

# KITSAP COUNTY CODE TITLE 17 (ZONING) REVISIONS PERTAINING TO THE PORT GAMBLE RURAL HISTORIC TOWN AND ADJACENT RURAL AREA

## STAFF REPORT

### AMENDMENT SUMMARY

The proposed amendments to Title 17 (Zoning) relate to the Port Gamble Rural Historic Town and adjacent rural areas (Attachment A). The revisions are crafted to limit their impact to these areas. The proposed amendments revise:

- Development regulations including parking, street design and signage included in a Town Master Plan.
- Review requirements for site design and architectural standards to maintain consistency with the Town Development Objectives (TDOs).
- Allowed uses in the Rural Historic Town and adjacent Rural Residential and Rural Wooded zones.
- Establish limitations for newly allowed uses in the Rural Historic Town and adjacent Rural Residential and Rural Wooded zones.
- Notification requirements to local Tribes for specific uses in a Rural Historic Town
- Agricultural code definitions and limitations for certain agricultural uses in the Rural Residential and Rural Wooded zones adjacent to the Rural Historic Town.

### BACKGROUND

Previously occupied by Native American Tribal settlements, the Port Gamble Town was established at the tip of Port Gamble Bay in 1853 with the opening of the Pope and Talbot Mill. The Mill site was developed with industrial timber production uses on the waterfront, retail, hotels, restaurants and other services on the hill and a variety of residential housing surrounding the commercial (Attachment B).

Serving and an employment center in early Kitsap, the town was robust from the late 1800's to the 1980's when timber production decreased (Attachment B). Eventually, the mill closed in 1995 leading to discussions of Port Gamble's future.

To maintain its historic character, Pope Resources received National Historic Landmark status for the town in the late 1990's. In 2000, the Growth Management Act was amended to include the Rural Historic Towns as a form of Limited Area of More Intensive Rural Development (LAMIRD). Unlike other LAMIRDs whose allowed uses and densities are to mimic those in existence in 1990, Rural Historic Towns were allowed to include development at intensities similar to any portion of its history. Port Gamble was designated as a Rural Historic Town by the Kitsap County Board of Commissioners soon after. This designation included zoning code requirements, development limitations and the expectation for the development of a Town Master Plan prior to significant redevelopment of Port Gamble.

This zoning code remained largely untouched since 2000 with only minor changes based on countywide zoning code reformatting, new use definitions and permit process requirements.

Since 2000, Kitsap County Code construction, definitions and permit processing have changed substantially as well as increased interest in environmental protection and open space preservation. These have been supported by environmental clean-up efforts both in Port Gamble Bay and the Mill Site as well as a 3,500-acre open space acquisition south of the town. These efforts have had an impact on the logical future of Port Gamble and the surrounding rural areas.

Since 2000, multiple community conversations having been held between the property owners, the Tribes, community groups and other stakeholders to discuss Port Gamble's future. These proposed amendments were educated by these conversations and recent mediation between Pope Resources and the Port Gamble/S'Klallam Tribe.

## PURPOSE

The proposed code amendments attempt to update the 20-year old code requirements to marry the historic character of the Rural Historic Town with current environmental stewardship, shoreline protection and open space preservation. They propose reduced land use intensities along the waterfront while allowing additional uses throughout the Rural Historic Town and agritourism in adjacent rural area.

### Comprehensive Plan Designations:

- Limited Area of More Intensive Rural development
- Rural Residential
- Rural Wooded

### Zones Affected by the Code Revisions (Attachment C):

- Rural Historic Town Residential
- Rural Historic Town Commercial
- Rural Historic Town Waterfront
- Rural Wooded
- Rural Residential

## REVIEW

The proposed amendments have been reviewed for consistency and compatibility with the Growth Management Act, Countywide Planning Policies and Comprehensive Plan. This review is summarized below for each statute, goal or policy in *italics*.

## GROWTH MANAGEMENT ACT

### RCW 36.70A.070 - Comprehensive plans—Mandatory elements.

(5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

(a) Growth management act goals and local circumstances. Because circumstances vary from county to county, in establishing patterns of rural densities and uses, a county may consider local circumstances, but shall develop a written record explaining how the rural element harmonizes the planning goals in RCW [36.70A.020](#) and meets the requirements of this chapter.

(b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural economic advancement, densities, and uses that are not characterized by urban growth and that are consistent with rural character.

