>mobile home,</u> recreational vehicle, or boat sales | ACUP <u>P</u> | ACUP <u>P</u> | P | -- | -- | -- | ACUP | -- | ACUP | -- | -- | |
| 270 | Mobile home sales | ACUP | ACUP | -- | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Automobile, mobile home, recreational vehicle, or boat sales. |
| 210 <u>222</u> | Automobile, <u>recreational vehicle</u> <u>or boat rentals</u> | P | P | P | -- P | P | -- | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|--|---------------------------------|---------------------------------|--------------------------------|-----------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|-----------------|------------------|-------------------|---|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 288 | Recreational vehicle rental | ACUP | ACUP | -- | -- | -- | -- | ACUP | ACUP | ACUP | -- | -- | Combined with Automobile, mobile home, recreational vehicle, or boat rentals. |
| 240 224 | Equipment sales, rentals and repair, heavy | P -- | P -- | -- | -- ACUP | -- | ACUP C | P ACUP | P ACUP | P | ACUP | -- | |
| 242 | Farm and garden equipment and sales | P | P | P | -- | -- | ACUP | -- | -- | -- | C | -- | Combined with Equipment sales, rentals and repair, heavy. |
| 240 226 | Equipment sales, rentals and repair, light | P | P | -- | ACUP | -- | ACUP | P | P | P | ACUP | -- | |
| 242 | Farm and garden equipment and sales | P | P | P | -- | -- | ACUP | -- | -- | -- | C | -- | Combined with Equipment sales, rentals and repair, light. |
| 240 228 | Equipment sales, rentals and repair, recreational | P | P | P | ACUP P | P | P | -- | -- | -- | -- | P | |
| 218 | Nonmotorized recreation rentals | P | P | P | P | P | P | -- | -- | -- | -- | P | Combined with Equipment sales, rentals and repair, recreational. |
| 214 230 | Automobile service station Fuel or charging station, with convenience store | P | P ACUP | P | -- | ACUP | C | C | C | P | C | -- | |
| 214 232 | Automobile service station Fuel or charging station, with convenience store | P | P ACUP | P | -- | ACUP P | C ACUP | C ACUP | C ACUP | P | C | -- | |
| 252 234 | General retail merchandise stores – less than 4,000 s.f. | P | P | P | P | P | ACUP | P | P | ACUP | -- | P | |
| 208 | Auto parts and accessory stores | P | P | P | P | P | C | -- | -- | -- | -- | -- | Combined with General retail merchandise stores – less than 4,000 s.f. |
| 220 | Boat/marine supply stores | P | P | P | P | -- | C | -- | -- | -- | -- | -- | |
| 228 | Custom art and craft stores | P | P C | P | P | P | C | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | P | P | P | -- | -- | ACUP | -- | -- | -- | C | -- | |
| 280 | Pet shop—retail and grooming | P | P | P | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | |
| 254 236 | General retail merchandise stores – 4,000 to 9,999 s.f. | P | P | P | ACUP | ACUP | C | -- | -- | -- | -- | ACUP | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|---|---------------------------------|---------------|--------------------------------|---------------|---------------|------------------|------------------|---------------|---------------|------------------|-------------------|--|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 208 | Auto parts and accessory stores | P | P | P | P | P | € | -- | -- | -- | -- | -- | Combined with General retail merchandise stores – 4,000 to 9,999 s.f. |
| 220 | Boat/marine supply stores | P | P | P | P | -- | € | -- | -- | -- | -- | -- | |
| 228 | Custom art and craft stores | P | P € | P | P | P | € | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | P | P | P | -- | -- | ACUP | -- | -- | -- | € | -- | |
| 280 | Pet shop—retail and grooming | P | P | P | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | |
| 256 238 | General retail merchandise stores – 10,000 to 15,000 s.f. | P | P | -- | C | -- | -- | -- | -- | -- | -- | C | |
| 208 | Auto parts and accessory stores | P | P | P | P | P | € | -- | -- | -- | -- | -- | Categorical use reviewed under the General retail merchandise stores – 10,000 to 15,000 s.f.. categorical use. |
| 220 | Boat/marine supply stores | P | P | P | P | -- | € | -- | -- | -- | -- | -- | |
| 228 | Custom art and craft stores | P | P € | P | P | P | € | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | P | P | P | -- | -- | ACUP | -- | -- | -- | € | -- | |
| 280 | Pet shop—retail and grooming | P | P | P | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | |
| 258 240 | General retail merchandise stores – 15,001 to 24,999 s.f. | P | P | -- | C | -- | -- | -- | -- | -- | -- | -- | |
| 208 | Auto parts and accessory stores | P | P | P | P | P | € | -- | -- | -- | -- | -- | Categorical use reviewed under the General retail merchandise stores – 15,001 to 24,999 s.f. categorical use. |
| 220 | Boat/marine supply stores | P | P | P | P | -- | € | -- | -- | -- | -- | -- | |
| 228 | Custom art and craft stores | P | P € | P | P | P | € | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | P | P | P | -- | -- | ACUP | -- | -- | -- | € | -- | |
| 280 | Pet shop—retail and grooming | P | P | P | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | |
| 260 242 | General retail merchandise stores – 25,000 s.f. or greater | ACUP | ACUP | ACUP = | -- | -- | -- | -- | -- | -- | -- | -- | |
| 208 | Auto parts and accessory stores | P | P | P | P | P | € | -- | -- | -- | -- | -- | Combined with General retail merchandise stores – 25,000 s.f. or greater categorical use. |
| 220 | Boat/marine supply stores | P | P | P | P | -- | € | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|--|---------------------------------|---------------|--------------------------------|---------------|---------------|------------------|------------------|---------------|---------------|------------------|-------------------|--|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 228 | Custom art and craft stores | P | P € | P | P | P | € | -- | -- | -- | -- | -- | |
| 242 | Farm and garden equipment and sales | P | P | P | -- | -- | ACUP | -- | -- | -- | € | -- | |
| 280 | Pet shop—retail and grooming | P | P | P | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | |
| 268 244 | Lumber and bulky building material sales | ACUP P | ACUP P | ACUP | -- | -- | C | P | -- P | P | ACUP | -- | |
| 246 | Marijuana retailer | P | P | P | -- | P | -- | -- | -- | -- | -- | -- | Transferred from KCC 17.520. Permissibility is not changing. |
| 272 248 | Nursery, retail | P | P | P | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | |
| 274 250 | Nursery, wholesale | P | P | P | -- | ACUP | P | -- | -- | -- | P | -- | |
| Offices and Services | | | | | | | | | | | | | |
| 212 254 | Automobile or recreational vehicle repair and carwashes | P | P | P | -- | P ACUP | € P | € P | € P | P | € P | -- | |
| 212 256 | Automobile repair and Carwashes | P | P | P | -- | P | € = | € P | € P | P | € = | -- | |
| 224 258 | Clinic, medical | P | P | P | ACUP | ACUP | -- ACUP | P | ACUP | C | -- | -- | |
| 230 260 | Day-care center | P | P | P -- | P | P | ACUP | P ACUP | P ACUP | P | -- | ACUP -- | |
| 232 262 | Day-care center, family home-based | P | P | P -- | ACUP | ACUP P | -- | P ACUP | P ACUP | -- | -- | -- | |
| 204 264 | Ambulance service Dispatch facility | P | P | P | C | C | -- | P | ACUP | ACUP | -- | -- | |
| 245 266 | Fitness center | P | P | -- P | C | -- P | P | P | -- | P | P | -- | |
| 246 268 | General office and management services – less than 4,000 s.f. | P | P | P | P | P | ACUP P | P | P | P | -- P | -- P | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|--|---------------------------------|---------------|--------------------------------|---------------|---------------|------------------|------------------|---------------|---------------|------------------|-------------------|---|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 236 | Engineering and construction offices | P | P | P | P | P | ACUP | P | P | P | ACUP | -- | Combined with General office and management services – less than 4,000 s.f. |
| 244 | Financial, banking, mortgage and title institutions | P | P C | P | P | P | -- | P | P | ACUP | -- | -- | |
| 248 270 | General office and management services – 4,000 to 9,999 s.f. | P | P | P | ACUP | ACUP | C | P | P | -- | -- | ACUP | |
| 236 | Engineering and construction offices | P | P | P | P | P | ACUP | P | P | P | ACUP | -- | Combined with General office and management services – 4,000 to 9,999 s.f. |
| 244 | Financial, banking, mortgage and title institutions | P | P C | P | P | P | -- | P | P | ACUP | -- | -- | |
| 250 272 | General office and management services – 10,000 s.f. or greater | P | P | P | ACUP | -- | -- | P | P | -- | -- | -- | |
| 236 | Engineering and construction offices | P | P | P | P | P | ACUP | P | P | P | ACUP | -- | Combined with General office and management services – 10,000 s.f. or greater |
| 244 | Financial, banking, mortgage and title institutions | P | P C | P | P | P | -- | P | P | ACUP | -- | -- | |
| 262 274 | Kennels or pet day-cares | C | C | C | C | C | C | P | ACUP | ACUP | C | -- | |
| 264 276 | Kennels, hobby | -- | -- | -- | P | P | -- | -- | -- | -- | -- | -- | |
| 276 278 | Off-street parking facilities | P | P C | -- | ACUP | ACUP | -- | -- | -- | -- | -- | P | |
| 276 280 | Off-street parking facilities, structured | P | P C | -- | ACUP | ACUP P | -- | -- | -- | C | -- | ACUP | |
| 282 | Personal services — skin care, massage, manicures, hairdresser/barber | P | P | P | P | P | ACUP | -- | -- | -- | -- | -- | |
| 266 | Laundromats and laundry services | P | P | P | P | P | -- | P | P | ACUP | -- | -- | Combined with Personal services categorical use. |
| 280 | Pet shop — retail and grooming | P | P | P | ACUP | ACUP | ACUP | -- | -- | -- | -- | -- | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: | |
|---|--|---------------------------------|-------------------|--------------------------------|---------------|-------------------------|-------------------------|------------------|-------------------------|-------------------------|------------------|-------------------|--|----------------------|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | | |
| 282 284 | Research laboratory, <u>less than 4,000 s.f.</u> | -- <u>P</u> | -- <u>P</u> | -- <u>P</u> | ACUP | P | P | P | P | P | € <u>P</u> | -- | | |
| 282 286 | Research laboratory, <u>4,000 to 9,999 s.f.</u> | -- <u>P</u> | -- <u>P</u> | -- <u>ACUP</u> | ACUP | <u>P</u> <u>ACUP</u> | <u>P</u> <u>ACUP</u> | P | P | P | € <u>P</u> | -- | | |
| 282 288 | Research laboratory, <u>10,000 s.f. or greater</u> | -- <u>ACUP</u> | -- <u>ACUP</u> | -- <u>ACUP</u> | ACUP | <u>P</u> <u>ACUP</u> | <u>P</u> <u>ACUP</u> | P | P | P | € <u>ACUP</u> | -- | | |
| 290 290 | Tourism facilities, including outfitter and guide facilities | P | P | P | P | P | ACUP | P | P | ACUP | -- | -- | | |
| 292 292 | Tourism facilities, including seaplane and tour boat terminals | ACUP | ACUP | -- | C | -- | C | -- | -- | -- | -- | -- | | |
| 298 294 | Veterinary clinics/animal hospitals/ <u>wildlife shelters</u> | P | P | P | ACUP | ACUP | <u>ACUP</u> <u>P</u> | P | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | -- | -- | | |
| Other Commercial Uses | | | | | | | | | | | | | | |
| 296 | <u>Shared work/maker space</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | == | New categorical use. |
| RECREATIONAL/ CULTURAL USES | | | | | | | | | | | | | | |
| 300 | <u>Arboreta, botanical garden</u> | <u>P</u> | <u>P</u> | <u>ACUP</u> | <u>P</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | -- | -- | <u>P</u> | New categorical use. |
| 328 302 | Recreational vehicle camping parks <u>Campground</u> | C | -- | -- | -- | C | -- | -- | -- | -- | -- | ACUP | | |
| 304 | Carnival or circus | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | € | -- | -- | -- | <u>ACUP</u> | -- | <u>ACUP</u> | Categorical use removed. | |
| 306 304 | Club, civic or social | P | P <u>ACUP</u> | P | ACUP | <u>ACUP</u> <u>P</u> | € <u>P</u> | ACUP | -- | ACUP | -- | ACUP | | |
| 312 306 | Movie/performance theaters <u>Entertainment facility, indoor</u> | P | P <u>ACUP</u> | P | P | P | ACUP | P | P | -- | -- | P | | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | P | P € | P | P | <u>ACUP</u> | € | P | <u>ACUP</u> | -- | -- | <u>ACUP</u> | Combined with Entertainment facility, indoor. | |
| 314 308 | Movie/performance theaters <u>Entertainment facility, outdoor</u> | € <u>ACUP</u> | ACUP | € <u>ACUP</u> | ACUP | -- <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | ACUP | -- | -- | € <u>P</u> | | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | P | P € | P | P | <u>ACUP</u> | € | P | <u>ACUP</u> | -- | -- | <u>ACUP</u> | Combined with Entertainment facility, outdoor. | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|---|---------------------------------|------------------|--------------------------------|---------------|------------------|------------------|------------------|---------------|---------------|------------------|-------------------|---|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 308 310 | Golf courses | ACUP = | ACUP = | -- | -- | ACUP = | -- | -- | -- | -- | -- | ACUP | |
| 310 312 | Marinas | ACUP | ACUP | - C | C | ACUP | € ACUP | - ACUP | - ACUP | € ACUP | € ACUP | ACUP | |
| 314 | <u>Marina support services</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | New categorical use. |
| 318 316 | Parks and open space | P | P | P | P | P | P | P | P | P | P | P | |
| 322 318 | Race track, minor | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | C | |
| 320 | Race track, major | € | € | - | - | - | - | € | € | € | - | € | Combined with Race track. |
| 324 320 | Recreational facilities, private indoor | ACUP <u>P</u> | ACUP <u>P</u> | ACUP <u>P</u> | ACUP | ACUP <u>P</u> | € ACUP | P | € <u>P</u> | € = | -- | ACUP <u>P</u> | |
| 302 | Amusement centers | ACUP | ACUP | ACUP | € | € | - | - | - | € | - | ACUP | Combined with Recreational facilities, indoor. |
| 326 322 | Recreational facilities, public outdoor | ACUP | ACUP | ACUP <u>P</u> | ACUP | ACUP | ACUP | <u>P</u> ACUP | € ACUP | € = | -- | ACUP <u>P</u> | |
| 302 | Amusement centers | ACUP | ACUP | ACUP | € | € | - | - | - | € | - | ACUP | Combined with Recreational facilities, outdoor. |
| 324 | <u>Shooting/gun facility, indoor</u> | ACUP | ACUP | = | = | = | <u>C</u> | ACUP | ACUP | ACUP | <u>C</u> | = | New categorical use. |
| 326 | <u>Shooting/gun facility, outdoor</u> | = | = | = | = | = | <u>C</u> | = | = | <u>C</u> | <u>C</u> | = | New categorical use. |
| 330 328 | Zoo, <u>aquarium</u> | C | C | C | - <u>P</u> | -- | -- | -- | -- | -- | -- | - <u>C</u> | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | P | P € | P | P | ACUP | € | P | ACUP | - | - | ACUP | Combined with Zoo, aquarium categorical use. |
| INSTITUTIONAL USES | | | | | | | | | | | | | |
| 402 400 | Government/public structures | ACUP <u>P</u> | ACUP <u>P</u> | ACUP <u>P</u> | ACUP | ACUP <u>P</u> | ACUP <u>P</u> | P | P | P | C | P | |
| 127 402 | High-risk secured facility | C | C | -- | -- | -- | -- | C | C | C | -- | -- | |
| 404 | Hospital | ACUP <u>P</u> | ACUP | ACUP = | C | -- | -- | C | C | C | -- | -- | |
| 406 | Places of worship | ACUP | ACUP | ACUP | C | C | € | C | - | C | -- | -- | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|--|---------------------------------|-------------------------|--------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------------------|---|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| | | <u>P</u> | | <u>P</u> | | | <u>ACUP</u> | | <u>C</u> | | | | |
| 410 <u>408</u> | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park and ride lots (greater than 300 square feet) | ACUP | ACUP | ACUP | ACUP | ACUP | <u>€</u> <u>ACUP</u> | ACUP | ACUP | ACUP | <u>€</u> <u>ACUP</u> | P | Split use by the size of the structure to allow for scaling the level of permit review. |
| 410 <u>409</u> | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park and ride lots (300 square feet or less) | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>€</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>€</u> <u>P</u> | P | |
| 408 <u>410</u> | Private or public Schools, <u>elementary and middle school/junior high</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | C | <u>€</u> <u>P</u> | <u>€</u> <u>P</u> | P | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>€</u> <u>P</u> | -- | |
| 408 <u>412</u> | Private or public Schools, <u>high school</u> | ACUP | ACUP | ACUP | C | <u>€</u> <u>ACUP</u> | <u>€</u> <u>ACUP</u> | P | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>€</u> <u>P</u> | -- | |
| 408 <u>414</u> | Private or public Schools, <u>college/vocational – less than 8,000 s.f.</u> | ACUP | ACUP | ACUP | C | <u>€</u> <u>ACUP</u> | <u>€</u> <u>ACUP</u> | P | <u>ACUP</u> <u>P</u> | <u>ACUP</u> <u>P</u> | <u>€</u> <u>P</u> | -- | |
| 408 <u>416</u> | Private or public Schools, <u>college/vocational school – 8,000 s.f. or greater</u> | <u>ACUP</u> <u>C</u> | <u>ACUP</u> <u>C</u> | <u>ACUP</u> <u>C</u> | C | C | C | <u>P</u> <u>ACUP</u> | ACUP | ACUP | <u>€</u> <u>ACUP</u> | -- | |
| <u>418</u> | <u>Secure community transition facility</u> | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | New categorical use. |
| 296 <u>420</u> | Transportation terminals, <u>marine</u> | <u>ACUP</u> <u>C</u> | <u>ACUP</u> <u>C</u> | C | C | C | <u>-</u> <u>C</u> | <u>P</u> <u>ACUP</u> | -- | ACUP | <u>-</u> <u>C</u> | <u>-</u> <u>C</u> | |
| 296 <u>422</u> | Transportation terminals, <u>non-marine</u> | ACUP | ACUP | C | C | C | -- | P | -- | ACUP | -- | <u>-</u> <u>C</u> | |
| <u>424</u> | <u>Wireless communications facilities</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | Transferred from KCC 17.530. Proposed KCC 17.415 refers a customer to KCC 17.530 for development standards by wireless communication facility type. Permissibility is not changing. |
| INDUSTRIAL USES | | | | | | | | | | | | | |

| Comprehensive Plan Land Use Designation | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: | |
|--|-----------------------------------|---------------|--------------------------------|---------------|---------------|------------------|------------------|---------------|---------------|------------------|-------------------|--------------------|-------------------------|
| | Zoning Classification (1)(3)(4) → | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | | P |
| | Categorical Use (1)(3)(4)(5) ↓ | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | | <u>17.340</u> |
| 548 500 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. Airports | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | |
| 502 Air pilot training schools | P | P | -- | P | -- | -- | -- | P | P | P | -- | -- | Combined with Airports. |
| 506 502 Boat yard | ACUP | ACUP | -- | -- | -- | -- | -- | P | ACUP | ACUP | C | -- | |
| 508 504 Cemeteries | ACUP | ACUP | -- | -- | C | C | ACUP | -- | ACUP | C | C | -- | |
| 512 506 Contractor's storage yard | -- | -- | -- | -- | -- | -- | -- | P | -- | P | ACUP | -- | |
| 514 508 Food and beverage production, brewery or distillery, less than 4,000 s.f. | € ACUP | € ACUP | -- | C | -- | C | ACUP P | ACUP P | € P | € P | € P | -- | |
| 514 510 Food and beverage production, brewery or distillery, 4,000 to 9,999 s.f. | € ACUP | € ACUP | -- | C | -- | C | ACUP P | ACUP P | € P | € P | € P | -- | |
| 514 512 Food and beverage production, brewery or distillery, 10,000 s.f. or greater | C | C | -- | C | -- | C | ACUP C | ACUP C | C | C | C | -- | |
| 516 514 Fuel distributors | € = | € = | -- | -- | -- | -- | -- | C | -- | C | C | -- | |
| 508 516 Funeral homes | ACUP | ACUP | -- C | -- C | C | C | ACUP | -- | ACUP | C | C | -- | |
| 518 Helicopter pads | C | C | C | C | -- | -- | ACUP C | -- C | ACUP C | ACUP C | ACUP C | -- | |
| 270 520 Mobile home sales. Manufactured home, mobile home, park model, tiny home - sales | ACUP = | ACUP = | -- | -- | -- | -- | -- | -- | -- | -- ACUP | -- C | -- | |
| 526 522 Manufacturing and fabrication, hazardous | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|--|---------------------------------|---------------|--------------------------------|---------------|---------------|------------------|----------------------|----------------------|---------------|----------------------|-------------------|--|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 504 | Assembly and packaging operations | € | € | -- | € | -- | -- | P | -- | ACUP | € | -- | Combined with Manufacturing and fabrication, hazardous |
| 524 <u>524</u> | Manufacturing and fabrication, heavy | -- | -- | -- | <u>C</u> | -- | -- | <u>-</u> <u>C</u> | <u>-</u> <u>C</u> | ACUP | <u>-</u> <u>C</u> | -- | |
| 504 | Assembly and packaging operations | € | € | -- | € | -- | -- | P | -- | ACUP | € | -- | Combined with Manufacturing and fabrication, heavy |
| 520 <u>526</u> | Manufacturing and fabrication, light | € = | € = | -- | C | -- | -- | P | P | P | € ACUP | -- | |
| 504 | Assembly and packaging operations | € | € | -- | € | -- | -- | P | -- | ACUP | € | -- | Combined with Manufacturing and fabrication, light |
| 522 <u>528</u> | Manufacturing and fabrication, medium | -- | -- | -- | <u>C</u> | -- | -- | € ACUP | ACUP | P | C | -- | |
| 504 | Assembly and packaging operations | € | € | -- | € | -- | -- | P | -- | ACUP | € | -- | Combined with Manufacturing and fabrication, medium |
| <u>530</u> | <u>Marijuana processor</u> | = | = | = | = | = | = | P | P | P | = | = | Transferred from KCC 17.520. Permissibility is not changing. |
| <u>532</u> | <u>Marijuana producer, Tier 1</u> | = | = | = | = | = | = | = | P | P | P | = | |
| <u>534</u> | <u>Marijuana producer, Tier 2</u> | = | = | = | = | = | = | P | P | P | P | = | |
| <u>536</u> | <u>Marijuana producer, Tier 3</u> | = | = | = | = | = | = | P | = | P | = | = | |
| 528 <u>538</u> | Recycling centers | -- | -- | -- | -- | -- | C | -- | -- | ACUP | C | -- | |
| 530 <u>540</u> | Rock crushing | -- | -- | -- | -- | -- | -- | -- | -- | C | C | -- | |
| 532 <u>542</u> | Slaughterhouse or animal processing | -- | -- | -- | -- | -- | C | <u>-</u> ACUP | <u>-</u> ACUP | C | C | -- | |
| 534 <u>544</u> | Storage, hazardous materials | -- | -- | -- | -- | -- | € = | <u>-</u> <u>C</u> | <u>-</u> <u>C</u> | C | C | -- | |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | € | -- | ACUP | P | € | -- | Combined with Storage, hazardous materials categorical use. |
| 540 | Storage, self-service | ACUP | ACUP | ACUP | € | € | € | ACUP | -- | P | P | -- | |
| 542 | Storage, vehicle and equipment | ACUP | -- | -- | -- | -- | € | ACUP | -- | P | € | -- | |

| Comprehensive Plan Land Use Designation | | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|--|---------------------------------|------------------|--------------------------------|------------------|------------------|------------------|------------------|-----------------|------------------|------------------|-------------------|--|
| Zoning Classification (1)(3)(4) → | | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| Categorical Use (1)(3)(4)(5) ↓ | | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 536 <u>546</u> | Storage, indoor | € <u>ACUP</u> | € <u>ACUP</u> | – <u>ACUP</u> | P <u>ACUP</u> | – <u>ACUP</u> | C | – <u>P</u> | – <u>P</u> | € <u>P</u> | € <u>ACUP</u> | -- | |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | € | -- | ACUP | P | € | -- | Combined with Storage, indoor categorical use. |
| 540 | Storage, self-service | ACUP | ACUP | ACUP | € | € | € | ACUP | -- | P | P | -- | |
| 542 | Storage, vehicle and equipment | ACUP | -- | -- | -- | -- | € | ACUP | -- | P | € | -- | |
| 538 <u>548</u> | Storage, outdoor | -- | -- | -- | -- | -- | <u>C</u> | ACUP | -- | P | P | -- | |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | € | -- | ACUP | P | € | -- | Combined with Storage, outdoor. |
| 540 | Storage, self-service | ACUP | ACUP | ACUP | € | € | € | ACUP | -- | P | P | -- | |
| 542 | Storage, vehicle and equipment | ACUP | -- | -- | -- | -- | € | ACUP | -- | P | € | -- | |
| 544 <u>550</u> | Top soil production, stump grinding, <u>firewood cutting, and composting</u> | -- | -- | -- | -- | -- | C | -- | -- | ACUP | ACUP | -- | |
| 546 <u>552</u> | Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities | -- | -- | -- | -- | -- | -- | P | C | C | C | -- | |
| 550 <u>554</u> | Warehousing and distribution | -- | -- | -- | -- | -- | -- | P | P | P | ACUP | -- | |
| 552 <u>556</u> | Wrecking yards and junk yards | -- | -- | -- | -- | -- | -- | -- | -- | € <u>ACUP</u> | € <u>ACUP</u> | -- | |
| RESOURCE | | | | | | | | | | | | | |
| 602 <u>600</u> | Aggregate extractions sites | -- | -- | -- | -- | -- | C | P | -- | C | C | -- | |
| 602 | <u>Agricultural use, primary</u> | -- | -- | -- | -- | -- | -- | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | Transferred from KCC 17.455 Permissibility is not changing. |
| 606 <u>604</u> | Aquaculture practices | C | C | C | C | C | C | P | -- | C | C | P | |
| 608 <u>606</u> | Forestry | P | P | P | -- | P | P | P | P | P | P | P | Prohibited was removed because footnote 79 only applies in Gorst for residential uses. |

| Comprehensive Plan Land Use Designation | Urban High Intensity Commercial | | Urban Low Intensity Commercial | | | Rural Commercial | Urban Industrial | | | Rural Industrial | Public Facilities | Notes or comments: |
|---|---------------------------------|---------------|--------------------------------|---------------|---------------|------------------|------------------|---------------|---------------|------------------|-------------------|---|
| | C | RC | LIC | UVC | NC | RCO | BC | BP | IND | RI | P | |
| | <u>17.240</u> | <u>17.250</u> | <u>17.280</u> | <u>17.260</u> | <u>17.270</u> | <u>17.290</u> | <u>17.300</u> | <u>17.310</u> | <u>17.330</u> | <u>17.330</u> | <u>17.340</u> | |
| 610 608 Shellfish/fish hatcheries and processing facilities | -- | -- | -- | -- | -- | -- | -- | -- | C | C | P | |
| ACCESSORY USES | | | | | | | | | | | | |
| 700 Accessory use or structure | P | P | P | P | P | P | P | P | P | P | P | Combined accessory use or structure for all land uses categories into one. Existing code lists it multiple times throughout the tables. |
| TEMPORARY USES | | | | | | | | | | | | |
| 800 <u>Special care units residence</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | == | == | == | == | == | == | Transferred from KCC 17.410.060 B.43. Permissibility is not changing. |
| 290 802 Temporary offices and model homes | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | |
| 804 <u>Transitory accommodations, single family residence</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | Transferred from KCC 17.505. Permissibility is not changing. |
| 806 <u>Transitory accommodations, small, large, safe parks, and indoor</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | Transferred from KCC 17.505. Permissibility is not changing. |

Section 179: Kitsap County Code Section 17.410.046., “Limited areas of more intensive rural development (LAMIRD) zones use table.”

| Comprehensive Plan Land Use Designation | TYPE I LAMIRDS | | | | | | | | | | | TYPE III LAMIRDS | | Notes or comments: | | |
|---|---|-----------------------------|-----------------------------|---|-----------------------------|-----------------------------|---|-------------------------------|-------------------------------|--|--------------|-----------------------------|-----------------------------|--------------------|------------------------------|--------------------------|
| | Keyport Rural Village 17.360A | | | Manchester LAMIRD 17.360B | | | Rural Historic LAMIRD 17.360C | | | Suquamish LAMIRD 17.360D | | | REC 17.360E | | TTEC 17.360E | |
| Zoning Classification (1)(3)(4) → | KVC | KVLR | KVR | MVC | MVLR | MVR | RHTC (2) | RHTR (2) | RHTW (2) | SVC | SVLR | SVR | | | | |
| Categorical Use (1)(3)(4) ↓ | | | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | |
| 102 100 | Accessory living quarters <u>dwelling unit, attached</u> | ACUP | P | P | – <u>ACUP</u> | P | P | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | C | P | P | -- | -- | |
| 100 102 | Accessory dwelling units, <u>detached</u> | ACUP | P | P | – <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | | | | C | ACUP | ACUP | -- | -- | |
| 110 104 | Caretaker dwelling | ACUP | -- | -- | -- | -- | -- | | | | -- | -- | -- | P | P | |
| 126 106 | Guest house | -- | -- | -- | -- | P | P | | | | C | P | P | -- | -- | |
| Dwelling, family living | | | | | | | | | | | | | | | | |
| 114 108 | Cottage housing developments | € <u>ACUP</u> | ACUP <u>P</u> | ACUP <u>P</u> | – <u>C</u> | – <u>ACUP</u> | – <u>ACUP</u> | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | -- | € <u>ACUP</u> | € <u>ACUP</u> | -- | -- | |
| 116 110 | Dwelling, Duplex | € <u>ACUP</u> | ACUP <u>P</u> | ACUP <u>P</u> | -- | P | P | | | | -- | € <u>P</u> | € <u>P</u> | -- | -- | |
| 118 | Dwelling, existing | P | P | P | P | P | P | | | | P | P | P | P | P | Categorical use removed. |
| 328 112 | Recreational Vehicle Camping Parks <u>Manufactured/mobile/RV/park- model/tiny home park</u> | -- | – <u>C</u> | – <u>C</u> | -- | – <u>C</u> | – <u>C</u> | | | | -- | – <u>C</u> | – <u>C</u> | -- | -- | |
| 132 114 | Mobile home | C | C | C | -- | -- | -- | | | | -- | -- | -- | -- | -- | |

| | | | | | | | | | | | | | | | | |
|-------------------------------|--|-----------------------------|-----------------------------|-----------------------------|--------------------------|-----------------------------|-----------------------------|-------------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|-------------|-------------|---|
| 120 116 | Dwelling, Multifamily Multiple family | € <u>ACUP</u> | € <u>ACUP</u> | € <u>ACUP</u> | -- | - <u>ACUP</u> | - <u>ACUP</u> | | | | - <u>C</u> | - <u>ACUP</u> | - <u>ACUP</u> | -- | -- | |
| 122 118 | Dwelling, Single-family attached | C | P | P | -- | P | P | | | | C | P | P | -- | -- | |
| 124 120 | Dwelling, Single-family detached (includes manufactured homes) | C | P | P | - <u>P</u> | P | P | | | | C | P | P | -- | -- | |
| Dwelling, group living | | | | | | | | | | | | | | | | |
| 106 122 | Adult family home | ACUP <u>P</u> | € <u>P</u> | € <u>P</u> | € <u>P</u> | € <u>P</u> | € <u>P</u> | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | ACUP <u>P</u> | ACUP <u>P</u> | ACUP <u>P</u> | -- | -- | |
| 124 | <u>Group Living (1 to 6 rooms)</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>C</u> | <u>C</u> | | | | <u>ACUP</u> | <u>C</u> | <u>C</u> | = | = | New categorical use |
| 109 | <u>Boarding house</u> | € | € | € | -- | -- | -- | | | | -- | -- | -- | -- | -- | Combined with Group Living (1-6 rooms). |
| 112 | <u>Convalescent home or congregate care facility</u> | <u>ACUP</u> | € | € | <u>ACUP</u> | -- | -- | | | | -- | -- | -- | -- | -- | |
| 134 | <u>Residential care facility</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | -- | -- | -- | | | | € | -- | -- | -- | -- | |
| 126 | <u>Group Living (7 or more rooms)</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>ACUP</u> | <u>ACUP</u> | | | | <u>C</u> | <u>ACUP</u> | <u>ACUP</u> | = | = | New categorical use |
| 112 | <u>Convalescent home or congregate care facility</u> | <u>ACUP</u> | € | € | <u>ACUP</u> | -- | -- | | | | -- | -- | -- | -- | -- | Combined with Group Living (7 or more rooms). |
| 134 | <u>Residential care facility</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | -- | -- | -- | | | | € | -- | -- | -- | -- | |
| 128 | <u>Permanent transitory accommodations, small, large, safe parks, and indoor</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | | | | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | Transferred from KCC 17.505. Permissibility is not changing. |
| Other Residential Uses | | | | | | | | | | | | | | | | |
| 130 | <u>Bed and breakfast house, 1-4 rooms</u> | <u>ACUP</u> | <u>P</u> | <u>P</u> | -- | <u>ACUP</u> | <u>ACUP</u> | See section | See section 17.700 | See section | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | = | = | Split use based on KCC 17.410.050 A.34. Permissibility is not changing. |

| | | | | | | | | 17.700 Appendix F | Appendi x F | 17.700 Appendix F | | | | | | |
|--------------------------|---|-------------------------|-------------|-------------|-------------------------|-------------|-------------|-------------------------------|---------------------------------|-------------------------------|-------------------------|-------------|-------------|-------------|----------------|---|
| 132 | <u>Bed and breakfast house, 5 or more rooms or serves meals to non-overnight guests</u> | <u>C</u> | <u>C</u> | <u>C</u> | -- | <u>C</u> | <u>C</u> | | | | <u>C</u> | <u>C</u> | <u>C</u> | -- | -- | |
| 134 | <u>Home business, incidental</u> | <u>P</u> | <u>P</u> | <u>P</u> | -- | <u>P</u> | <u>P</u> | | | | -- | <u>P</u> | <u>P</u> | -- | -- | Transferred from KCC 17.410.060 B.1. Permissibility is not changing. |
| 136 | <u>Home business, minor</u> | <u>P</u> | <u>P</u> | <u>P</u> | -- | <u>P</u> | <u>P</u> | | | | -- | <u>P</u> | <u>P</u> | -- | -- | |
| 138 | <u>Home business, moderate</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | -- | <u>ACUP</u> | <u>ACUP</u> | | | | -- | <u>ACUP</u> | <u>ACUP</u> | -- | -- | |
| 140 | <u>Vacation rentals, 1-4 rooms</u> | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | -- | <u>ACUP</u> | <u>ACUP</u> | | | | <u>ACUP</u> | <u>ACUP</u> | <u>ACUP</u> | -- | -- | Split use based on KCC 17.410.050 A.34. Permissibility is not changing. |
| 142 | <u>Vacation rentals, 5 or more rooms</u> | <u>C</u> | <u>C</u> | <u>C</u> | -- | <u>C</u> | <u>C</u> | | | | <u>C</u> | <u>C</u> | <u>C</u> | -- | -- | |
| COMMERCIAL USES | | | | | | | | | | | | | | | | |
| Hotels or Hospitality | | | | | | | | | | | | | | | | |
| 202 200 | Adult entertainment | -- | -- | -- | -- | -- | -- | See section 17.700 Appendix F | See section 17.700 Appendix x F | See section 17.700 Appendix F | -- | -- | -- | -- | -- | |
| 226 202 | Conference center | -- <u>ACUP</u> | -- | -- | -- <u>ACUP</u> | -- | -- | | | | -- <u>ACUP</u> | -- | -- | -- | -- | |
| 234 204 | Drinking establishments | <u>C</u> <u>ACUP</u> | -- | -- | <u>C</u> <u>ACUP</u> | -- | -- | | | | <u>C</u> <u>ACUP</u> | -- | -- | <u>P</u> | -- <u>P</u> | |
| 222 | Brew pubs | <u>ACUP</u> | -- | -- | <u>ACUP</u> | -- | -- | | | | <u>C</u> | -- | -- | <u>ACUP</u> | -- | Combined with Drinking establishments. |
| 238 206 | Espresso stands | <u>ACUP</u> | -- | -- | <u>P</u> | -- | -- | | | | <u>C</u> | -- | -- | <u>P</u> | <u>P</u> | |
| 208 | <u>Event facility</u> | <u>C</u> | -- | -- | <u>C</u> | -- | -- | | | | <u>C</u> | -- | -- | -- | -- | New categorical use |
| 130 210 | Hotel/motel | <u>ACUP</u> | -- | -- | <u>C</u> <u>ACUP</u> | -- | -- | | | | -- <u>ACUP</u> | -- | -- | -- | -- | |
| 212 | <u>Resort</u> | <u>C</u> | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | New categorical use |