*The proposed amendments support small-scale agriculture by allowing agritourism uses adjacent to the Rural Historic Town. These uses do not increase service needs of the area as the amendments create clear limitations on the size, scale and intensity of the agritourism uses. All proposed uses in the Rural Historic Town are consistent with its historic character and all other requirements of RCW 36.70A.520.*

(c) Measures governing rural development. The rural element shall include measures that apply to rural development and protect the rural character of the area, as established by the county, by:

- (i) Containing or otherwise controlling rural development;
- (ii) Assuring visual compatibility of rural development with the surrounding rural area;
- (iii) Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
- (iv) Protecting critical areas, as provided in RCW [36.70A.060](#), and surface water and groundwater resources; and

(v) Protecting against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW [36.70A.170](#).

*The proposed amendments are limited to the Rural Wooded and Rural Residential areas adjacent to the Rural Historic Town. These amendments maintain rural character both in density and intensity. The proposed small-scale agritourism allowances are restricted in size, scope and intensity by clear limitations imposed at the time of project review. The site design for these agritourism uses require 5-acre minimum lot sizes, substantial buffers and other limitations to ensure visual compatibility with any adjacent rural areas.*

*The proposed amendments remove high-intensity industrial uses from the Port Gamble waterfront to minimize future impacts to Port Gamble Bay and its critical salmon and wildlife habitat.*

*While the scale of the agriculture proposed in the amendments are not a Resource use but rather a rural one, these amendments promote the agricultural character of the area.*

*All development within the Rural Historic Town and adjacent rural areas must be considered as a part of a town master plan and considered holistically.*

### **RCW 36.70A.520 - National historic towns—Designation.**

Counties that are required or choose to plan under RCW [36.70A.040](#) may authorize and designate national historic towns that may constitute urban growth outside of urban growth areas as limited by this section. A national historic town means a town or district that has been designated a national historic landmark by the United States secretary of the interior pursuant to 16 U.S.C. 461 et seq., as amended, based on its significant historic urban features, and which historically contained a mix of residential and commercial or industrial uses.

A national historic town may be designated under this chapter by a county only if:

(1) The comprehensive plan specifically identifies policies to guide the preservation, redevelopment, infill, and development of the town;

(2) The comprehensive plan and development regulations specify a mix of residential, commercial, industrial, tourism-recreation, waterfront, or other historical uses, along with other uses, infrastructure, and services which promote the economic sustainability of the town and its historic character. To promote historic preservation, redevelopment, and an economically sustainable community, the town also may include the types of uses that existed at times during its history and is not limited to those present at the time of the historic designation. Portions of the town may include urban densities if they reflect density patterns that existed at times during its history;

(3) The boundaries of the town include all of the area contained in the national historic landmark designation, along with any additional limited areas determined by the county as appropriate for transitional uses and buffering. Provisions for transitional uses and buffering must be compatible with the town's historic character and must protect the existing natural and built environment under the requirements of this chapter within and beyond the additional limited areas, including visual compatibility. The comprehensive plan and development regulations must include restrictions that preclude new urban or suburban land uses in the vicinity of the town, including the additional limited areas, except in areas otherwise designated for urban growth under this chapter;

(4) The development regulations provide for architectural controls and review procedures applicable to the rehabilitation, redevelopment, infill, or new development to promote the historic character of the town;

(5) The county finds that the national historic town is consistent with the development regulations established for critical areas; and

(6) On-site and off-site infrastructure impacts are fully considered and mitigated concurrent with development.

A county may allocate a portion of its twenty-year population projection, prepared by the office of financial management, to the national historic town corresponding to the projected number of permanent residents within the national historic town.

*Kitsap County designated Port Gamble a Rural Historic Town in 2000 to acknowledge the historic characteristics of the town and surrounding area. Development was required to meet a set of town development objectives (TDOs) to be reviewed at the time redevelopment through a town master plan. The proposed amendments strengthen the primacy of the TDOs in permit review, increase Tribal notification requirements for soil disturbing activities and create a clear architectural and site design review process.*

*While the amendments provide some flexibility to development location and use types, such flexibility must be considered holistically in a town master plan and all projects must meet the TDOs at the time of construction.*

*Nothing in the proposed amendments allows an increase in density or development activities that are inconsistent with historic uses in the town as a whole.*

## **COUNTYWIDE PLANNING POLICIES**

### **Element D: Rural Uses and Development Patterns**

#### **Policies for Rural Land Uses and Development Patterns (R):**

##### **1. Preserving rural character and enhancing the natural environment.**

- a. Preserve the character of identified rural areas by protecting and enhancing the natural environment, open spaces, recreational opportunities, and scenic and historic areas. Support small scale farming and working resource land, promote locally grown food, forestry, eco- and heritage-tourism. Support low-density residential living and cluster development that provides for a mix of housing types, rural levels of service, cultural activities, and employment that services the needs of rural areas at a size and scale that is compatible with long-term character, productivity, and use of these lands.