| | | | | | | | | | | | | | | | | |
|-----------------------------|--|-----------------------------|--------------|--------------|--------------------------|--------------|--------------|-------------------------------|-------------------------------|-------------------------------|-----------------------------|--------------|--------------|--------------|-----------------------------|---|
| 286 214 | Restaurants, <u>high turnover with drive-thru service</u> | C | -- | -- | ACUP | -- | -- | | | | C | -- | -- | P | -- | |
| 284 216 | Restaurants, <u>without drive-thru service</u> | ACUP <u>P</u> | -- | -- | P | -- | -- | | | | ACUP <u>P</u> | -- | -- | P | P | |
| Retail | | | | | | | | | | | | | | | | |
| 206 218 | Auction house | -- | -- | -- | -- | -- | -- | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | -- | -- | -- | P | P | |
| 216 220 | Automobile, <u>mobile home</u> , recreational vehicle, or boat sales | - <u>C</u> | -- | -- | - <u>C</u> | -- | -- | | | | - <u>C</u> | -- | -- | -- | -- | |
| 270 | Mobile home sales | - | - | - | - | - | - | | | | - | - | - | - | - | Combined with Automobile, mobile home, recreational vehicle, or boat sales. |
| 210 222 | Automobile, <u>recreational vehicle or boat</u> rentals | C | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | |
| 288 | Recreational vehicle rental | - | - | - | - | - | - | | | | - | - | - | - | - | Combined with Automobile, recreational vehicle or boat rentals. |
| 240 224 | Equipment <u>sales, rentals and repair, heavy</u> | - <u>C</u> | -- | -- | - <u>C</u> | -- | -- | | | | - <u>C</u> | -- | -- | P | - <u>ACUP</u> | |
| 242 | Farm and garden equipment and sales | C | - | - | - | - | - | | | | C | - | - | P | - | Combined with Equipment sales, rentals and repair, heavy. |
| 240 226 | Equipment <u>sales, rentals and repair, light</u> | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | -- | -- | P | P | |
| 242 | Farm and garden equipment and sales | C | - | - | - | - | - | | | | C | - | - | P | - | Combined with Equipment sales, rentals and repair, light. |
| 240 228 | Equipment <u>sales, rentals and repair, recreational</u> | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | -- | -- | P | P | |
| 218 | Nonmotorized recreation rentals | P | - | - | P | - | - | | | | P | - | - | - | - | Combined with Equipment sales, rentals and repair, recreational. |
| 214 230 | Automobile service station <u>Fuel or charging station, with convenience store</u> | - <u>C</u> | -- | -- | - <u>C</u> | -- | -- | | | | ACUP | -- | -- | ACUP | -- | |

| | | | | | | | |
|----------------------------------|--|----------------------------------|----|----|----------------------------------|----|----|
| 214 232 | Automobile service station Fuel or charging station, with convenience store | -- ACUP | -- | -- | -- ACUP | -- | -- |
| 252 234 | General retail merchandise stores – less than 4,000 s.f. | ACUP P | -- | -- | -- P | -- | -- |
| 208 | Auto parts and accessory stores | ACUP | -- | -- | E | -- | -- |
| 220 | Boat/marine supply stores | ACUP | -- | -- | P | -- | -- |
| 228 | Custom art and craft stores | ACUP | -- | -- | P | -- | -- |
| 242 | Farm and garden equipment and sales | E | -- | -- | -- | -- | -- |
| 280 | Pet shop—retail and grooming | ACUP | -- | -- | P | -- | -- |
| 254 236 | General retail merchandise stores – 4,000 to 9,999 s.f. | ACUP P | -- | -- | ACUP P | -- | -- |
| 208 | Auto parts and accessory stores | ACUP | -- | -- | E | -- | -- |
| 220 | Boat/marine supply stores | ACUP | -- | -- | P | -- | -- |
| 228 | Custom art and craft stores | ACUP | -- | -- | P | -- | -- |
| 242 | Farm and garden equipment and sales | E | -- | -- | -- | -- | -- |
| 280 | Pet shop—retail and grooming | ACUP | -- | -- | P | -- | -- |
| 256 238 | General retail merchandise stores – 10,000 to 15,000 s.f. | C | -- | -- | -- C | -- | -- |
| 208 | Auto parts and accessory stores | ACUP | -- | -- | E | -- | -- |
| 220 | Boat/marine supply stores | ACUP | -- | -- | P | -- | -- |
| 228 | Custom art and craft stores | ACUP | -- | -- | P | -- | -- |

| | | | | | |
|---------------------------------|----|----|-----------------|-------------------------------|---|
| ACUP | -- | -- | ACUP | -- | |
| ACUP P | -- | -- | P | -- P | |
| E | -- | -- | P | -- | Combined with General retail merchandise stores – less than 4,000 s.f. |
| E | -- | -- | P | -- | |
| P | -- | -- | P | -- | |
| E | -- | -- | P | -- | |
| ACUP P | -- | -- | ACUP | -- | |
| E | -- | -- | P | -- | Combined with General retail merchandise stores – 4,000 to 9,999 s.f. |
| E | -- | -- | P | -- | |
| P | -- | -- | P | -- | |
| E | -- | -- | P | -- | |
| C | -- | -- | -- | -- | |
| E | -- | -- | P | -- | Combined with General retail merchandise stores – 10,000 to 15,000 s.f.. categorical use. |
| E | -- | -- | P | -- | |
| P | -- | -- | P | -- | |

| | | | | | | | | | | | | | |
|--------------------------|--|------------------|--------|--------|------------------|--------|--------|------------------|--------|--------|----------|----------|--|
| 242 | Farm and garden equipment and sales | € | -- | -- | -- | -- | -- | € | -- | -- | P | -- | |
| 280 | Pet shop—retail and grooming | ACUP | -- | -- | P | -- | -- | € | -- | -- | P | -- | |
| 258 240 | General retail merchandise stores – 15,001 to 24,999 s.f. | C | -- | -- | <u>C</u> | -- | -- | <u>C</u> | -- | -- | -- | -- | |
| 208 | Auto parts and accessory stores | ACUP | -- | -- | € | -- | -- | € | -- | -- | P | -- | Categorical use reviewed under the General retail merchandise stores – 15,001 to 24,999 s.f. categorical use. |
| 220 | Boat/marine supply stores | ACUP | -- | -- | P | -- | -- | € | -- | -- | P | -- | |
| 228 | Custom art and craft stores | ACUP | -- | -- | P | -- | -- | P | -- | -- | P | -- | |
| 242 | Farm and garden equipment and sales | € | -- | -- | -- | -- | -- | € | -- | -- | P | -- | |
| 280 | Pet shop—retail and grooming | ACUP | -- | -- | P | -- | -- | € | -- | -- | P | -- | |
| 260 242 | General retail merchandise stores – 25,000 s.f. or greater | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 208 | Auto parts and accessory stores | ACUP | -- | -- | € | -- | -- | € | -- | -- | P | -- | Categorical use reviewed under the General retail merchandise stores – 25,000 s.f. or greater categorical use. |
| 220 | Boat/marine supply stores | ACUP | -- | -- | P | -- | -- | € | -- | -- | P | -- | |
| 228 | Custom art and craft stores | ACUP | -- | -- | P | -- | -- | P | -- | -- | P | -- | |
| 242 | Farm and garden equipment and sales | € | -- | -- | -- | -- | -- | € | -- | -- | P | -- | |
| 280 | Pet shop—retail and grooming | ACUP | -- | -- | P | -- | -- | € | -- | -- | P | -- | |
| 268 244 | Lumber and bulky building material sales | -- | -- | -- | -- | -- | -- | ACUP | -- | -- | P | -- | |
| 246 | Marijuana retailer | -- | -- | -- | -- | -- | -- | -- | -- | -- | <u>P</u> | -- | Transferred from KCC 17.520. Permissibility is not changing. |
| 272 248 | Nursery, retail | ACUP <u>P</u> | € = | € = | ACUP <u>P</u> | € = | € = | ACUP <u>P</u> | € = | € = | P | -- | |
| 274 250 | Nursery, wholesale | ACUP | C | C | -- | C | C | ACUP | C | C | P | <u>P</u> | |
| Offices and Services | | | | | | | | | | | | | |

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|----------------------------------|--|---------------------------------|------------------------------|------------------------------|---------------------------------|---------------------------------|---------------------------------|-------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------------------|------------------------------|-----------------|----------------------------------|---|
| 212 254 | Automobile or recreational vehicle repair and carwashes | ACUP | -- | -- | -- | -- | -- | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | € ACUP | -- | -- | ACUP | -- ACUP | |
| 212 256 | Automobile repair and Carwashes | ACUP P | -- | -- | -- P | -- | -- | | | | € P | -- | -- | ACUP | -- P | |
| 224 258 | Clinic, medical | ACUP P | -- | -- | ACUP P | -- | -- | | | | € ACUP | -- | -- | C | P | |
| 230 260 | Day-care center | € P | C | C | ACUP P | C | C | | | | ACUP P | C | C | P | P | |
| 232 262 | Day-care center, family home-based | € P | € P | € P | ACUP P | ACUP P | ACUP P | | | | ACUP P | € P | € P | -- | -- | |
| 204 264 | Ambulance service Dispatch facility | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | ACUP | ACUP | |
| 245 266 | Fitness center | ACUP P | -- | -- | ACUP P | -- | -- | | | | ACUP P | -- | -- | P | P | |
| 246 268 | General office and management services – less than 4,000 s.f. | ACUP P | -- | -- | P | -- | -- | | | | ACUP P | -- | -- | P | P | |
| 236 | Engineering and construction offices | ACUP | -- | -- | P | -- | -- | | | | € | -- | -- | P | P | Combined with General office and management services – less than 4,000 s.f. |
| 244 | Financial, banking, mortgage and title institutions | ACUP | -- | -- | P | -- | -- | | | | € | -- | -- | P | P | |
| 248 270 | General office and management services – 4,000 to 9,999 s.f. | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | -- | -- | ACUP | P | |
| 236 | Engineering and construction offices | ACUP | -- | -- | P | -- | -- | | | | € | -- | -- | P | P | Combined with General office and management services – 4,000 to 9,999 s.f. |
| 244 | Financial, banking, mortgage and title institutions | ACUP | -- | -- | P | -- | -- | | | | € | -- | -- | P | P | |
| 250 272 | General office and management services – 10,000 s.f. or greater | ACUP C | -- | -- | -- C | -- | -- | | | | ACUP C | -- | -- | C | P | |
| 236 | Engineering and construction offices | ACUP | -- | -- | P | -- | -- | | | | € | -- | -- | P | P | Combined with General office and management services – 10,000 s.f. or greater |

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|----------------------------------|--|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---------------|---------------|--|--|--|----------------------------------|---------------|---------------|---------------------------------|---------------------------------|----------------------------------|
| 244 | Financial, banking, mortgage and title institutions | ACUP | -- | -- | P | -- | -- | | | | € | -- | -- | P | P | |
| 262 274 | Kennels or pet day-cares | € ACUP | -- | -- | -- ACUP | C | C | | | | -- ACUP | -- | -- | P | P | |
| 264 276 | Kennels, hobby | € ACUP | € ACUP | € ACUP | -- | P | P | | | | -- ACUP | P | P | -- | -- | |
| 276 278 | Off-street parking facilities | C | -- | -- | C | -- | -- | | | | -- C | -- | -- | -- | -- | |
| 276 280 | Off-street parking facilities, structured | € ACUP | -- | -- | € ACUP | -- | -- | | | | -- ACUP | -- | -- | -- | -- | |
| 282 | Personal services – skin care, massage, manicures, hairdresser/barber | ACUP P | -- | -- | P | -- | -- | | | | ACUP P | -- | -- | -- | -- | |
| 266 | Laundromats and laundry services | € | -- | -- | € | -- | -- | | | | ACUP | -- | -- | -- | -- | Combined with Personal services. |
| 280 | Pet shop—retail and grooming | ACUP | -- | -- | P | -- | -- | | | | € | -- | -- | P | -- | |
| 282 284 | Research laboratory, less than 4,000 s.f. | € P | -- | -- | -- P | -- | -- | | | | -- | -- | -- | P | P | |
| 282 286 | Research laboratory, 4,000 to 9,999 s.f. | € ACUP | -- | -- | -- ACUP | -- | -- | | | | -- | -- | -- | P ACUP | P ACUP | |
| 282 288 | Research laboratory, 10,000 s.f. or greater | C | -- | -- | -- | -- | -- | | | | -- | -- | -- | P -- | P -- | |
| 290 290 | Tourism facilities, including outfitter and guide facilities | C | -- | -- | P | -- | -- | | | | C | -- | -- | ACUP | P | |
| 292 292 | Tourism facilities, including seaplane and tour boat terminals | C | -- | -- | -- | -- | -- | | | | C | -- | -- | -- | -- | |
| 298 294 | Veterinary clinics/animal hospitals/wildlife shelters | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | C | C | ACUP | ACUP | |
| Other Commercial Uses | | | | | | | | | | | | | | | | |
| 296 | Shared work/maker space | P | -- | -- | P | -- | -- | | | | P | -- | -- | P | P | New categorical use. |

| RECREATIONAL/ CULTURAL USES | | | | | | | | | | | | | | | | | | | |
|----------------------------------|---|---------------------------------|----------------------------------|----------------------------------|---------------------------------|-----------------|-----------------|-------------------------------|-------------------------------|-------------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------------|----------------------------------|----------------------|---------------|---------------|---|
| 300 | Arboreta, botanical garden | ACUP | == | == | ACUP | == | == | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | ACUP | == | == | == | == | New categorical use. | | | |
| 328 302 | Recreational vehicle camping parks Campground | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | -- | -- | -- | |
| 304 | Carnival or circus | € | -- | -- | € | -- | -- | | | | -- | -- | -- | -- | -- | -- | -- | -- | Categorical use removed. |
| 306 304 | Club, civic or social | ACUP P | -- ACUP | -- ACUP | P | ACUP | ACUP | | | | ACUP | € ACUP | € ACUP | -- | -- | -- | -- | -- | |
| 312 306 | Movie/performance theaters Entertainment facility, indoor | € P | -- | -- | ACUP P | -- | -- | | | | -- | -- | -- | -- | -- | -- | -- | -- | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | -- | -- | -- | -- | -- | -- | -- | Categorical use reviewed under the Entertainment facility, indoor categorical use. |
| 314 308 | Movie/performance theaters Entertainment facility, outdoor | € ACUP | -- | -- | € ACUP | -- | -- | | | | -- | -- | -- | -- | -- | -- | -- | -- | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | -- | -- | -- | -- | -- | -- | -- | Categorical use reviewed under the Entertainment facility, outdoor categorical use. |
| 308 310 | Golf courses | € == | -- | -- | -- | -- | -- | | | | ACUP == | € == | € == | -- | -- | -- | -- | -- | |
| 310 312 | Marinas | ACUP C | -- | -- | ACUP C | -- | -- | | | | ACUP C | C | C | -- ACUP | -- ACUP | -- | -- | -- | |
| 314 | Marina support services | ACUP | == | == | ACUP | == | == | | | | ACUP | ACUP | ACUP | P | P | P | P | P | New categorical use. |
| 318 316 | Parks and open space | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | |
| 322 318 | Race track, minor | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | -- | -- | -- | |
| 320 | Race track, major | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | -- | -- | -- | Combined with Race track. |
| 324 320 | Recreational facilities, private indoor | € ACUP | C | C | € ACUP | C | C | | | | € ACUP | C | C | -- | -- | -- | -- | -- | |

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| 302 | Amusement centers | € | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | Combined with Recreational facilities, indoor. |
| 326 322 | Recreational facilities, public-outdoor | C | C | C | C | C | C | | | | ACUP C | C | C | -- | -- | |
| 302 | Amusement centers | € | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | Combined with Recreational facilities, outdoor. |
| 324 | Shooting/gun facility, indoor | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | New categorical use. |
| 326 | Shooting/gun facility, outdoor | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | New categorical use. |
| 330 328 | Zoo, aquarium | ACUP | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | |
| 316 | Museum, galleries, aquarium, historic or cultural exhibits | ACUP | -- | -- | ACUP | -- | -- | | | | ACUP | -- | -- | -- | -- | Combined with Zoo, aquarium. |
| INSTITUTIONAL USES | | | | | | | | | | | | | | | | |
| 402 400 | Government/public structures | ACUP P | C | C | ACUP P | C | C | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | ACUP P | C | C | € P | P | |
| 402 | High-risk secured facility | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | Previous code update omitted from the allowed use tables in sections 17.410.042 and 17.410.046. Permissibility is not changing. |
| 404 | Hospital | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | -- | -- | |
| 406 | Places of worship | ACUP | C | C | ACUP | C | C | | | | ACUP | C | C | -- | -- | |
| 410 408 | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park and ride lots (greater than 300 square feet) | ACUP | € ACUP | € ACUP | ACUP | € ACUP | € ACUP | | | | P ACUP | € ACUP | € ACUP | ACUP | ACUP | Split use by the size of the structure to allow for scaling the level of permit review. |
| 410 409 | Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park and | ACUP P | € P | € P | ACUP P | € P | € P | | | | P | € P | € P | ACUP P | ACUP P | |

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| | ride lots (300 square feet or less) | | | | | | | | | | | | | | | |
| 408 <u>410</u> | Private or public Schools, elementary and middle school/junior high | ACUP | C | C | ACUP | C | C | | | | ACUP | C | P <u>ACUP</u> | | | |
| 408 <u>412</u> | Private or public Schools, high school | ACUP | € | € | ACUP | € | € | | | | ACUP | € | € | ACUP | ACUP | |
| 408 <u>414</u> | Private or public Schools, college/vocational – less than 8,000 s.f. | ACUP | € | € | ACUP | € | € | | | | ACUP | € | € | ACUP | ACUP | |
| 408 <u>416</u> | Private or public Schools, college/vocational school – 8,000 s.f. or greater | ACUP | € | € | ACUP | € | € | | | | ACUP | € | € | ACUP | ACUP | |
| 418 | Secure community transition facility | == | == | == | == | == | == | | | | == | == | == | == | New categorical use. | |
| 296 <u>420</u> | Transportation terminals, marine | – | -- | -- | – | -- | -- | | | | – | -- | -- | ACUP <u>C</u> | ACUP <u>C</u> | |
| 296 <u>422</u> | Transportation terminals, non-marine | – | -- | -- | – | -- | -- | | | | – | -- | -- | ACUP | ACUP | |
| 424 | Wireless communications facilities | P | P | P | P | P | P | | | | P | P | P | P | P | Transferred from KCC 17.530. Proposed KCC 17.415 refers a customer to KCC 17.530 for development standards by wireless communication facility type. Permissibility is not changing. |
| INDUSTRIAL USES | | | | | | | | | | | | | | | | |
| 548 <u>500</u> | Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. Airports | -- | -- | -- | -- | -- | -- | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | -- | -- | -- | ACUP <u>C</u> | – <u>C</u> | |
| 502 | Air pilot training schools | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | P | P | Combined with Airports. |
| 506 <u>502</u> | Boat yard | ACUP | -- | -- | -- | -- | -- | | | | -- | -- | -- | P | P | |
| 508 <u>504</u> | Cemeteries | € | -- | -- | -- | € | € | | | | -- | -- | -- | -- | -- | |

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|----------------------------------|---|---------------|---------------|---------------|--------------------------|---------------|---------------|
| 512 506 | Contractor's storage yard | C | -- | -- | -- | C | C |
| 514 508 | Food and beverage production, brewery or distillery, less than 4,000 s.f. | -- | -- | -- | -- | -- | -- |
| 514 510 | Food and beverage production, brewery or distillery, 4,000 to 9,999 s.f. | -- | -- | -- | -- | -- | -- |
| 514 512 | Food and beverage production, brewery or distillery, 10,000 s.f. or greater | -- | -- | -- | -- | -- | -- |
| 516 514 | Fuel distributors | -- | -- | -- | -- | -- | -- |
| 508 516 | Funeral homes | C | -- | -- | - <u>C</u> | C | C |
| 518 | Helicopter pads | -- | -- | -- | -- | -- | -- |
| 270 520 | Mobile home Manufactured home, mobile home, park model, tiny home - sales | -- | -- | -- | -- | -- | -- |
| 526 522 | Manufacturing and fabrication, hazardous | -- | -- | -- | -- | -- | -- |
| 524 524 | Manufacturing and fabrication, heavy | -- | -- | -- | -- | -- | -- |
| 520 526 | Manufacturing and fabrication, light | -- | -- | -- | -- | -- | -- |
| 522 528 | Manufacturing and fabrication, medium | -- | -- | -- | -- | -- | -- |
| 530 | Marijuana processor | == | == | == | == | == | == |
| 532 | Marijuana producer, Tier 1 | == | == | == | == | == | == |
| 534 | Marijuana producer, Tier 2 | == | == | == | == | == | == |
| 536 | Marijuana producer, Tier 3 | == | == | == | == | == | == |

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| -- | -- | -- | P | -- | |
| -- | -- | -- | P | P | |
| -- | -- | -- | P <u>ACUP</u> | P <u>ACUP</u> | |
| -- | -- | -- | P <u>C</u> | P <u>C</u> | |
| -- | -- | -- | P | - <u>ACUP</u> | |
| - <u>C</u> | -- | -- | - <u>P</u> | - <u>P</u> | |
| -- | -- | -- | C | C | |
| -- | -- | -- | -- | -- | |
| -- | -- | -- | C | C | |
| -- | -- | -- | C | C | |
| -- | -- | -- | P | P | |
| -- | -- | -- | ACUP | ACUP | |
| == | == | == | P <u>P</u> | P <u>P</u> | Transferred from KCC 17.520. Permissibility is not changing. |
| == | == | == | P <u>P</u> | P <u>P</u> | |
| == | == | == | P <u>P</u> | P <u>P</u> | |
| == | == | == | P <u>P</u> | P <u>P</u> | |

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|----------------------------------|--|-------------------------------|---------------|---------------|-------------------------------|---------------|---------------|
| 528 538 | Recycling centers | -- | -- | -- | -- | -- | -- |
| 530 540 | Rock crushing | -- | -- | -- | -- | -- | -- |
| 532 542 | Slaughterhouse or animal processing | -- | -- | -- | -- | -- | -- |
| 534 544 | Storage, hazardous materials | -- | -- | -- | -- | -- | -- |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | -- |
| 540 | Storage, self-service | C | -- | -- | -- | -- | -- |
| 542 | Storage, vehicle and equipment | -- | -- | -- | -- | -- | -- |
| 536 546 | Storage, indoor | -- C | -- | -- | -- C | -- | -- |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | -- |
| 540 | Storage, self-service | C | -- | -- | -- | -- | -- |
| 542 | Storage, vehicle and equipment | -- | -- | -- | -- | -- | -- |
| 538 548 | Storage, outdoor | -- | -- | -- | -- | -- | -- |
| 510 | Cold storage facilities | -- | -- | -- | -- | -- | -- |
| 540 | Storage, self-service | C | -- | -- | -- | -- | -- |
| 542 | Storage, vehicle and equipment | -- | -- | -- | -- | -- | -- |
| 544 550 | Top soil production, stump grinding, <u>firewood cutting, and composting</u> | -- | -- | -- | -- | -- | -- |
| 546 552 | Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities | -- | -- | -- | -- | -- | -- |
| 550 554 | Warehousing and distribution | -- | -- | -- | -- | -- | -- |



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| -- | -- | -- | ACUP | -- | |
| -- | -- | -- | C | -- C | |
| -- | -- | -- | ACUP | -- ACUP | |
| -- | -- | -- | C | P | |
| -- | -- | -- | P | P | Combined with Storage, hazardous materials. |
| -- | -- | -- | P | P | |
| -- | -- | -- | P | P—Indoor or Covered Only | |
| -- | -- | -- | P | P | |
| -- | -- | -- | P | P | Combined with Storage, indoor. |
| -- | -- | -- | P | P | |
| -- | -- | -- | P | P—Indoor or Covered Only | |
| -- | -- | -- | P | -- | |
| -- | -- | -- | P | P | Combined with Storage, outdoor. |
| -- | -- | -- | P | P | |
| -- | -- | -- | P | P—Indoor or Covered Only | |
| -- | -- | -- | P | -- | |
| -- | -- | -- | C | -- C | |
| -- | -- | -- | P | P | |

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| 552 556 | Wrecking yards and junk yards | -- | -- | -- | -- | -- | -- | | | | -- | -- | -- | € ACUP | -- ACUP | |
| RESOURCE | | | | | | | | | | | | | | | | |
| 602 600 | Aggregate extractions sites | -- | -- | -- | -- | -- | -- | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | -- | -- | -- | P C | P C | |
| 602 | <u>Agricultural use, primary</u> | -- | P | P | -- | P | P | | | | -- | P | P | P | P | Transferred from KCC 17.455 Permissibility is not changing. |
| 606 604 | Aquaculture practices | -- | € ACUP | € ACUP | -- | € ACUP | € ACUP | | | | -- | -- ACUP | -- ACUP | € ACUP | -- | |
| 608 606 | Forestry | -- | -- | -- | -- | P | P | | | | P | P | P | P | -- | |
| 610 608 | Shellfish/fish hatcheries and processing facilities | C | -- | -- | -- | -- | -- | | | | -- | -- | -- | C | -- | |
| ACCESSORY USES | | | | | | | | | | | | | | | | |
| 700 | Accessory use or structure | P | P | P | P | P | P | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | P | P | P | P | P | Combined accessory use or structure for all land uses categories into one. Existing code lists it multiple times throughout the tables. |
| TEMPORARY USES | | | | | | | | | | | | | | | | |
| 800 | <u>Special care units residence</u> | P | P | P | -- | P | P | See section 17.700 Appendix F | See section 17.700 Appendix F | See section 17.700 Appendix F | P | P | P | -- | -- | Transferred from KCC 17.410.060 B.43. Permissibility is not changing. |
| 290 802 | Temporary offices and model homes | C | -- | -- | -- | ACUP | ACUP | | | | -- | -- | -- | ACUP | ACUP | |
| 804 | <u>Transitory accommodations, single family residence</u> | P | P | P | P | P | P | | | | P | P | P | P | P | Transferred from KCC 17.505. Permissibility is not changing. |
| 806 | <u>Transitory accommodations, small, large, safe parks, and indoor</u> | P | P | P | P | P | P | | | | P | P | P | P | P | Transferred from KCC 17.505. Permissibility is not changing. |

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

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

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

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

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

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

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

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

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

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



**KITSAP COUNTY CODE TITLE 17 REGARDING ALLOWED USES BY ZONE IN KITSAP COUNTY.
DRAFT FOOTNOTE RELOCATION GUIDE**

Chapter 17.410.050 ‘Allowed Uses – Footnotes’.

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| <i>RR</i> | Abbreviated zoning designations |
| 100 | Existing Allowed Use Number |
| Red Text | Indicates where existing footnote or special provision will be relocated |
| | Remove Footnote |

| FN ID | 17.410.050 FOOTNOTES | Applies to categorical USE(s) <small>(in all tables unless noted otherwise)</small> | Applied to ZONE(s) | Applies to USE in ZONE |
|-------|--|---|--------------------|---|
| 1 | <p>See Chapter 17.410.060 ‘Provisions applying to special uses’ below to review where applicable provisions were moved.</p> <p>Where applicable subject to Section 17.410.060, Provisions applying to special uses.</p> | 100 Accessory dwelling unit. 102 Accessory living quarters. 104, 200, 300, 400, 500, 600 Accessory use or structure. 126 Guest house. 127 High-risk secured facility. 128 Home business. 202 Adult Entertainment 262 Kennel or pet day cares. 542 Storage, vehicles and equipment. 552 Wrecking yard. Junk yard. | | 130 Hotel/motel. (only applied to 17.410.042 table) <i>RR, RP, RW, FRL, MRO, UR, GB, UL, UCR, UM, UH</i> |
| 2 | <p>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.</p> <p>Remove footnote, no longer applicable. The footnote formerly applied to temporary farm stands was removed in 2016 by Agriculture Code.</p> | | | |
| 3 | <p>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.</p> <p>Remove footnote. The footnote is no longer needed since the Department reviews building permits against minimum density.</p> | | | 116 Dwelling, duplex. <i>RR, RP, RW, FRL, UR, UL, KVLR, KVR, MVLR, MVR</i> |
| 4 | <p>Moved to the new chapter 17.415 ‘Allowed Use Standards’.</p> <p>17.415.035 Aggregate extraction sites.</p> <p><u>In the Forest Resource Land (FRL) zone, aggregate extraction sites shall be 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.</u></p> | | | 602 Aggregate extraction sites <i>FRL</i> |
| 5 | <p>Moved to the new chapter 17.415 ‘Allowed Use Standards’.</p> <p>17.415.400 Public facilities.</p> <p><u>In the Forest Resource Lands (FRL) zone, provided public facilities shall not inhibit forest practices.</u></p> | | | 410 Public facilities. <i>FRL</i> |

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| 6 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.220 Fuel or charging station. Where permitted, automobile service stations shall comply with the following provisions:</p> <p>a. <u>L.</u> Sale of merchandise shall be conducted within a building, except for items used for the maintenance and servicing of automotive vehicles;</p> <p>b. <u>M.</u> No automotive repairs other than incidental minor repairs or battery or tire changing shall be allowed;</p> <p>c. <u>N.</u> The station shall not directly abut a residential zone; and</p> <p>d. <u>O.</u> All lighting shall be of such illumination, direction, and color as not to create a nuisance on adjoining property or a traffic hazard.</p> | 214 Automobile service station. | | |
| 7 | Reserved. | | | |
| 8 | <p>Footnote reflected in Appendix F and applies to all parcels located in the Port Gamble Redevelopment Plan area. A veterinary clinic, animal hospital or wildlife shelter shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones except within the boundary of a town master plan approved pursuant to Section 17.360C.030. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, odor, light and other impacts.</p> | | | 298 Veterinary clinics/animal hospitals/wildlife shelters. <i>RR, RP, RW</i> |
| 9 | <p>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.</p> <p>Remove footnote. The use requires an administrative conditional use permit in the Urban High Residential and Urban Medium Residential zoning designations which allows the Department to require this as a condition of approval for a permit.</p> | | | 298 Veterinary clinics/animal hospitals/wildlife shelters. <i>UH</i> |
| 10 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.105 Cemeteries and 17.415.225 Funeral homes. A cemetery, crematorium, mausoleum, or columbarium Use shall have its principal access on a county roadway with ingress and egress so designed as to minimize traffic congestion, and. The use 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.</p> | 508 Cemeteries, mortuaries, and crematoriums | | |

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| 11 | <p>Permissibility for amusement centers reflected in the use tables. Carnivals and circus subject to temporary permits.</p> <p>A circus, carnival, animal display, or amusement ride may be allowed through a Type I administrative review in all industrial zones and any commercial zones, except neighborhood commercial (NC), Keyport village commercial (KVC), or Manchester village commercial (MVC) for a term not to exceed ninety days, with a written approval of the director. The director may condition such approval as appropriate to the site. The director's decision may be appealed to the hearing examiner.</p> | | | <p>302 Amusement center. <i>C, RC, LIC, UVC, IND, KVC, MVC, RHTC, SVC</i></p> <p>304 Carnival or circus. <i>C, RC, LIC, UVC, IND, KVC, MVC, RHTC, SVC</i></p> |
| 12 | <p>Moved to the new chapter 17.415 'Allowed Use Standards' to respective uses. Applicable zones stated at the beginning of respective sections in 17.415. This footnote no longer applies to some categorical uses as they are prohibited or it only applies as a result of Port Gamble code amendments adopted in April 2020. Footnote is reflected in Appendix F and applies to all parcels located in the Port Gamble Redevelopment Plan area.</p> <p>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 except when included within the boundary of a town master plan approved pursuant to Section 17.360C.030 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.</p> | <p>306 Club, civic or social</p> <p>406 Places of worship.</p> | <p><i>RCO, RI</i></p> | <p>226 Conference center. <i>RR, RW</i></p> <p>262 Kennel or pet day care. <i>RR, RP, RW</i></p> <p>284 Restaurants. <i>RR, RW</i></p> <p>286 Restaurants, high turnover. <i>RR, RW</i></p> <p>292 Tourism facilities, including outfitter and guide facilities. <i>RR, RW</i></p> <p>298 Veterinary clinics/animal hospitals/wildlife shelters. <i>RR, RW</i></p> <p>306 Club, civic or social <i>RR, RP, MRO, UR, GB</i></p> <p>308 Golf course. <i>RR, RP</i></p> <p>392 (320) Race track, major. <i>P</i></p> <p>322 Race track, minor. <i>RW, FRL, MRO, P</i></p> <p>324 Recreational facility, private <i>RR, RP</i></p> <p>328 Recreational vehicle camping parks. <i>RR, RW</i></p> <p>406 Places of worship. <i>RR, RP</i></p> <p>512 Contractor's storage yard. <i>RR, RP</i></p> <p>514 Food production, brewery or distillery. <i>RR, RW</i></p> <p>520 Manufacturing and fabrication, light. <i>RR, RW</i></p> |
| 13 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'.</p> <p>17.415.045 Airport</p> <p>17.415.265 Helicopter pads.</p> <p><u>A.</u> All heliports for the purpose of medical emergency facilities may be permitted in certain zones subject to a conditional use permit.</p> <p><u>B.</u> 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.</p> | <p>518 Helicopter pads</p> <p>548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc.</p> | | |

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| 14 | <p>Moved to the new chapter 17.415 ‘Allowed Use Standards’.</p> <p>17.415.140 Day-care center. 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. In those zones that prohibit residential uses, day-care centers:</p> <ol style="list-style-type: none"> 1. shall have a minimum site area of ten thousand square feet. 2. shall provide and maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A sight-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. 3. shall provide adequate off-street parking and loading space shall be provided. <p>17.415.145 Day-care center, home based. 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.</p> | <p>230 Day-care center. 232 Day-care center, family.</p> | | |
| 15 | Reserved. | | | |

| | | | |
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| 16 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.400 Public facilities. 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.</p> <p>A. Public facilities of any size shall meet the following criteria:</p> <ol style="list-style-type: none"> 1. <u>These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.530.</u> 2. <u>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.</u> 3. <u>In the Forest Resource Lands (FRL) zone, public facilities shall not inhibit forest practices.</u> 4. <u>In the Mineral Resource Overlay (MRO), public facilities shall not inhibit mineral resource extraction, processing, or production.</u> 5. <u>Water towers which exceed the height requirements of the zone in Chapter 17.420, solid waste collection, or transfer and/or handling sites in any zone shall be subject to a conditional use permit (C).</u> 6. <u>Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title.</u> 7. <u>The public facility shall not substantially interfere with or detract from the intent of the zone district, as determined by the Director.</u> 8. <u>The public facility shall provide a solid screening buffer to mitigate impacts on the visual character of a neighborhood as seen from rights-of-way or adjacent properties. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500.</u> 9. <u>Noise, odor, dust and light impacts shall be mitigated from adjacent properties consistent with section 17.105.110 'Obnoxious things'.</u> 10. <u>Additional review for stormwater management may be required consistent with KCC Title 12 'Storm Water Drainage'.</u> <p>B. <u>Public facilities 300 square feet or less shall meet the criteria in section 17.415.400 A except the setback requirements outlined in Chapter 17.420 are reduced for all structures and associated improvements to a minimum five foot setback from all property lines.</u></p> | 410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots | |
| 17 | Reserved. | | |
| 18 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.020 Accessory use or structure. 17.415.520 Storage, indoor. 17.415.525 Storage, outdoor.</p> | | <p>104 (Residential) accessory use or structure. (only applied to 17.410.042 and 17.410.046 use tables) <i>RR, RP, RW, FRL, MRO, UR, GB, UL, UCR, UM, UH, KVC, KVLR, KVR, MVC, MVLR, MVR, RHTC, RHTR, RHTW, SVC, SVLR, SVR, REC, TTEC</i></p> <p>542 Storage, vehicles and equipment. <i>RR, RP, KVLR, MVLR, MVR, SVLR, SVR</i></p> |

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| | 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. Remove footnote. The same standard is found in section 17.420.060(A)(33). | | UR, UL, UH, C, RC, NC | |
| 20 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.460 School, elementary, middle school, or junior high. 17.415.465 School, high school. Site plans for public <u>elementary, middle school, or junior high</u> schools shall include an area identified and set aside for the future placement of a minimum of four portable classroom units. The area set aside may not be counted towards meeting required landscaping or parking requirements. | 408 Private or public schools | | |
| 21 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.130 Contractor's storage yard. <u>In Rural Residential (RR) and Rural Protection (RP) zones:</u> Outdoor <u>A</u> contractors' storage yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a minimum of twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand square feet. | 512 Contractor's storage yard. | | |