*The proposed amendments ensure the historic character of the Port Gamble Historic Town is maintained through the clear direction of the Town Development Objectives (TDOs). Such Objectives must be met in a town master plan which is required for the flexibility proposed in the amendments.*

*The proposed amendments to the surrounding rural areas are clearly limited to a small area between the Port Gamble Rural Historic Town and the Port Gamble Forest Heritage Park. The uses allowed by the amendments support agriculture through agritourism and clearly limit all secondary uses by square footage, size and other requirements. All rural properties must also develop at rural densities (minimum of 5 acres per project).*

##### **2. Preserving rural land use and development patterns:**

- a. Rural Communities are already-existing residential and commercial areas of more intensive rural development designated in the Kitsap County Comprehensive Plan under RCW 36.70A.070.5. In-fill is expected. Rural Communities should be serviced by

transportation providers and other services consistent with the Levels of Service adopted by Kitsap County for roads and by Kitsap Transit for transit upon their designation as an area of more intensive rural development.

*The Port Gamble Rural Historic Town is a form of LAMIRD and was designated as such in 2000. The uses allowed maintain the historic character of the town and the proposed amendments allow flexibility only as allowed by the town development objectives and included in a holistic town master plan. The proposed amendments maintain the densities of the original 2000 Rural Historic Town designation with all the same capital facility requirements documented in the 2016 Comprehensive Plan including transportation needs.*

#### **4. Conserving small-scale natural resource use in rural areas:**

- a. Rural land use designations in the County's Comprehensive Plan shall recognize ecological functions and support rural uses such as farming, forestry, mining, recreation, and other rural activities, and permit a variety of low-density residential uses which preserve rural character and ecological functions and can be sustained by rural service levels.

*The proposed amendments promote agriculture by clarifying the allowances for agritourism in the rural areas adjacent to the town site. The agritourism must be secondary to the primary agricultural nature of the property and the property's size must meet rural lot sizes of 5-acre minimums. These agritourism allowances are limited to the small rural area between the town site and the Port Gamble Forest Heritage Park.*

- b. The County's Comprehensive Plan policies shall promote clustering residential development and other techniques to protect and enhance significant open spaces, natural resources, cultural resources, and critical areas for more effective use of the land. Clustering should not increase residential housing units in the overall area designated as rural, consistent with designated rural densities. Development clusters shall be designed, scaled and sited in a manner consistent with rural character and the provision of rural levels of service.

*The proposed amendments promote clustering within the town site and the provision of substantial open space through the development of a town master plan consistent with the adopted TDOs. The proposed amendments do not allow any additional density within the Rural Historic Town or adjacent rural areas.*

- c. The County's Comprehensive Plan policies shall support Rural Communities as locations of employment, a mix of housing types, and cultural activities for rural areas that primarily function as locations for service needs such as grocery stores, shopping, and community services, and small-scale cottage industries for the surrounding rural area.

*The Port Gamble Rural Historic Town includes a mix of uses including residential, commercial and employment. The proposed amendments allow flexibility in the siting of these uses within the town consistent with its historic character but also taking into consideration current environmental*

*protections and open space preservation goals. A town master plan is required to provide a holistic perspective of future development rather than allowing piece-meal development over time.*

**Element E. Countywide Strategies for Open Space Preservation, Resource Preservation, Critical Areas, Air Quality, and Water Quality/Quantity.  
Policies for Open Space Preservation, Resource Protection, Critical Areas, Air, and Water Quality/Quantity (PPCAAW):**

**2. Conserving and enhancing the County’s natural resources, critical areas, water quality/quantity, and environmental amenities while planning for and accommodating sustainable growth:**