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| 22 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.535 Top soil production, stump grinding, firewood cutting, and composting.</p> <p>Stump grinding, soil combining and composting in rural protection and rural residential zones must meet the following requirements: In the Rural Residential (RR) or the Rural Protection (RP) zones, top soil production, stump grinding, firewood cutting, and composting shall meet the following requirements:</p> <p>a. A. The subject property(ies) site must be one hundred thousand square feet or greater in size;</p> <p>b. B. The use must take direct access from a county-maintained right-of-way;</p> <p>c. 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;</p> <p>d. 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;</p> <p>e. E. The proposed use must mitigate noise, odor, dust and light impacts from the project; and</p> <p>f. F. The use must meet all other requirements of this title.</p> | | | 544 Top soil production, stump grinding <i>RR, RP</i> |
| 23 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. Moved to 17.415.275 Home business.</p> <p>Home businesses located in the forest resource lands (FRL) zone, home businesses must be associated with timber production and/or harvest.</p> | | | 128 Home business. <i>FRL</i> |
| 24 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. Moved to 17.415.360 Mobile home.</p> <p>In the Urban Restricted (UR), Greenbelt (GB), Urban Low Residential (UL), and the Urban Cluster Residential (UCR) and Urban Village Center (UVC) zones, Mobile homes are prohibited, except in approved mobile home parks.</p> | | | 132 Mobile homes. <i>UR, GB, UL, UM</i> |
| 25 | <p>Moved to Chapter 17.360C Port Gamble.</p> <p>All uses must comply with the town development objectives of Section 17.360C.020.</p> | | <i>RHTC, RHTR, RHTW</i> | |
| 26 | <p>Remove footnote. The footnote is no longer needed since the Department reviews building permits against minimum density.</p> <p>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.</p> | | | 122 Dwelling, single-family attached. Single-family dwelling. <i>KVC</i> 124 Dwelling, single-family detached. Manufactured home. Single-family dwelling. <i>UM, UH, KVC</i> |

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| 27 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.530 Temporary offices and model homes. Subject to temporary offices and model homes must comply with the temporary permit provisions of Chapter 17.105. | 290 Temporary offices and model homes | | |
| 28 | Revised footnote and applied to 17.200.030 Urban Low Residential special provisions and 17.210.030 b. Urban Cluster Residential special provisions. The Department recommendation proposes to allow small scale commercial uses in the Urban Low Residential and Urban Residential zone as a stand alone use if located at an intersection classified as an arterial to arterial or arterial to collector intersections. Allowed only within a commercial center limited in size and scale (e.g., an intersection or corner development). All commercial or industrial development shall be located at an intersection that contains right-of-way with a roadway classification of arterial to arterial or arterial to collector. | | | 246 General office and management services less than 4K sf UCR 252 General merchandise stores less than 4K sf UCR 266 Laundromats and laundry services UCR 284 Restaurants. UCR |
| 29 | Reserved. | | | |
| 30 | Remove Footnote. Same provision is found in section 17.420.060(A)(5). 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 in Chapter 17.700, Appendix C1. | | UM, C, UVC, NC, | |
| 31 | Moved to Chapter 17.300 Business Center (BC) . Uses marked as permitted in Section 17.410.044 are 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. | | BC | |
| 32 | Moved to Chapter 17.320 Industrial (I) zone. For properties with an approved master plan, all uses requiring a conditional use permit will be considered permitted uses. | | IND | |

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| 33 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. Moved to respective uses in 17.415. Must be located and designed to serve adjacent area.</p> | | | 212 Automobile repair and car washes <i>IND</i> 214 Automobile service station. <i>BC, BP, IND</i> 222 Brew pubs. <i>BC, BP</i> 230 Day-care center. <i>BC, BP, IND</i> 232 Day-care center, family. <i>BC, BP</i> 234 Drinking establishments. <i>BC, BP</i> 236 Engineering and construction offices <i>BP, IND</i> 238 Espresso stands <i>BC, BP, IND</i> 244 Financial, banking, mortgage and title institutions <i>BP, IND</i> 246 General office and management services less than 4K sf <i>IND</i> 252 General merchandise stores less than 4K sf <i>BC, BP, IND</i> 266 Laundromats and laundry services <i>BC</i> 284 Restaurants. <i>BC, BP, IND</i> 286 Restaurant, high-turnover. (Applied to category in 17.410.044) <i>C, RC, UVC, NC, LIC, BC, BP, IND</i> |
| 34 | <p>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.</p> <p>Split into separate categorical uses with permits required reflected in the use table.</p> | | | 108 Bed and breakfast house. Vacation rental. <i>RR, RP, RW, UR, GB, UL, UM, UVC, NC, RCO, KVC, KVL, KVR, MVL, MVR, RHTC, RHTR, RHTW, SVC, SVL, SVR</i> |
| 35 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.060 Automobile, mobile home, recreational vehicle, or boat sales. The use shall be accessory and shall not occupy more than twenty-five percent of the project area.</p> | | | 216 Automobile, recreational vehicle or boat sales <i>BC, IND</i> |
| 36 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.220 Fuel or charging station. Requires a conditional use permit When abutting the <u>Suquamish Village Residential (SVR) zone</u> or <u>Suquamish Village Low Residential (SVLR) zone</u>, this use requires a conditional use permit.</p> | | | 214 Automobile service station. <i>SVC</i> |

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| 37 | <p>Remove footnote. The Department recommendation proposes to allow small scale commercial uses in the Urban Low Residential and Urban Residential zone as a stand alone use if located at an intersection classified as an arterial to arterial or arterial to collector intersections.</p> <p>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.</p> | | | 224 Clinic, medical <i>UH</i> 230 Day-care center. <i>UM, UH</i> 232 Day-care center, family. <i>UM, UH</i> 238 Espresso stands <i>UH</i> 245 Fitness center. <i>UH</i> 246-250 General office and management services. (all sizes) <i>UH</i> 252 General merchandise stores less than 4K sf <i>UH</i> 266 Laundromats and laundry services <i>UH</i> 278 Personal services – skin care, massage, manicures, hairdresser/barber <i>UH</i> 280 Pet shop – retail and grooming <i>UH</i> 284 Restaurants. <i>UH</i> 298 Veterinary clinics/animal hospitals/wildlife shelters. <i>UH</i> 314 Movie/performance theater, outdoor. <i>UH</i> 316 Museum, galleries, aquarium, historic or cultural exhibits <i>UH</i> 540 Storage, self-service. <i>UM, UH</i> |
| 38 | <p>Reflected in 17.410.046, which refers the customer to Appendix F for parcels located in the Port Gamble Redevelopment Plan area.</p> <p>Customer service oriented uses over five thousand square feet are prohibited.</p> | | | 248 General office and management services - 4,000 to 9,999 s.f. <i>RHTC, RHTW</i> |
| 39 | Reserved. | | | |
| 40 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.520 Storage, indoor 17.415.525 Storage, outdoor.</p> <p>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. In any urban residential zone, storage, indoor must shall be:</p> <p>1. accessory to the predominant residential use of the property. 2. sized consistently for the number of lots/units being served. 3. shall serve only the residents of a platted development or multifamily project.</p> | | | 540 Storage, self-service. <i>UR, GB, UL, UCR, UM, UH</i> |
| 41 | <p>Remove footnote. State law limits adult family homes to six residents and requires that the use is permitted where residential or commercial uses are allowed.</p> <p>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).</p> | | | Use 106 Adult family home. <i>RR, RP, RW, UR, UL, UCR, UM, UH, C, RC, LIC, UVC, RCO, BC, BP, IND, RI, MVC, MVLR, MVR, RHTC, RHTR, RHTW, SVC, SVLR, SVR</i> |

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| 42 | <p>Moved to zone chapters 17.300.030 Business Center , 17.320.030 Industrial, and 17.330.030 Rural Industrial. Also moved to the new chapter 17.415 'Allowed Use Standards' for 17.415.300 Lumber and bulky building material sales.</p> <p>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.</p> | | <i>BC, IND, RI</i> | 268 Lumber and bulky building material sales <i>C, RC, LIC</i> |
| 43 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'.</p> <p>17.110.690 Special care residence</p> <p>17.415.510 Special care residence.</p> <p>Permit required reflected in the use table under Temporary Uses.</p> <p>Where a family member is in needs 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:</p> <p>a. A. Not more than two individuals shall be the recipients of special care;</p> <p>b. 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;</p> <p>c. C. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;</p> <p>d. 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;</p> <p>e. E. The manufactured/mobile home must be removed when the need for special care ceases; and</p> <p>f. F. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.</p> | | | <p>124 Dwelling, single-family detached (includes manufactured homes) <i>RR, RP, RW, FRL, UR, GB, UL, UCR, UM, UH, KVC, KVLR, KVR, MVL, MVR, RHTC, RHTR, SVLR, SVR</i></p> <p>132 Mobile home. <i>RR, FRL, UR, GB, UL, UCR, UM, UH, UVC, KVC, KVLR, KVR</i></p> |
| 44 | <p>Removed via 2016 Comprehensive Plan Update due to the removal of the mixed use zone.</p> <p>Certain development standards may be modified for mixed use developments, as set forth in Section 17.420.035 and Chapter 17.430.</p> | | | |
| 45 | Reserved. | | | |

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| 46 | <p>Reflected in the permissibility for the new categorical use Manufactured/mobile/RV/park-model/tiny home park. The proposal also refers the customer to Appendix F for parcels located in the Port Gamble Redevelopment Plan area.</p> <p>Allowed only as an accessory use to a park or recreational facility greater than twenty acres in size except when included within the boundaries of a town master plan approved pursuant to Section 17.360C.030. If included within a town master plan boundary, the use shall not include more than sixty spaces per five acres. All use of recreational vehicles must be transient in nature.</p> | | | 328 Recreational vehicle camping park. <i>RR, RP, RW</i> |
| 47 | <p>Remove footnote. Commercial uses are limited in scale in the use table and allowed based on the zone purpose. Mixed use projects must comply with to Section 17.420.035 and Chapter 17.430 and captures the intent of this footnote through 17.415.</p> <p>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:</p> <p>a. The project must include a combination of UM and/or UH and commercially zoned land;</p> <p>b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project;</p> <p>c. All setbacks from other residentially zoned land must be the maximum required by the zones included in the project;</p> <p>d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and</p> <p>e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit.</p> | | <i>UM, UH</i> | |
| 48 | <p>Moved to 17.410.050 A.5.</p> <p>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.</p> | | <i>UL, UCR, UM, UH, C, RC, LIC, UVC, NC</i> | |
| 49 | <p>Remove footnote, no longer applicable. Mixed use development is based upon allowed uses.</p> <p>Mixed use development is prohibited outside of urban growth areas.</p> | Mixed Use (Mixed use category and zone removed via 2016 Comprehensive Plan Update. The County allows a project to mix uses allowed in the zone.) | | |

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| 50 | Remove footnote. Same provision is found in Kitsap County Code Section 17.420.060(A)(47). The Manchester Design Standards sets forth policies and regulations for properties within the Manchester village commercial (MVC) zone. All developments within the MVC zone must be consistent with the standards found in Chapter 17.700, Appendix C4. | | MVC | |
| 51 | Addressed through permissibility of storage, outdoor. Otherwise reviewed for land use as an accessory structure via temporary permit. Plumbing, mechanical, or other permits are still required if applicable. Reviewing as a permanent structure requires compliance with IBC for health, safety, and welfare. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.105.090(I). | 104, 200, 300, 400, 500, 600 Accessory use or structure. | | |
| 52 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.035 Aggregate extraction sites. 17.415.330 Manufacturing and fabrication, medium. In the Business Center (BC) zone, aggregate production and processing <u>allowed</u> only allowed if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR). | | | 130 Hotel/motel. Applied to category in 17.410.042 RR, RP, RW, FRL, MRO, UR, GB, UL, UCR, UM, UH 522 Manufacturing and fabrication, medium. BC |
| 53 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.275 Home business. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a component of a home business subject to the requirements of Section 17.410.060(B). | 128 Home business. | | |
| 54 | Moved to the new chapter 17.415 'Allowed Use Standards' to respective uses. The gross floor area shall not exceed four thousand square feet. | | | 212 Automobile repair and car washes NC 228 Custom art and craft stores. UVC, NC 230 Day-care center. UVC, NC 232 Day-care center, family. UVC, NC 236 Engineering and construction offices UVC, NC 244 Financial, banking, mortgage and title institutions UVC, NC 266 Laundromats and laundry services UVC, NC 278 Personal services – skin care, massage, manicures, hairdresser/barber UVC, NC, RCO 280 Pet shop – retail and grooming RCO 284 Restaurants. UVC, NC |
| 55 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.055 Auction house. Auction house and all items to be auctioned shall be fully enclosed within a structure. | | | 206 Auction house (Applied to category in 17.410.044) C, RC, UVC, LIC, RCO, BC, BP, IND, RI |

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| 56 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.065 Automobile, recreational vehicle or boat rentals. In the Urban Village Center (UVC) or Neighborhood Commercial (NC) zones, There shall be no more than six rental vehicles kept on site. Additional rental car inventory shall be kept at an off-site location consistent with the Kitsap County Code.</p> | | | 210 Automobile rentals UVC, NC |
| 57 | <p>Removed footnote. Permit review required in the allowed use tables should treat vacant land the same as previously developed land. Unless the permit application is a Type III quasi-judicial action, when a component of development located within a commercial or industrial zone involves the conversion of previously undeveloped land, land developed with a residential use, or land developed with a less intensive use which abuts a residential zone, it shall be treated as a Type II administrative decision.</p> | | C, RC, LIC, UVC, NC | |
| 58 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.190 Espresso stands. In addition to the other standards set forth in the Kitsap County Code, espresso stands are subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Must be accessory to an immediate primary use. a. 2. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door (i.e., eight and one-half feet in width and sixty feet in length) with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities. b. 3. 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. 4. All structures must be permanently secured to the ground. d. 5. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement. | 238 Espresso stands | | |
| 59 | Reserved. | | | |
| 60 | <p>Remove footnote. Kitsap County Code Section 17.100.020 requires all permit applications and approvals to be consistent with Kitsap County Comprehensive Plan and Subarea Plans. All development in Illahee shall be consistent with the Illahee Community Plan.</p> | | GB | |

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| 61 | <p>This footnote intended to allow uses which would reinforce the design standard guidelines for increased walkability in the Waaga Way Town Center. The Regional Commercial and Business Center zones changed to Commercial during the 2016 Comprehensive Plan Update. The footnote applied to Regional Center instead of Commercial. Section 17.415 applies this requirement to any zone within the Waaga Way Town Center. This aligns with the intent of the footnote when originally created.</p> <p>Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).</p> | | | 210 Automobile rentals <i>RC</i> 212 Automobile repair and car washes <i>BC</i> 214 Automobile service station. <i>RC</i> 232 Day-care center, family. <i>RC, BC</i> 238 Espresso stands <i>RC, BC</i> 240 Equipment rentals <i>RC</i> 242 Farm and garden equipment and sales <i>RC</i> 262 Kennel or pet day cares <i>RC</i> 268 Lumber and bulky building material sales <i>RC, BC</i> 270 Mobile home sales <i>RC</i> 274 Nursery, wholesale. <i>RC</i> 288 Recreational vehicle rental <i>RC, BC</i> 304 Carnival or circus <i>RC</i> 308 Golf course. <i>RC</i> 310 Marina. T22 Marina. <i>RC</i> 392 (320) Race track, major. <i>RC, BC</i> 330 Zoo <i>RC</i> 504 Assembly and packaging operations. <i>RC</i> 506 Boat yard. <i>RC, BC</i> 508 Cemeteries, mortuaries, and crematoriums <i>RC, BC</i> 512 Contractor's storage yard. <i>BC</i> 514 Food production, brewery or distillery <i>RC</i> 516 Fuel distributors <i>RC, BC</i> 520 Manufacturing and fabrication – light. <i>RC</i> 522 Manufacturing and fabrication. – medium. <i>BC</i> 536 Storage, indoor. <i>RC, BC</i> 538 Storage, outdoor. <i>BC</i> 540 Storage, self-service. <i>RC, BC</i> 542 Storage, vehicles and equipment. <i>BC</i> 546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities <i>BC</i> 550 Warehousing and distribution <i>BC</i> |
| 62 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.235 General retail merchandise stores.</p> <p>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.</p> | | | 260 General merchandise stores – 25k sf or greater <i>C, RC</i> |

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| 63 | Reserved. | | | 286 Restaurant, high-turnover. <i>RC</i> |
| 64 | Remove footnote. The use will now drive the permit review required and is reflected in the use tables. 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. | | <i>RCO, RI</i> | |
| 65 | Split into separate categorical uses with permits required reflected in the use table. No car washes allowed in RCO or RI. | | | 208 Auto parts and accessory stores (Applied to category in 17.410.044) <i>C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P</i> 212 Automobile repair and car washes (Applied to category in 17.410.044) <i>C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P</i> |
| 66 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.390 Personal services In the Rural Commercial (RCO) zone, Personal service businesses in the RCO are limited to cannot exceed four chairs and must be are intended for local use only. | | | 278 Personal services – skin care, massage, manicures, hairdresser/barber (Applied to category in 17.410.044) <i>C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P</i> |
| 67 | Moved to the new chapter 17.415 'Allowed Use Standards'. Moved to 17.415.595 Zoo, aquarium. Removes a part of the footnote that regulates programmatic elements of a land use. In the Rural Commercial (RCO) zone, an aquarium is prohibited. No aquariums are allowed in the RCO zone. Galleries, museums, historic and cultural exhibits should be geared toward the character of the rural area, rural history, or a rural lifestyle. | | | 316 Museum, galleries, aquarium, historic or cultural exhibits (Applied to category in 17.410.044) <i>C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P</i> |
| 68 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.580 Warehousing and distribution. In the Rural Industrial (RI) zone, warehousing and distribution should be focused on agricultural, food, or forestry uses only. | | | 550 Warehousing and distribution (Applied to category in 17.410.044) <i>C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P</i> |
| 69 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.515 Storage, hazardous materials. 17.415.520 Storage, indoor. 17.415.525 Storage, outdoor. In the Rural Industrial (RI) zone, cold storage facilities are only allowed for agricultural and food uses. | | | 510 Cold storage facilities <i>C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P</i> |
| 70 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.505 Slaughterhouse or animal processing. In the RCO and RI zones, slaughterhouses and animal processing may have a retail component not to exceed four thousand square feet. | | | 532 Slaughterhouse or animal processing. <i>RCO, RI</i> |

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| 71 | Removed. Permissibility for a retail store, which includes art and craft stores, is based upon size of the project. In the RCO zone, custom art and craft stores are limited to studio type and size only. | | | (Added to list of footnotes via Ord. 467-2010, yet never applied to a use, zone, or cell.) |
| 72 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.230 General office and management services 17.415.190 Espresso stands. In the Rural Industrial (RI) zone, use must be accessory to an immediate primary use. | | | 236 Engineering and construction offices <i>RI</i> 238 Espresso stands (Applied to category in 17.410.044) <i>C, RC, UVC, NC, LIC, RCO, BC, BP, IND, RI, P</i> |
| 73 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.175 Equipment sales, rentals and repair, heavy. In the Rural Industrial (RI) zone, equipment sales, rentals and repair, heavy must limit the inventory to Heavy construction, farming and forestry equipment only. | | | 240 Equipment rentals <i>RI</i> |
| 74 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.045 Airport. In the Rural Industrial (RI) zone, uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers shall be limited to modifications or expansions Allowed for of existing airports only. | | | 548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. <i>RI</i> |
| 75 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.515 Storage, hazardous materials. 17.415.520 Storage, indoor. 17.415.525 Storage, outdoor. All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. Applicant must also demonstrate how the storage would serve the immediate population. | | | 534 Storage, hazardous materials. <i>RCO, RI</i> 536 Storage, indoor. <i>RCO</i> 538 Storage, outdoor. <i>RCO, RI</i> 540 Storage, self-service. <i>RCO, RI</i> 542 Storage, vehicles and equipment. <i>RI</i> |
| 76 | Reflected in the use table and respective uses in 17.415. Size thresholds may vary depending on whether the categorical use is combined or split by size thresholds. 00 square feet = P, 4,001 - 10,000 square feet = ACUP, 10,001 - 15,000 square feet = C, 15,001 square feet and above = X. | | | 206 Auction house <i>REC, TTEC</i> 212 Automobile repair and car washes <i>REC</i> 220 Boat/marine supply stores <i>REC</i> 228 Custom art and craft stores. <i>REC</i> 236 Engineering and construction offices <i>REC, TTEC</i> 244 Financial, banking, mortgage and title institutions <i>REC, TTEC</i> 280 Pet shop – retail and grooming <i>REC</i> 284 Restaurants. <i>REC, TTEC</i> 286 Restaurant, high-turnover. <i>REC</i> 290 Temporary offices and model homes. <i>REC, TTEC</i> 292 Tourism facilities, including outfitter and guide facilities <i>REC</i> |
| 77 | Reserved. | | | |
| 78 | Reserved. | | | |

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| 79 | Moved to the new chapter 17.415 'Allowed Use Standards' to respective uses. No residential uses are allowed Use prohibited within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16. | | | 106 Adult family home. LIC 108 Bed and breakfast house. Vacation rental. LIC 112 Convalescent, nursing or rest home. Congregate care facility. LIC 120 Dwelling, multiple-family. LIC 122 Dwelling, single-family attached. LIC 130 Hotel/motel. LIC 134 Residential care facility. LIC 214 Automobile service station. LIC 230 Day-care center. LIC, P 232 Day-care center, family. LIC 302 Amusement center. LIC 304 Carnival or circus LIC 540 Storage, self-service. LIC 608 Forestry. T19 Forest practices. T22 Forest practices (commercial forestry). LIC, P |
| 80 | Moved to respective uses in 17.415. Use prohibited within the Gorst urban growth area <u>when located in the Urban Restricted zoning designation.</u> | | | 120 Dwelling, multiple-family. UR 264 Kennel, hobby. UR 308 Golf course. UR 310 Marina. T22 Marina. UR 608 Forestry. T19 Forest practices. T22 Forest practices (commercial forestry). UR |
| 81 | Remove footnote, no longer applicable as this only applied to the mixed use zone. The mixed use zone was removed during the 2016 Comprehensive plan update. Use permitted outright in the Gorst urban growth area. | | | Applied to Dwelling, multiple-family, Dwelling, single-family attached, Restaurant, Restaurant, high-turnover, and Mixed use development in the Mixed use zone. (Mixed use category and zone removed via 2016 Comprehensive Plan Update. The County allows a project to mix uses allowed in the zone.) |
| 82 | Remove footnote, no longer applicable as this only applied to the mixed use zone. The mixed use zone was removed during the 2016 Comprehensive plan update. Use requires a conditional use permit in the Gorst urban growth area. | | | Applied to Automobile service station in the Mixed use zone. (Mixed use zone removed via 2016 Comprehensive Plan Update.) |
| 83 | In the Gorst urban growth area, Use 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. Moved to respective uses in 17.415 and revised to apply to all zones in Gorst. Low impact commercial is the only zone in Gorst between State Highways 3 and 16 and Sinclair Inlet shoreline. | | | 208 Auto parts and accessory stores LIC 210 Automobile rentals LIC 212 Automobile repair and car washes LIC 214 Automobile service station. LIC 216 Automobile, recreational vehicle or boat sales LIC 220 Boat/marine supply stores LIC |

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| 84 | <p>Remove footnote, no longer applicable.</p> <p>Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)</p> | | | <p>104 Accessory use or structure. <i>RC</i></p> <p>106 Adult family home. <i>RC</i></p> <p>110 Caretaker’s dwelling. <i>RC</i></p> <p>112 Convalescent, nursing or rest home. Congregate care facility. <i>RC</i></p> <p>122 Dwelling, single-family attached.</p> <p>130 Hotel/motel. <i>RC</i></p> <p>134 Residential care facility. <i>RC</i></p> <p>202 Adult entertainment <i>RC</i></p> <p>204 Ambulance service <i>RC</i></p> <p>206 Auction house <i>RC</i></p> <p>208 Auto parts and accessory stores <i>RC</i></p> <p>210 Automobile rentals <i>RC</i></p> <p>212 Automobile repair and car washes <i>RC</i></p> <p>214 Automobile service station. <i>RC</i></p> <p>216 Automobile, recreational vehicle or boat sales <i>RC</i></p> <p>220 Boat/marine supply stores <i>RC</i></p> <p>232 Day-care center, family. <i>RC</i></p> <p>236 Engineering and construction offices <i>RC</i></p> <p>238 Espresso stands <i>RC RC</i></p> <p>240 Equipment rentals</p> <p>242 Farm and garden equipment and sales <i>RC</i></p> <p>244 Financial, banking, mortgage, and title institutions. <i>RC</i></p> <p>248, 250 General office and management services. 4K sf or greater <i>RC</i></p> <p>254 – 260 General merchandise stores 4K sf or greater <i>RC</i></p> <p>262 Kennel or pet day-cares <i>RC</i></p> <p>266 Laundromats and laundry services <i>RC</i></p> <p>268 Lumber and bulky building material sales <i>RC</i></p> <p>270 Mobile home sales <i>RC</i></p> <p>272 Nursery, retail. <i>RC</i></p> <p>274 Nursery, wholesale. <i>RC</i></p> <p>280 Pet shop – retail and grooming <i>RC</i></p> <p>286 Restaurant, high-turnover. <i>RC</i></p> <p>288 Recreational vehicle rental <i>RC</i></p> <p>294 Tourism facilities, including seaplane and tour boat terminals <i>RC</i></p> <p>298 Veterinary clinics/animal hospitals/wildlife shelters. <i>RC</i></p> <p>304 Carnival or circus <i>RC</i></p> <p>308 Golf course. <i>RC</i></p> <p>310 Marina. T22 Marina. <i>RC</i></p> <p>392 Race track, major. <i>RC</i></p> |

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| | | | | 330 Zoo <i>RC</i> 404 Hospital. <i>RC</i> 406 Places of worship. <i>RC</i> 500 Accessory use or structure. <i>RC</i> 502 Air pilot training schools <i>RC</i> 504 Assembly and packaging operations. <i>RC</i> 506 Boat yard. <i>RC</i> 508 Cemeteries, mortuaries, and crematoriums <i>RC</i> 514 Food production, brewery or distillery <i>RC</i> 516 Fuel distributors <i>RC</i> 518 Helicopter pads <i>RC</i> 520 Manufacturing and fabrication - light <i>RC</i> 536 Storage, indoor. <i>RC</i> 540 Storage, self-service. <i>RC</i> 600 Accessory use or structure. <i>RC</i> 606 Aquaculture practices. T22 Aquaculture. <i>RC</i> 608 Forestry. T19 Forest practices. T22 Forest practices (commercial forestry). <i>RC</i> |
| 85 | <p>Remove footnote, no longer applicable.</p> <p>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.)</p> | | | 120 Dwelling, multiple-family. <i>RC</i> 222 Brew pubs. <i>RC</i> 226 Conference center. <i>RC</i> 228 Custom art and craft stores. <i>RC</i> 230 Day-care center. <i>RC</i> 244 Financial, banking, mortgage and title institutions <i>RC</i> 276 Off-street private parking facilities. Parking area, public. <i>RC</i> 284 Restaurants. <i>RC</i> 296 Transportation terminals <i>RC</i> 306 Club, civic or social <i>RC</i> 312 Movie/performance theater, indoor <i>RC</i> 316 Museum, galleries, aquarium, historic or cultural exhibits <i>RC</i> |
| 86 | <p>Remove footnote, no longer applicable.</p> <p>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.)</p> | | | <p>Applied to mixed use development in the Regional Commercial zone. (Mixed use category removed via 2016 Comprehensive Plan Update. The County allows a project to mix uses allowed in the zone.)</p> |

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| <i>RR</i> | Abbreviated zoning designations |
| 100 | Existing Allowed Use Number |
| Red Text | Indicates where existing footnote or special provision will be relocated |
| | Remove Footnote |

| FN ID | 17.410.050 FOOTNOTES | Applies to categorical USE(s) (in all tables unless noted otherwise) | Applied to ZONE(s) | Applies to USE in ZONE |
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| 87 | Remove footnote, no longer applicable. If located on the Central Kitsap Community Campus, retail/office uses are allowed if accessory and directly related to priority public or community uses. (See the Silverdale Design Standards.) | | | 222 Brew pubs. <i>RC</i> 224 Clinic, medical <i>RC</i> 228 Custom art and craft stores. <i>RC</i> 234 Drinking establishments. <i>RC</i> 244 Financial, banking, mortgage and title institutions <i>RC</i> 278 Personal services – skin care, massage, manicures, hairdresser/barber <i>RC</i> |
| 88 | Remove footnote, no longer applicable. 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. | | <i>RC</i> | |
| 89 | Reserved. | | | |
| 90 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.230 General office and management services. Equipment storage located externally is not allowed for engineering and construction offices. | | | 236 Engineering and construction offices <i>MVC</i> |
| 91 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.370 Nursery, retail Permitted in the Manchester village commercial zone if less than five thousand square feet. | | | 272 Nursery, retail. <i>MVC</i> |
| 92 | Remove footnote, newly allowed in MVC zone. Drive-through lanes are not allowed. | | | 286 Restaurant, high-turnover. <i>MVC</i> |
| 93 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.540 Tourism facilities, including outfitter and guide facilities. Terminals or facilities for motorized equipment are not allowed. | | | 292 Tourism facilities, including outfitter and guide facilities <i>MVC</i> |
| 94 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.165 Entertainment facility, indoor. 17.415.170 Entertainment facility, outdoor. Any combination of structures shall not exceed five thousand square feet. Reflected in the allowed use table categorical use 328 Zoo, aquarium. Zoos and aquariums are prohibited. | | | 316 Museum, galleries, aquarium, historic or cultural exhibits <i>MVC</i> |
| 95 | Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.185 Equipment sales, rentals and repair, nonmotorized. Nonmotorized recreational equipment rentals shall be allowed permitted on all port district owned property regardless of the allowances of the zone. | 218 Nonmotorized recreational rentals. | | |
| 96 | Reserved. | | | |

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| FN ID | 17.410.050 FOOTNOTES | Applies to categorical USE(s) (in all tables unless noted otherwise) | Applied to ZONE(s) | Applies to USE in ZONE |
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| 97 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. The proposal combines congregate care facilities into the following categorical uses: 17.415.250 Group Living (1 to 6 rooms). 17.415.255 Group Living (7 or more rooms).</p> <p>Cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process.</p> | 112 Convalescent, nursing or rest home. Congregate care facility. | | |
| 98 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. The proposal combines boarding house into the following categorical uses: 17.415.250 Group Living (1 to 6 rooms). 17.415.255 Group Living (7 or more rooms).</p> <p>Number of individual boarding rooms may not exceed the maximum density for the zone or six boarding rooms, whichever is greater.</p> | | | 109 Boarding house. <i>UR, GB, UL, UCR, KVC, KVL, KVR, RHTC, RHTR</i> The footnote will now apply to all zones. |
| 99 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. The proposal combines boarding house into the following categorical uses: 17.415.250 Group Living (1 to 6 rooms). 17.415.255 Group Living (7 or more rooms).</p> <p>The number of individual boarding rooms must meet the minimum density for the zone or equal six boarding rooms, whichever is greater.</p> | | | 109 Boarding house. <i>UM, UH, C, RC, LIC, UVC, NC, RCO, P</i> The footnote will now apply to all zones. |
| 100 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. 17.415.200 Fitness center.</p> <p>Allowed only as micro-gyms less than five thousand square feet <u>or less</u> in size. All other fitness centers are prohibited.</p> | | | 245 Fitness center. <i>RCO, BC, IND, RI, REC, and TTEC</i> |
| 101 | <p>Permit review required is reflected in the use table. Transitory accommodations allowed only pursuant to Chapter 17.505.</p> | | <i>All zones except FRL and MRO</i> | |
| 102 | <p>Moved to the new chapter 17.415 'Allowed Use Standards'. The proposal combines boarding house into the following categorical uses: 17.415.250 Group Living (1 to 6 rooms). 17.415.255 Group Living (7 or more rooms).</p> <p>Boarding houses must have health district approval prior to occupancy.</p> | 109 Boarding house. | | 109 Boarding house. <i>UM, UH</i> |
| 103 | <p>Footnote reflected in Appendix F and applies to all parcels located in the Port Gamble Redevelopment Plan area.</p> <p>Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030.</p> | | | 222 Brew pubs. <i>RR, RW</i> 248 General office and management services – 4,000 to 9,999 s.f. <i>RHTC, RHTW</i> 254 General retail merchandise stores – 4,000 to 9,999 s.f. <i>RHTC</i> 284 Restaurants. <i>RR, RW</i> 298 Veterinary clinics/animal hospitals/wildlife shelters. <i>RR, RW, RHTR</i> |

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| <i>RR</i> | Abbreviated zoning designations |
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|-------|--|---|--------------------|--|
| 104 | Footnote reflected in Appendix F and applies to all parcels located in the Port Gamble Redevelopment Plan area. Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030 on parcels of five acres or larger with all uses set back one hundred feet from all parcels not included within the boundary. | | | 226 Conference center. <i>RR, RW</i> 292 Tourism facilities, including outfitter and guide facilities. <i>RR, RW</i> 328 Recreational vehicle camping parks. <i>RR, RW</i> 514 Food production, brewery or distillery. <i>RR, RW</i> 520 Manufacturing and fabrication, light. <i>RR, RW</i> |
| 105 | Footnote reflected in Appendix F and applies to all parcels located in the Port Gamble Redevelopment Plan area. Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030, and where uses are limited to the manufacture of agricultural products. | | | 520 Manufacturing and fabrication, light. <i>RR, RW</i> |
| 106 | Footnote reflected in Appendix F and applies to all parcels located in the Port Gamble Redevelopment Plan area. Allowed only within the boundary of a town master plan approved pursuant to Section 17.360C.030, and where such uses are secondary to a primary agricultural or recreational use of the property and shall not exceed fifty total seats and/or five thousand square feet of gross floor area. | | | 222 Brew pubs. <i>RR, RW</i> 284 Restaurants. <i>RR, RW</i> |
| 107 | Footnote reflected in Appendix F and applies to all parcels located in the Port Gamble Redevelopment Plan area. Drive-in and drive-through service is prohibited. | | | 286 Restaurants, high-turnover. <i>RHTW</i> |

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| <i>RR</i> | Abbreviated zoning designations |
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| FN ID | 17.410.050 FOOTNOTES | Applies to categorical USE(s) <small>(in all tables unless noted otherwise)</small> | Applied to ZONE(s) | Applies to USE in ZONE |
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| 108 | <p>Footnote reflected in Appendix F and applies to all parcels located in the Port Gamble Redevelopment Plan area.</p> <p>Notification to the Port Gamble/S’Klallam and Suquamish Tribes is required by the applicant prior to determination of complete application. Written proof of notification is required.</p> | | | <p>102 Accessory living quarters. <i>RHTW</i></p> <p>104 Residential - Accessory use or structure. <i>RHTW</i></p> <p>108 Caretaker’s dwelling. <i>RHTW</i></p> <p>122 Dwelling, single-family attached. <i>RHTW</i></p> <p>124 Dwelling, single-family detached (includes manufactured homes). <i>RHTW</i></p> <p>126 Guest house. <i>RHTW</i></p> <p>208 Auto parts and accessory stores. <i>RHTC</i></p> <p>220 Boat/marine supply stores. <i>RHTC, RHTW</i></p> <p>228 Custom art and craft stores. <i>RHTC, RHTW</i></p> <p>238 Espresso stands. <i>RHTC, RHTW</i></p> <p>244 Financial, banking, mortgage and title institutions. <i>RHTC</i></p> <p>245 Fitness center. <i>RHTC</i></p> <p>246 General office and management services – less than 4,000 s.f. <i>RHTC, RHTW</i></p> <p>248 General office and management services – 4,000 to 9,999 s.f. <i>RHTC, RHTW</i></p> <p>252 General retail merchandise stores – less than 4,000 s.f. <i>RHTC, RHTW</i></p> <p>254 General retail merchandise stores – 4,000 to 9,999 s.f. <i>RHTC</i></p> <p>266 Laundromats and laundry services. <i>RHTC</i></p> <p>272 Nursery, retail. <i>RHTC</i></p> <p>278 Personal services – skin care, massage, manicures, hairdresser/barber. <i>RHTC, RHTW</i></p> <p>280 Pet shop – retail and grooming. <i>RHTC</i></p> <p>284 Restaurants. <i>RHTC, RHTW</i></p> <p>286 Restaurants, high-turnover. <i>RHTC</i></p> <p>290 Temporary offices and model homes. <i>RHTC, RHTR, RHTW</i></p> <p>292 Tourism facilities, including outfitter and guide facilities. <i>RHTC</i></p> <p>302 Amusement centers. <i>RHTC</i></p> <p>304 Carnival or circus. <i>RHTC</i></p> <p>312 Movie/performance theaters, indoor. <i>RHTC</i></p> <p>316 Museum, galleries, aquarium, historic or cultural exhibits. <i>RHTC, RHTW</i></p> |