- a. The County and the Cities shall protect critical areas (wetlands, aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, steep slopes, and geologically hazardous areas) and should consider other environmental amenities such as view corridors, canopy cover, and ridgelines.
- b. The County and the Cities shall establish and implement Best Management Practices to protect the long-term integrity of the natural environment, adjacent land use, and the productivity of resource lands.
- c. The County and the Cities shall establish procedures to preserve significant historic, visual and cultural resources including views, landmarks, archaeological sites, and areas of special locational character.
- d. The County and the Cities shall encourage the use of environmentally sensitive development practices to minimize the impacts of growth on the County’s natural resource systems.
- e. The County and the Cities shall protect and enhance the public health and safety and the environment for all residents, regardless of social or economic status, by reducing pollutants, as defined by WA State and federal law.
- f. The County and the Cities shall work together to identify, protect, and restore networks of natural habitat areas and functions that cross jurisdictional boundaries.
- g. The County and Cities shall protect and enhance ecosystems that support Washington State’s Priority Habitat and Species as identified by the Washington Department of Fish and Wildlife.

*The proposed amendments remove most heavy-industrial uses from the Rural Historic Town waterfront. These industrial uses can be detrimental to the recently restored Port Gamble Bay and can have noise, light and other impacts to salmon and wildlife habitat.*

*The proposed amendments require additional Tribal notification of soil disturbing activities that may have an impact on cultural resources. They also allow a development reserve area to provide alternatives to developing culturally sensitive areas of the town site.*

*The requirements for a town master plan include substantial open space to be preserved including the critical area systems between the residential and commercial areas of the town and the Port Gamble Forest Heritage Park.*

## COMPREHENSIVE PLAN

### **Land Use Goal 13. Protect Kitsap County's unique rural character.**

*The proposed amendments maintain the historic character of the Port Gamble Rural Historic Town. While the amendments propose flexibility in allowed uses and the location of density throughout the town, they do not increase allowed density and, by removing heavy industrial use allowances from the waterfront zone, reduce land use intensity. The agritourism uses allowed within the adjacent rural areas are limited in size, scale and scope to maintain rural character while promoting small-scale farming activities.*

**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.

*The proposed amendments build upon the Rural Historic Town LAMIRD designation of 2000. They do not allow any additional density and reduce land use intensity on the whole. All needed public facilities remain the same as documented in the original designation and 2016 Comprehensive Plan.*

### **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.**

*The proposed amendments enhance tourism uses in the Rural Historic Town and provide additional opportunities, with limitations, for agritourism in the surrounding rural areas. They remove heavy industrial uses from the waterfront to help protect salmon and wildlife habitat of the newly-restored Port Gamble Bay.*

**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 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.

*The proposed amendments reduce heavy-industrial uses in sensitive areas throughout the Rural Historic Town while allowing small-scale agritourism, secondary to the agricultural use, in the surrounding rural areas. All new uses allowed within the town site are consistent with historic character as a mixed-use mill community.*

**Land Use Policy 63.** Foster agriculture opportunities by promoting flexibility in development regulations.



*The proposed amendments both expand agritourism uses in the rural areas surrounding the Rural Historic Town, but also limit their size, intensity and scope. These uses improve the viability of small farming operations. To ensure they remain rural in scale, all agritourism uses must be secondary to a primary agricultural use and only occupy properties with rural lot sizes (5-acre minimum). Depending on the use, this is ensured by clear restrictions on each project.*

**Land Use Policy 66.** Allow agricultural activities and practices from cultivation to harvest as well as on-farm value-added processing within the Rural Wooded, Rural Protection and Rural Residential zoning

*The proposed agritourism uses in the Rural Wooded and Rural Residential zones surrounding the Rural Historic Town promote value-added processing of farm products. These include small-scale wineries beer processing and farm-related textiles.*

**Land Use Policy 72.** Develop regulations that permit appropriate farm-related activities secondary to primary farm operations in Rural Wooded, Rural Protection and Rural Residential zoning districts. This includes, but is not limited to, farm infrastructure buildings, commercial activities in conjunction with adding value to products grown on the farm (on-farm processing, community kitchens), farm stands and sales, and other essential farm support activities.

*The proposed agritourism uses in the Rural Wooded and Rural Residential zones surround the Rural Historic Town promote value-added processing of farm products. These include small-scale wineries, breweries, distilleries and farm-related textiles. The amendments allow construction of farm infrastructure to include secondary retail and service uses to improve the viability of small-scale farming operations.*

**Land Use Policy 74.** Recognize recreational equine activities and animal grazing uses as compatible uses with agricultural uses and activities because of their economic contribution to the County's agricultural industry and for preserving large parcels of land for other agricultural uses.

*The proposed amendments highlight equine uses as a robust part of the agricultural community. In one of the only areas with countywide application, the amendments better define equestrian activities such as events and stables while limiting the scope of their activities to improve compatibility with the surrounding rural area.*

**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 11.** Recognize a wide variety of cultural, tourism, and active recreational programs with regional and neighborhood facilities, providing well-rounded recreational and tourism opportunities.

*The proposed amendments promote tourism and lifestyle uses within the Rural Historic Town and surrounding rural areas. The new use allowances encourage water-dependent tourism, biking and*

*agritourism. The affected area is adjacent to the Port Gamble Forest Heritage Park and a regional mountain biking ride park currently under construction.*

**Economic Development Goal 3. Provide for the location and design of targeted sector industry needs, transportation, port district activities as well as tourism and visitor amenities, commerce and other developments that are dependent upon a shoreline location and/or use, when the shoreline can accommodate such development.**

**Economic Development Policy 18.** Recognize the value of water-related activities as designated by the Shoreline Master Program.

*The proposed amendments remove heavy-industrial uses from the waterfront of the Rural Historic Town. This removal, combined with the allowance of a series of new tourism and lifestyle uses, will remove potential conflicts between public access to the waterfront and maintain the recent restoration successes in Port Gamble Bay. All proposed uses are consistent with the Shoreline Master Program and will be reviewed for any impacts at the project stage.*

**Economic Development Policy 19.** Support development of tourism related activities along the shoreline compatible with the Shoreline Master Program.

*The proposed amendments remove heavy-industrial uses from the waterfront of the Rural Historic Town. This removal, combined with the allowance of a series of new tourism and lifestyle uses, will remove potential conflicts between public access to the water and maintain the recent restoration successes in Port Gamble Bay. It will also support the Kitsap Peninsula Water Trail and its benefits to recreation, the economy and community. All proposed uses are consistent with the Shoreline Master Program and will be reviewed for any impacts at the project stage.*

**Economic Development Policy 22.** Support tourism to enhance the local economy.

*The proposed amendments promote tourism and lifestyle uses in the Rural Historic Town and compatible uses in the surrounding rural areas. They remove incompatible and potentially environmentally-detrimental heavy-industrial uses for the waterfront. This combination along with its close proximity to the recreational opportunities of the Port Gamble Forest Heritage Park will make Port Gamble a substantial tourist draw in the region.*

**Economic Development Goal 5. Support the local food economy.**

**Economic Development Policy 30.** Support, including agritourism and value-added programs that will stimulate economic growth.

*The proposed agritourism uses in the Rural Wooded and Rural Residential zones surrounding the Rural Historic Town promote value-added processing of farm products. These include small-scale wineries, breweries, distilleries and farm-related textiles. The amendments allow construction of farm infrastructure to include secondary retail and service uses to improve the viability of small-scale farming operations.*

**Environment Goal 1. Formally treat natural environments, including forest lands, shorelines, freshwater systems, intact ecosystems, and other critical areas, as an essential asset that is planned for, managed, and invested in to meet the needs of current and future generations.**

**Environment Policy 1.** Working in cooperation with applicable Internal Review Team members and the Board of County Commissioners, adopt a mechanism to acknowledge Kitsap County’s natural environment and the need to manage it as an essential asset. Mechanisms may include but are not limited to plans, ordinances, resolutions and/or official policy directives.

*The proposed amendments remove heavy industrial uses from the waterfront to help protect salmon and wildlife habitat of the newly-restored Port Gamble Bay. They also promote open space preservation both on the waterfront and as a component of future redevelopment required in a Town Master Plan.*

**Parks Goal 4. Provide physical and visual public access opportunities and space for diverse forms of water-oriented recreation in such a way that private property rights, public safety, and shoreline ecological functions and processes are protected in accordance with existing laws and statutes.**

**Parks Policy 30.** Prioritize acquisition of properties that provide access to public tidelands, to maximize public access.

*The proposed amendments reduce land use intensities along the Port Gamble Bay waterfront promoting other water-dependent uses including long-term open space preservation. The removal of heavy-industrial uses from the waterfront removes potential conflicts with public access both within the town as well as the adjacent Port Gamble Forest Heritage Park.*

**Parks Policy 31.** Support and promote the Kitsap Peninsula Water Trail.

*The proposed amendments enhance tourism uses in the Rural Historic Town particularly along the waterfront previously occupied by the mill. The removal of heavy industrial uses from the waterfront removes potential conflicts with public access both within the town as well as the adjacent Port Gamble Forest Heritage Park. These amendments enhance non-motorized paddler use leveraging the multi-million-dollar public investment in the adjacent Port Gamble Forest Heritage Park and its 1.5 miles of natural shoreline.*

## **FINDINGS**

Below are the findings related to the proposed amendments to Kitsap County Code Title 17 (Zoning). They are shown in *italics*.

1. Whether the proposed amendment is consistent with and supports other plan elements and/or development regulations and, if not, what additional amendments to the plan and/or development regulations will be required to maintain consistency.

*The proposed amendments support Kitsap County Comprehensive Plan Elements such as Land Use , Environment, Parks and Recreation and Economic Development and are consistent with all others. No additional amendments beyond the proposal are necessary to maintain this consistency.*

2. Whether the proposed amendment to the plan and/or regulation(s) will more closely reflect the goals, objectives and policies of the Comprehensive Plan and reflect the local circumstances of the county.

*The proposed amendments are consistent with the Comprehensive Plan elements (adopted June 30, 2016) and other adopted development regulations. They are supportive of local circumstances and uniqueness of Port Gamble and the surrounding area and provide a future benefit to Kitsap County as a whole.*

3. Whether the proposed amendment is consistent with the Kitsap County-wide Planning Policy.

*The proposed amendments are consistent with the Countywide Planning Policies adopted May 11, 2015.*

4. Whether the proposed amendment complies with the requirements of GMA, state and local laws and other applicable inter-jurisdictional policies or agreements.

*The proposed amendments are consistent with the Growth Management Act and all other state laws regarding the environment, capital facilities and other statutes.*

5. An explanation of why language should be added to the Comprehensive Plan or why existing language should be modified or deleted.

*The proposed amendments update antiquated Kitsap County Code adopted in 2000 and better meets current environmental protection and open space goals. They support the Port Gamble Rural Historic Town and surrounding parks and open space lands. The amendments support agricultural activities providing specificity and limitations for secondary agritourism uses related to these activities. They improve tourism in the County allowing Port Gamble to be a significant regional tourist draw.*

## **Recommendation**

Based on the review and findings above, Kitsap County staff recommends approval of the proposed amendments for the Port Gamble Rural Historic Town and surrounding rural areas as drafted.

# ATTACHMENT A

## PORT GAMBLE LEGISLATIVE AMENDMENTS STAFF DRAFT

### Chapter 17.110 DEFINITIONS

#### 17.110.763 Wildlife shelter

“Wildlife shelter” means a place where non-domesticated 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.

### **Chapter 17.360C** **PORT GAMBLE RURAL HISTORIC TOWN**

Sections:

17.360C.010 Purpose.

17.360C.020 Town development objectives.

17.360C.025 Uses permitted and design standards.

17.360C.030 Special provisions.

17.360C.010 Purpose.

The purpose of this chapter is to set forth the regulations, procedures and special development objectives that apply to the rural historic town of Port Gamble. In the event of a conflict between the requirements of these regulations and any other applicable statute, rule, ordinance, or regulation, the more restrictive regulation shall apply. The county has identified Port Gamble as a limited area of more intensive rural development (LAMIRD) and classified the town as a rural historic town (RHT). A fundamental underpinning of this chapter is to comply with the requirements of the State Growth Management Act, while preserving and enhancing the unique historic qualities of the town. The intent of these regulations is to provide for visually compatible infill, development, and redevelopment of the existing commercial, industrial and residential areas in Port Gamble, while also containing such development within logical, permanent town boundaries.

Within the rural historic town of Port Gamble, three land use zones exist. The purpose of the three RHT zones is set forth below.

A. Rural Historic Town Residential (RHTR). This zone is intended to recognize and encourage redevelopment of the historic residential patterns in the town. Residential densities may approximate historic town densities but shall not exceed two and one-half dwelling units per acre. Residential

acreage in the RHTR zone totals 69.76 acres, including the town cemetery. Site design and architecture in the RHTR zone may reflect new interpretations of the historic styles and patterns, but must also work to enhance and preserve the defining “company town” characteristics of Port Gamble as described in the Historic American Engineering Record for Port Gamble, Washington, dated August 1997, on file with the department of community development. To ensure that historic platting patterns are acknowledged, maximum lot sizes shall apply and community open space is required.

B. Rural Historic Town Commercial (RHTC). This zone is intended to meet many of the town needs for basic shopping and simple services. The zone also recognizes and reflects the historically significant commercial use of the town, 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.

C. Rural Historic Town Waterfront (RHTW). This zone is intended to allow for maintaining, developing, or redeveloping a range of uses reflecting historic development and 1990 uses while supporting revitalization of the town as a whole. Forest products manufacturing, natural resource industries, and waterfront shipping are allowed, within the constraints imposed by the county’s Shoreline Management Master Program. Residential uses are allowed as part of a town master plan, designed in a way to minimize conflicts with other allowed uses. Other less intensive industrial and commercial uses similar to those of the commercial zone are also allowed. The areas within two hundred feet of the water are governed by the county’s Shoreline Management Master Program, which expresses a preference for water-dependent or water-related uses.

#### **17.360C.020 Town development objectives.**

In 1967, Port Gamble was added to the National Register of Historic Places and designated a Historic Landmark. The designation recognized the unique aspects of the town, including its development as a “company town” built around the former Pope Resources (Puget Mill Company/Pope & Talbot) sawmill. The mill began operation in 1853 and, until its closure in 1995, was the oldest continuously operating sawmill and company town in the nation. In recognition of the historic value of Port Gamble and the unique factors affecting maintenance and potential development or redevelopment of the town, the county created a special planning and zoning designation for the town. In addition, special town development objectives (TDOs), set forth below, have been adopted to ensure that development maintains and enhances the defining and essential characteristics of the town.

A. Development proposals shall be designed in a manner that highlights and enhances the historic nature of the town. Building design shall be based on characteristics of historic structures, but need not literally mimic historic styles. New structures are to be compatible with the old in mass, scale and character, but subtle differences in stylistic treatment that make buildings distinguishable as new construction are appropriate.

B. New construction, including site design and layout, may reflect the evolution of the town, but must retain the existing visually significant sense of historic time and place. Development proposals should strive to create a dialogue between new and historic development in the town.

C. In reviewing development proposals, the county shall consider architectural styles and traditional site design. The Secretary of the Interior's Standards for Historic Preservation Projects (36 CFR 68) shall be used as a guideline for evaluating future development. The Historic American Engineering Record for Port Gamble, Washington, dated August 1997, on file with the department of community development shall also be used to evaluate future development. In addition, new development shall, to the greatest extent feasible, comply with the following objectives:

1. New development shall reflect historic town platting patterns, including small lot development, alleys, narrow streets, sidewalks, on-street parking, and historic styles of street lighting.
2. Homes shall face the street, with access for garages and parking off alleys whenever possible. Detached garages are preferred, with alley access or shared driveway access from the street. A development pattern with repeating double-bay garage doors facing the street shall be prohibited.
3. Large community open spaces are preferred, rather than large private yards.
4. Development in the RHTC zone shall be compatible in massing, size and scale with historic structures. As with residential development, existing styles should provide the basic framework, but new development shall be differentiated from the old.
5. Waterfront development may reflect the significant industrial and commercial nature of early uses on the site. Larger, bulkier structures than would be allowed in the RHTR and RHTC zones may be permitted in this zone. Tilt-up concrete structures, reflective glass, or other treatments which commonly characterize modern industrial park developments are to be prohibited.
6. Parking for the RHTC and RHTW zones shall be provided in shared or common parking areas whenever feasible. The parking standards set forth in Section 17.360C.030 shall be considered an element of these TDOs and shall apply to all new commercial and waterfront development.
7. New development shall be landscaped in such a manner as to reflect the historical character of the town and preserve and enhance publicly accessible open spaces and retain mature trees to the extent possible.
8. Creating, enhancing and preserving a town commons or a series of connected public open space linkages shall be required in conjunction with any master planned or other significant redevelopment of the town that reflects the same qualities of the historic town including visual assets and species of vegetation.

D. All development in the town shall comply with these TDOs. TDO review may occur for simple permitted uses as part of the building permit plan review process.

E. As provided for in the Comprehensive Plan, a qualified consultant selected by the director or site design and architectural review committee shall be appointed to provide comments or a recommendation on all proposed development.

F. The TDOs and other development standards of this chapter shall be applied to a defined project area (DPA) as designated by the applicant. Alternatively, development proposals shall include boundary line adjustments, subdivisions, or binding site plans that serve to define lot, site or project area.



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

- A. Uses Permitted: Section 17.410.046