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1 Chapter 17.410.060 'Provisions applying to special uses' as follows:
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| FN ID | 17.410.050 A.1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses. 17.410.060 Special Provisions |
|-------|---|
| | 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.1.a | <p>Moved to 17.415.275 Home business.</p> <p>Home Business. Home businesses may be allowed for commercial or industrial uses within residential zones subject to the following conditions:</p> <p>aC. Incidental home businesses, as defined below, shall be permitted in all residential zones and have no permit required.</p> <p>i1. Business uses shall be incidental and secondary to the dominant residential use;</p> <p>ii2. 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;</p> <p>iii3. The business shall be conducted entirely within the residence;</p> <p>iv4. The residence shall be occupied by the owner of the business;</p> <p>v5. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;</p> <p>vi6. No clients or customers shall visit or meet for an appointment at the residence;</p> <p>vii7. No employees or independent contractors are allowed to work in the residence other than family members who reside in the residential dwelling;</p> <p>viii8. No activities that create noise, increase risk of fire, or in any way threaten the safety and tranquility of neighboring residents are permitted;</p> <p>ix9. No more than two pick-ups and/or deliveries per day are allowed, not including normal U.S. mail;</p> <p>x10. The business shall not occupy more than twenty-five percent of the gross floor area of the residence; and</p> <p>xi11. No signs to advertise the business/occupation shall be allowed on the premises (except attached to mailbox not to exceed one square foot).</p> |
| B.1.b | <p>Moved to 17.415.275 Home business.</p> <p>Home Business. Home businesses may be allowed for commercial or industrial uses within residential zones subject to the following conditions:</p> <p>bD. Minor home businesses, 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.</p> <p>i1. Business uses shall be incidental and secondary to the dominant residential use;</p> <p>ii2. 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;</p> <p>iii3. The residence shall be occupied by the owner of the business;</p> <p>iv4. The business shall occupy no more than thirty percent of the gross floor area of the residence;</p> <p>v5. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;</p> <p>vi6. No more than two employees, including proprietors (or independent contractors), are allowed;</p> <p>vii7. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director;</p> <p>viii8. No outside storage shall be allowed; and</p> <p>ix9. In order to assure compatibility with the dominant residential purpose, the director may require:</p> <p>a.) Patronage by appointment.</p> <p>b.) Additional off-street parking.</p> <p>c.) Other reasonable conditions.</p> |
| B.1.c | <p>Moved to 17.415.275 Home business.</p> <p>Home Business. Home businesses may be allowed for commercial or industrial uses within residential zones subject to the following conditions:</p> <p>eE. Moderate home businesses, 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.</p> <p>i1. Business uses shall be incidental and secondary to the dominant residential use;</p> <p>ii2. 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;</p> <p>iii3. The residence shall be occupied by the owner of the business;</p> <p>iv4. The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;</p> <p>v5. No more than five employees (or independent contractors) are allowed;</p> <p>vi6. Nonilluminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director; and</p> <p>vii7. In order to ensure compatibility with the dominant residential purpose, the director may require:</p> <p>a.) Patronage by appointment.</p> <p>b.) Additional off-street parking.</p> |

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| | <p>{c.} Screening of outside storage.</p> <p>{d.} A conditional use permit (required for engine or vehicle repair or servicing).</p> <p>{e.} Other reasonable conditions.</p> |
| B.2 | <p>Moved to section 17.410.050 3.</p> <p>2. Pets and Exotic Animals. Pets, nontraditional pets and exotic animals are subject to the following conditions:</p> <p>a. Pets which are kept inside of a primary structure as household pets in aquariums, terrariums, cages or similar containers shall not be limited in number by this section. Other pets, excluding cats, which are kept indoors shall be limited to five;</p> <p>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</p> <p>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.</p> |
| B.3 | <p>Moved to the new chapter 17.415 'Allowed Use Standards', 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.</p> <p>3. Accessory Dwelling Unit (ADU). In order to encourage the provision of affordable housing, <u>an Accessory Dwelling Unit (ADU), detached located outside an Urban Growth Area shall meet the following criteria:</u>¹</p> <p>a. An ADU shall be allowed as a permitted use in those areas contained within an urban growth boundary;</p> <p>b. An ADU shall be subject to a conditional use permit in those areas outside an urban growth boundary;</p> <p>e1. Only one ADU shall be allowed per lot;</p> <p>d2. Owner of the property must reside in either the primary residence or the ADU;</p> <p>e3. 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 <u>interior</u> measurements;</p> <p>f4. The ADU shall be located within one hundred fifty feet of the primary residence or shall be the conversion of an existing detached structure (e.g., garage);</p> <p>g5. The ADU shall be designed to maintain the appearance of the primary residence;</p> <p>h6. All setback requirements for the zone in which the ADU is located shall apply;</p> <p>i7. The ADU shall meet the applicable health district standards for water and sewage disposal;</p> <p>j8. No mobile homes or recreational vehicles shall be allowed as an ADU;</p> <p>k9. An ADU shall use the same side-street entrance as the primary residence and shall provide additional off-street parking; and</p> <p>l10. An ADU is not permitted on the same lot where an accessory living quarters <u>Accessory Dwelling Unit, Attached (ADU-A)</u> exists.</p> <p>m11. Existing, Unpermitted Accessory Dwelling Units, <u>Attached or Detached, located outside an Urban Growth Area.</u></p> <p>ia. Applicability. The provisions of this subsection shall only apply to property and property owners who can establish all of the following criteria:</p> <p>(b)i. The parcel is within the unincorporated area of Kitsap County;</p> <p>(b)ii. An accessory dwelling unit (ADU), <u>attached or detached as defined in Section 17.110.020</u>, or similar dwelling previously defined as an accessory living quarters (ALQ) or an accessory rental unit (ARU) is located on the parcel;</p> <p>(b)iii. The accessory dwelling has not received any prior review and/or approval by Kitsap County;</p> <p>(b)iv. The property owner did not construct or cause to have the accessory dwelling constructed;</p> <p>(b)v. The property owner did not own the property when the accessory dwelling was constructed;</p> <p>(b)vi. 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:</p> <p>(a) <u>That</u> county tax records or parcel records contain no inquiry or other notice that the ADU was unpermitted; and</p> <p>(b) 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</p> <p>(c) 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</p> <p>(d) 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;</p> <p>(b)vii. The parcel has a history of property tax assessment and a history of continuous tax payments on the principal and the accessory dwelling;</p> <p>(b)viii. Acceptable documentation for subsections (B)(3)(m)(i)(a) <u>(B)(11)(a)(i)</u> 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.</p> |

¹ 17.410.060 B.4 'Special provisions - Footnote B.3'

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| | <p>ii<u>b</u>. Application. Persons who meet the criteria of subsection (B)(3)(m)(i) <u>(B)(11)(a)</u> 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) <u>(B)(11)(e)</u> of this section. Such application shall be a Type II permit under Chapter 21.04.</p> <p>iii<u>c</u>. Approval. The director, or his designee, is authorized to approve submitted applications that satisfy all of the following:</p> <p>(a)<u>i</u>. All the requirements of this section;</p> <p>(b)<u>ii</u>. All the applicable zoning, health, fire safety and building construction requirements:</p> <p><u>(a)</u> 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.</p> <p><u>(b)</u> If the applicant cannot prove a date of construction, the applicable requirements shall be those currently in effect on the date of application.</p> <p><u>(c)</u> If the applicant can only show a date range for construction, the applicable requirements shall be the latest requirements of the range;</p> <p>(c)<u>iii</u>. Proof of adequate potable water;</p> <p>(d)<u>iv</u>. 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</p> <p>(e)<u>v</u>. Verification by Kitsap County inspection staff that the accessory dwelling is habitable.</p> <p>Applications approved subject to these provisions shall be considered legal nonconforming uses.</p> <p>iv<u>d</u>. Variances.</p> <p>(a)<u>i</u>. When reviewing the application, the director is authorized to grant an administrative variance to the requirements of subsection (B)(3)(m)(iii)(b) <u>(B)(11)(c)(ii)</u> of this section only when unusual circumstances relating to the property cause undue hardship in the application of subsection (B)(3)(m)(iii)(b) <u>(B)(11)(c)(ii)</u> 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:</p> <p><u>(a)</u> There are practical difficulties in applying the regulations of subsection (B)(3)(m)(iii)(b) <u>(B)(11)(c)(ii)</u> of this section;</p> <p><u>(b)</u> The applicant did not create or participate in creating the practical difficulties;</p> <p><u>(c)</u> A variance meets the intent and purpose of this section;</p> <p><u>(d)</u> 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</p> <p><u>(e)</u> The variance is the minimum necessary to grant relief to the applicant.</p> <p>(b)<u>ii</u>. The director is authorized to require mitigation in connection with the administrative variance to minimize the effect of the variance on surrounding properties.</p> <p>(c)<u>iii</u>. 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.</p> <p>(d)<u>iv</u>. 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.</p> <p>v<u>e</u>. 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.</p> <p>vi<u>f</u>. 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 the Kitsap County department of community development.</p> <p>vii<u>g</u>. 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.</p> <p>Moved to the new chapter 17.415 'Allowed Use Standards', 17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area.</p> <p><u>To encourage the provision of affordable housing, an Accessory Dwelling Unit (ADU) located in an Urban Growth Area (UGA) shall meet the following criteria:</u></p> <p><u>A. Number. The number of ADU's, attached or detached, shall not exceed two per lot.</u></p> <p><u>B. Location. An ADU shall be located to not preclude future subdivision of the lot to meet minimum density for the zone.</u></p> <p><u>C. Access. Access to the lot shall use the same entrance as the primary residence unless Kitsap County Code allows for multiple access points to the lot for a single family dwelling.</u></p> <p><u>D. Water. The ADU shall comply with regulations that govern water provisions.</u></p> <p><u>E. Sewage. The ADU shall provide an urban level of sanitary sewer service.</u></p> <p><u>F. Design standards. Unless otherwise noted in this section, an ADU shall meet the design standards of the underlying zone and design districts.</u></p> <p><u>G. Size. Dimensions are determined by interior measurements. An ADU shall not exceed 900 sf or 60 % of the habitable area of the primary dwelling, whichever is smaller.</u></p> <p><u>H. Parking. The site shall comply with Chapter 17.490 'Off-street parking and loading'.</u></p> |

| FN ID | 17.410.050 A.1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses. 17.410.060 Special Provisions |
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| | <p><u>1. A single ADU on a lot is not required to provide the additional off-street parking space specified in Chapter 17.490 'Off-street parking and loading' if one of the following criteria is met:</u></p> <ul style="list-style-type: none"> <u>a. the primary dwelling unit meets all parking requirements;</u> <u>b. on-street parking is available; or</u> <u>c. the ADU is within a quarter mile of a transit stop.</u> <p><u>2. The second ADU shall provide one (1) off-street parking space in addition to that which is required for the primary dwelling unit.</u></p> <p><u>I. Additional Standards. An ADU shall provide urban services and comply with the provisions of Kitsap County Code, including but not limited to, setbacks, height, and lot coverage.</u></p> <p><u>J. Existing, unpermitted ADU's shall acquire a permit through the provisions of this chapter and chapter 17.410 'Allowed uses'.</u></p> |
| B.4 | <p>Moved to the new chapter 17.415 'Allowed Use Standards', 17.415.015 Accessory Dwelling Unit (ADU) located outside an Urban Growth Area.</p> <p>4. Accessory Living Quarters. In order to encourage the provision of affordable housing, Accessory Dwelling Unit (ADU), attached, <u>located outside an Urban Growth Area (UGA)</u> may be located in residential zones, subject to the following criteria:</p> <ul style="list-style-type: none"> a1. <u>Accessory living quarters ADU, attached shall be located within an owner-occupied primary residence;</u> b2. <u>Accessory living quarters ADU, attached are limited in size to no greater than fifty percent of the habitable area of the primary residence;</u> c3. <u>The Accessory living quarters ADU, attached are subject to applicable health district standards for water and sewage disposal;</u> d4. <u>Only one Accessory living quarters ADU, attached shall be allowed per lot;</u> e5. <u>Accessory living quarters ADU, attached are to provide additional off-street parking with no additional street-side entrance; and</u> f6. <u>Accessory living quarters ADU, attached are not allowed where an accessory dwelling unit exists.</u> g7. <u>Existing Unpermitted Accessory living quarters ADU, attached. Existing unpermitted accessory living quarters may be approved under the provisions of subsection (B)(3)(m)(11) of this section.</u> <p>Moved to the new chapter 17.415 'Allowed Use Standards', 17.415.010 Accessory Dwelling Unit (ADU) located in an Urban Growth Area.</p> <p><u>To encourage the provision of affordable housing, an Accessory Dwelling Unit (ADU) located in an Urban Growth Area (UGA) shall meet the following criteria:</u></p> <p><u>A. Number. The number of ADU's, attached or detached, shall not exceed two per lot.</u></p> <p><u>B. Location. An ADU shall be located to not preclude future subdivision of the lot to meet minimum density for the zone.</u></p> <p><u>C. Access. Access to the lot shall use the same entrance as the primary residence unless Kitsap County Code allows for multiple access points to the lot for a single family dwelling.</u></p> <p><u>D. Water. The ADU shall comply with regulations that govern water provisions.</u></p> <p><u>E. Sewage. The ADU shall provide an urban level of sanitary sewer service.</u></p> <p><u>F. Design standards. Unless otherwise noted in this section, an ADU shall meet the design standards of the underlying zone and design districts.</u></p> <p><u>G. Size. Dimensions are determined by interior measurements. An ADU shall not exceed 900 sf or 60 % of the habitable area of the primary dwelling, whichever is smaller.</u></p> <p><u>H. Parking. The site shall comply with Chapter 17.490 'Off-street parking and loading'.</u></p> <p><u>1. A single ADU on a lot is not required to provide the additional off-street parking space specified in Chapter 17.490 'Off-street parking and loading' if one of the following criteria is met:</u></p> <ul style="list-style-type: none"> <u>a. the primary dwelling unit meets all parking requirements;</u> <u>b. on-street parking is available; or</u> <u>c. the ADU is within a quarter mile of a transit stop.</u> <p><u>2. The second ADU shall provide one (1) off-street parking space in addition to that which is required for the primary dwelling unit.</u></p> <p><u>I. Additional Standards. An ADU shall provide urban services and comply with the provisions of Kitsap County Code, including but not limited to, setbacks, height, and lot coverage.</u></p> <p><u>J. Existing, unpermitted ADU's shall acquire a permit through the provisions of this chapter and chapter 17.410 'Allowed uses'.</u></p> |
| B.5 | <p>Moved to 17.415.025 Adult Entertainment.</p> <p>5. Adult Entertainment.</p> <p>aA. The following uses are designated as adult entertainment uses:</p> <ul style="list-style-type: none"> i1. <u>Adult bookstore;</u> ii2. <u>Adult mini-motion picture theater;</u> iii3. <u>Adult motion picture theater;</u> iv4. <u>Adult novelty store; and</u> v5. <u>Cabaret.</u> <p>bB. <u>Restrictions on Adult Entertainment Uses. In addition to complying with the other sections of this title, adult entertainment uses shall not be permitted:</u></p> <ul style="list-style-type: none"> i1. <u>Within one thousand feet of any other existing adult entertainment use; and/or</u> ii2. <u>Within five hundred feet of any noncommercial zone, or any of the following residentially related uses:</u> |

| FN ID | 17.410.050 A.1 - Where applicable subject to Section 17.410.060, Provisions applying to special uses. 17.410.060 Special Provisions |
|-------|--|
| | <p>{a.} Churches, monasteries, chapels, synagogues, convents, rectories, or church-operated camps;</p> <p>{b.} Schools, up to and including the twelfth grade, and their adjunct play areas;</p> <p>{c.} Public playgrounds, public swimming pools, public parks and public libraries;</p> <p>{d.} Licensed day care centers for more than twelve children;</p> <p>{e.} Existing residential use within a commercial zone.</p> <p>iii. For the purposes of this section, spacing distances shall be measured as follows:</p> <p>{a.} From all property lines of any adult entertainment use;</p> <p>{b.} From the outward boundary line of all residential zoning districts;</p> <p>{c.} From all property lines of any residentially related use.</p> <p>eC. Signage for Adult Entertainment Uses.</p> <p>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.</p> <p>ii. Primary signs shall have no more than two display surfaces. Each such display surface shall:</p> <p>{a.} Be a flat plane, rectangular in shape;</p> <p>{b.} Not exceed seventy-five square feet in area; and</p> <p>{c.} Not exceed ten feet in height or ten feet in length.</p> <p>iii. Primary and secondary signs shall contain no photographs, silhouettes, drawings or pictorial representations of any manner, and may contain only:</p> <p>{a.} The name of the regulated establishment; and/or</p> <p>{b.} One or more of the following phrases:</p> <p>{i.} "Adult bookstore,"</p> <p>{ii.} "Adult movie theater,"</p> <p>{iii.} "Adult cabaret,"</p> <p>{iv.} "Adult novelties,"</p> <p>{v.} "Adult entertainment."</p> <p>iv. Primary signs for adult movie theaters may contain the additional phrase, "Movie Titles Posted on Premises."</p> <p>{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.</p> <p>{b.} Secondary signs shall have only one display surface. Such display surface shall:</p> <p>{i.} Be a flat plane, rectangular in shape;</p> <p>{ii.} Not exceed twenty square feet in area;</p> <p>{iii.} Not exceed five feet in height and four feet in width; and</p> <p>{iv.} Be affixed or attached to any wall or door of the establishment.</p> |
| B.6 | <p>Moved to 17.410.050 4.</p> <p>e4. Storage of Junk Motor Vehicles.</p> <p>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:</p> <p>ia. 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</p> <p>ib. Any junk motor vehicle(s) stored outdoors must be stored more than two hundred fifty feet away from all property lines.</p> <p>bc. 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.</p> <p>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.</p> <p>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:</p> |

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| | <p>(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</p> <p>(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.</p> <p>(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 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 section and could later be deemed a nuisance in accordance with Chapter 9.56.</p> |
| B.7 | <p>Moved to 17.415.530 Temporary offices and model homes .</p> <p>7. Model Homes. Notwithstanding any other provision of this code, A 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:</p> <p>a1. The subdivision shall have received preliminary plat approval;</p> <p>b2. One model home may be occupied as a temporary real estate office;</p> <p>c3. A model home may not be occupied as a dwelling unit or sold until the approved final plat is recorded;</p> <p>d4. The number of model home permits that may be issued for any approved preliminary plat or division thereof shall not exceed six;</p> <p>e5. 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;</p> <p>f6. Lots used for model homes must be clear of restrictions or easements that may be subject to line changes before recording;</p> <p>g7. Stormwater management facilities must be in place and/or approved for recording. Temporary erosion control must be completed prior to occupancy of a model home;</p> <p>h8. 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;</p> <p>i9. 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</p> <p>j10. Final plat restoration bonds must be posted prior to occupancy of a model home.</p> |
| B.8 | <p>Moved to 17.415.260 Guest house.</p> <p>8. Guest Houses. Guest houses may be located in those zones specified in Sections 17.410.042 through 17.410.046 subject to the following conditions:</p> <p>aA. Guest houses shall not exceed nine hundred square feet. Dimensions are determined by exterior measurements;</p> <p>bB. Guest houses shall not include any kitchen plumbing, appliances or provisions for cooking;</p> <p>cC. Guest houses shall not include more than one bathroom (may be full bathroom);</p> <p>dD. Guest houses shall not include more than two habitable rooms and a bathroom;</p> <p>eE. Guest houses shall not be rented separately from the primary residence;</p> <p>fF. Only one guest house is allowed per parcel;</p> <p>gG. No guest house is allowed on a parcel with an existing accessory dwelling unit or accessory living quarters;</p> <p>hH. 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;</p> <p>iI. Guest houses must be within one hundred fifty feet of the primary residence;</p> <p>jJ. Guest houses must use the same street entrance as the primary structure;</p> <p>kK. Guest houses must meet all applicable health district standards for water provision and sewage disposal; and</p> <p>lL. 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.</p> |
| B.9 | <p>Moved to 17.415.270 High-risk secured facilities.</p> <p>9. High Risk Secured Facility. A high risk secured facility shall comply with the following conditions:</p> <p>aA. The county shall hold a neighborhood meeting prior to a public hearing for a proposed high-risk secured facility. The project applicant shall cover all meeting costs.</p> <p>bB. The county shall mail community notification to the school district and all landowners within a half-mile radius of a proposed high-risk secured facility at least two weeks prior to the required neighborhood meeting. The project applicant shall cover all community notification costs.</p> <p>cC. A high-risk secured facility shall not be located adjacent to, immediately across the street or parking lot from, or within the line of sight of a risk potential activity or facility in existence at the time a facility is established.</p> <p>11. "Within the line of sight" means that it is possible to reasonably visually distinguish and recognize individuals.</p> |

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| | <p>h<u>2</u>. “Risk potential activities and facilities” means an activity or facility that provides a higher incidence of risk to the public from persons conditionally released from the special commitment center. Risk potential activities and facilities include: public and private schools, school bus stops, licensed day care and licensed preschool facilities, domestic violence shelters, public parks, publicly dedicated trails, sports fields, playgrounds, recreational and community centers, churches, synagogues, temples, mosques, public libraries, public and private youth camps, and other specific uses identified during a neighborhood hearing. For the purpose of this section, “school bus stops” does not include bus stops established primarily for public transit.</p> <p>d<u>D</u>. A high-risk secured facility shall not be located in a community protection zone as defined in RCW 9.94A.030(6).</p> <p>i. Distance shall be measured from all property lines of a high-risk secured facility from all property lines of the facilities and grounds of a public or private school.</p> <p>e<u>E</u>. A high-risk secured facility shall meet the applicable health district standards for water and sewage disposal to account for staff and residents.</p> <p>f<u>F</u>. Principal access to the site shall be from a county-maintained right-of-way.</p> <p>g<u>G</u>. A high-risk secured facility shall be equipped with an automatic fire sprinkler system, installed in accordance with applicable building and fire codes.</p> <p>h<u>H</u>. A high-risk secured facility shall be equipped with a mechanism that is interlocked with the fire protection system to automatically release any facility security locks and allow safe egress from the structure in the event of fire or other emergency.</p> <p>i<u>I</u>. A high-risk secured facility shall be equipped with a backup power system and an automatic transfer switch sufficient to energize and maintain the function of safety, security, and surveillance systems in the event of a power outage.</p> |

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Kitsap County Department of Community Development

Attachment D6: Detailed Changes – Footnote Re-location Guide



Kitsap County

Zoning Use Table Update Public Participation Plan

Introduction

The Kitsap County Department of Community Development (Department) is updating its zoning allowed use tables found in Kitsap County Code Title 17 'Zoning', Chapter 17.410. The purpose and scope of this update is to remove barriers to investment to help support affordable housing and economic development in Urban Growth Areas (UGAs). These guiding project principles, where appropriate, are also focused on Limited Areas of More Intensive Rural Development (LAMIRD), and the Rural Commercial and Rural Industrial zones. Specifically, the proposed amendments:

- Add, update, and revise allowed uses in the zoning use tables to modernize and align with the purpose and intent of the zone.
- Revise the land use permit review requirements to encourage affordable housing and economic development in Urban Growth Areas consistent with Kitsap's Countywide Planning Policies, the Kitsap County Comprehensive Plan and the joint City of Bremerton/Kitsap County Affordable Housing Recommendations.
- Reorganize and revise footnotes and special provisions associated with the zoning use tables to reduce redundancy and streamline where possible.
- Add or revise definitions and development standards for new and existing allowed uses to ensure predictability and readability for applicants and review staff.

From June of 2019 to March 2020, the Department conducted initial public outreach and input to help inform approach. These outreach methods included distributed surveys, presentations to organizations, two open houses, and two workshop events to develop a preliminary draft of proposed amendments. From March 2020 to October 2020, the Department then reviewed the preliminary draft with the Planning Commission and interested parties, including the Tribes and Cities, to obtain additional feedback. This early outreach and public participation led to the development of a formal Department recommendation on proposed draft amendments. These formal draft amendments will be the basis of formal public comments, review and consideration with the Kitsap County Planning Commission and Kitsap County Board of Commissioners. The Department anticipates a formal release of the proposal in July 2021.

The Public Participation Plan outlines the Department's approach to provide opportunities for public participation early and often throughout the remainder of the Zoning Use Table Update. The Plan also provides key contact information and web addresses to ask questions or access information. This Plan is a living, working document and will be adjusted, as needed.

Public and Agency Goals

- Provide interested parties and key partners with timely information and opportunities to review and comment on the Zoning Use Table Update and proposed amendments.
- Ensure predictability and transparency throughout the process by engaging with the public, agencies, tribes and interested parties early and continuously.

- Provide public forums for review throughout the process and especially formal comment opportunities at key project milestones prior to recommendation by the Planning Commission and final decision by the Board of Commissioners.

Key Contacts

| Name | Role | Organization |
|---------------|-------------------------|---------------|
| Darren Gurnee | DCD Senior Planner | Kitsap County |
| Liz Williams | DCD Planning Supervisor | Kitsap County |
| Angie Silva | DCD Assistant Director | Kitsap County |
| Jeff Rimack | DCD Director | Kitsap County |

Public Participation Opportunities

Kitsap County is committed to providing multiple opportunities for public participation throughout the process. Kitsap County will use a variety of communication tools, incorporating Washington State and federal COVID guidelines, to inform the public and encourage their participation. Consultations and meetings will include in-person meetings and event attendance when allowed via the lifting of COVID based restrictions:

1. Website <https://tinyurl.com/ZoningUseTableUpdate>

Kitsap County’s website will include a dedicated webpage for the Zoning Use Table Update where interested parties can access status updates, draft documents, and project information. The webpage will be the primary repository of all information related to the Zoning Use Table Update. The page will include who to contact for more information and an email link for questions and comments. Website visitors will also be invited to sign-up for the County’s “Kitsap County Code Update Announcement” email list.

2. Consultations

The Department will offer consultations with interested parties and key partners throughout the process. The consultations provide an opportunity to connect, exchange ideas, and provide status and information updates throughout the process. In a formal government to government approach, the County will also consult with Tribes, cities and relevant federal and state agency staff.

3. Coordination with Jurisdictions

The Growth Management Act encourages coordination between communities and other jurisdictions ([RCW 36.70A.020](#)(11)). The Department will facilitate as needed coordination meetings with the City of Bainbridge Island, City of Bremerton, City of Port Orchard, and City of Poulsbo, as well as federal and state agency staff upon request. These meetings will provide an overview of the process, approach, proposed changes to Kitsap County Code, and ways for the Cities to stay aware of the update process and

approaches to associated urban growth areas not subject to a separate Interlocal Agreement.

4. E-Notice Distribution List

The County maintains an e-notice mailing list of interested persons and organizations using GovDelivery. The Department will use this list to notify interested parties regarding the Zoning Use Table Update and participation opportunities. To join the email distribution list, visit:

<https://public.govdelivery.com/accounts/WAKITSAP/subscriber/new> and select Kitsap County Code Update Announcement.

5. Project Announcements

The Department will use GovDelivery to send regular project announcements to interested parties and organizations throughout the process. Announcements will provide general information about the project and contact information for submitting comments.

6. Project Update Meetings

The County will hold four virtual project update meetings at key milestones throughout the process. These virtual project updates are intended to connect with the public and provide current status and information, as well as upcoming events and how to provide formal comments for consideration into the record. Meetings will be held at 5:30 pm in:

- July 2021 before the Department releases the proposal.
- August 2021 before the Planning Commission public hearing.
- January 2022 before the Department releases a Final Draft Ordinance.
- February 2022 before the Board of County Commissioner public hearing.

Topics for project updates could include:

- Initial overview of the zoning use table update, project timeline, and public participation opportunities
- Scope of proposed Kitsap County Code amendments
- How to participate in the public comment period and information about the Kitsap County Planning Commission public hearing
- Update regarding the Kitsap County Planning Commission process including their public hearing and associated comment period, deliberations, Findings of Fact and Recommendation
- How to participate in the public comment period and information about the Kitsap County Board of County Commissioners public hearing

7. Media

The local news media will be kept up-to-date on the Zoning Use Table Update review process and receive copies of all project announcements.

8. State Environmental Policy Act (SEPA)

The Kitsap County SEPA Official will review a SEPA checklist prepared for this amendment and issue a SEPA threshold determination. The Department will announce the determination and a formal 14-day comment period in the Kitsap Sun newspaper.

9. Kitsap County Planning Commission

The Kitsap County Planning Commission is an advisory body that assists the Department in carrying out its duties. This includes providing Findings of Fact and Recommendations on proposed amendments to the comprehensive plan and development regulations. The Findings of Fact and Recommendation are submitted to the Department of Community Development and are then forwarded to the Board of County Commissioners.

For this update, the Department will provide briefings at Planning Commission meetings and at least 2 work study sessions on the proposed draft amendments. Once the proposed draft amendments are released, a 30-day public comment period will commence including one public hearing with the Planning Commission. Meeting dates and materials will be available on the project [website](#) and Planning Commission [webpage](#). The meetings are open to the public. The Department encourages participation in these meetings throughout the process in alignment with Washington State health and safety guidelines. Official notices, including notice of public hearing will be published as required by Kitsap County Code.

10. Board of County Commissioners

The Board of Commissioners is the governing body of Kitsap County and has final decision authority on the proposed amendments to the comprehensive plan and development regulations. Interested parties are encouraged to attend briefings and public hearings throughout the process in alignment with current Washington State health and safety guidelines. The Board of County Commissioners will accept comments and hold a public hearing on proposed amendments following the Planning Commission review and recommendation prior to making a final decision. Official notices, including notice of public hearing will be published as required by Kitsap County Code.

11. Public Comment

Open public comment opportunities will be held throughout the process during key intervals and as further outlined below in the project schedule. The Department will encourage interested parties to provide comments to Kitsap County by letter, email, or web-based forms throughout the public process. The Kitsap County Planning Commission and Board of County Commissioners will receive all official comments for their consideration.

List of Community Partners and Interested Parties

The County will engage the following community partners and interested parties:

Members of the Public

- Interested citizens
- Interested property owners

Tribal Governments/Commissions

- Northwest Indian Fisheries Commission
 - Skokomish Tribe
 - Point No Point Treaty Council
 - Squaxin Island Tribe
 - Port Gamble S'Klallam Tribe*
 - Suquamish Tribe*
 - Puyallup Tribe
- *Reservation land in Kitsap Co.*

County Officials

- Board of County Commissioners
- Kitsap County Planning Commission

Appointed and Separately Elected County Departments and Services

- Assessor
- Prosecutors Office
- Auditor
- Public Works
- Emergency Management
- Human Services
- Parks

Other Local Government

- Conservation district
- Indianola
- Cities
 - Bainbridge Island
 - Keyport
 - Bremerton
 - Kingston
 - Manchester
 - Poulsbo
 - Port Orchard
 - Silverdale
- Kitsap Public Health District
- Tracyton
- Ports
 - Bremerton
 - Waterman
 - Brownsville
 - Public Utility district
 - Eglon
 - Sewer districts
 - Illahee
 - School districts

State Government

- Department of Commerce
- Department of Transportation
- Department of Ecology
- Washington Department of Archaeology and Historic Preservation
- Department of Fish and Wildlife
- Washington State Parks
- Department of Health
- Department of Natural Resources

Federal Government

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- Naval Base Kitsap
 - Bremerton
 - Bangor
 - Jackson Park
 - Keyport
 - Manchester

- NOAA Fisheries
- US Army Corps of Engineers
- US Fish and Wildlife Services
- US Navy

Associations and Community Groups

- | | |
|---|--|
| <input type="checkbox"/> Kitsap Alliance of Property Owners (KAPO) | <input type="checkbox"/> Driftwood Keys |
| <input type="checkbox"/> Kitsap Building Association (KBA) | <input type="checkbox"/> Edgewater Estates |
| <input type="checkbox"/> Kitsap County Department of Community Development Advisory Group (DAG) | <input type="checkbox"/> Friends of Miller Bay |
| <input type="checkbox"/> Kitsap Environmental Coalition | <input type="checkbox"/> Hansville Greenway Association |
| <input type="checkbox"/> Kitsap County Association of Realtors | <input type="checkbox"/> Holly Community Club |
| <input type="checkbox"/> Central Kitsap Community Council (CKCC) | <input type="checkbox"/> Indianola Beach Improvement Club |
| <input type="checkbox"/> Kingston Citizen Advisory Council (KCAC) | <input type="checkbox"/> Illahee Community Group |
| <input type="checkbox"/> Manchester Citizen Advisory Council (MCAC) | <input type="checkbox"/> Keyport Neighborhood Group |
| <input type="checkbox"/> Suquamish Citizen Advisory Council (SCAC) | <input type="checkbox"/> Parks Stewardship Groups |
| | <input type="checkbox"/> Stavis Bay Homeowners Association |
| | <input type="checkbox"/> Wicks Lake Community Group |

Non-profit organizations

- | | |
|--|---|
| <input type="checkbox"/> Great Peninsula Conservancy | <input type="checkbox"/> Puget Sound Restoration Fund |
| <input type="checkbox"/> Kitsap Economic Development Alliance (KEDA) | <input type="checkbox"/> Washington Environmental Council |

Inclusive outreach

Based on demographic data pulled from the 2010 U.S. Census, Kitsap County is 83% White, 6% Hispanic, 5% Asian, 3% Black, 2% American Indian, 1% Pacific Islander. Census data also shows that 8% of households make less than \$15,000 a year.

In order to reach out to all demographic segments, including minority and low-income groups, the Department will offer monthly project updates and consultations with community organizations or interested parties. Some examples of relevant organizations include:

- Create an America
- Filipino American Association
- Kitsap Integrated Assistance Center
- [Kitsap Community Resources](#)
- League of Women Voters
- Project Share
- Rescue Mission

The County is also committed to providing accommodations to people with disabilities per the Americans with Disabilities Act (ADA). To request ADA accommodation for disabilities and/or materials in a format for the visually impaired, please reach out to the County using the contact information below.

| Organization | Contact information |
|---|--|
| Kitsap County Department of Community Development | Amanda Walston 360-337-5777 awalston@co.kitsap.wa.us |
| Kitsap County Commissioners Office | Dana Daniels 360-337-5777 ddainels@co.kitsap.wa.us |

Timeline

The following is a general timeline to outline when outreach activities are anticipated throughout the process.

| Date | Project milestones | Outreach activities |
|--|--|--|
| Phase I: Develop Code Amendments & Reboot Public Participation (Jan – July 2021) | <ul style="list-style-type: none"> • Public Participation Plan reviewed by Planning Commission and Board of Commissioners • Update project webpage • Draft code amendments prepared for public review | <ul style="list-style-type: none"> • Update project webpage with project timeline and public participation plan. • Send project announcement to (GovDelivery and notification letters) to encourage community partners and interested parties to join mailing list. • Facilitate consultations, as requested. |

Zoning Use Table Update Staff Report
ATTACHMENT D7 - Public Participation Plan

| Date | Project milestones | Outreach activities |
|--|---|---|
| <p>Phase II: Planning Commission Review Process (July – Dec 2021)</p> | <ul style="list-style-type: none"> • Draft code amendments released for public review • SEPA Review • Open 30-day public comment period • Planning Commission work studies and public hearing • Response to public comments • Planning Commission deliberations & adoption of Findings of Fact & Recommendation | <ul style="list-style-type: none"> • Send project announcements (GovDelivery, notification letters, legal notices, Department of Commerce, and SEPA comment period) • Post draft code amendments and supporting materials on project webpage • Compile and respond to public comments and post to the project webpage • Begin project update meetings • Continue consultations, as requested |
| <p>Phase III: Board of County Commissioner Adoption Process (Jan – Mar 2022)</p> | <ul style="list-style-type: none"> • Final Draft Ordinance released for public review • Board of County Commissioners work study and public hearing • Response to public comment • Board of County Commissioners adoption of proposed amendments | <ul style="list-style-type: none"> • Send project announcements (GovDelivery, notification letters, and legal notice) • Post draft ordinance and supporting materials on project webpage • Compile and respond to public comments and post to the project webpage • Continue project update meetings • Continue consultations, as requested • Adopted amendments are posted to the project webpage. |



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

To enable the development of quality, affordable, structurally safe and environmentally sound communities.

Jeff Rimack
Director, CBO

Angie Silva
Assistant Director

David Kinley
Assistant Director

PROGRAMMATIC DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: Update to Kitsap County Code Title 17 'Zoning'. The proposal amends Kitsap County Code to update uses allowed, conditionally allowed or prohibited in zones across unincorporated Kitsap County; revises the level of permit review to remove economic and housing barriers; reorganizes associated footnotes; clarifies development standards; updates definitions and special provisions; and streamlines the usability of code.

Proponent: Kitsap County Dept of Community Development

Lead Agency: KITSAP COUNTY

Location of proposal, including street address, if any: N/A

The lead agency for this programmatic proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed programmatic environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This programmatic DNS is issued under WAC 197-11-340(2) and is not administratively appealable under Chapter 21.04 KCC; the lead agency will not further act on this proposal for 14 days from the date below. Comments must be submitted by September 21, 2021.

Responsible Official: Scott Diener Contact: Scott Diener
Position/Title: Manager, DSE, Dept of Community Development Phone: (360) 337-5777
Address: 614 Division Street, Port Orchard, WA 98366

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Smart Communities
Award Kitsap
County
'Year of the Rural'

DATE: September 7, 2021

Signature:

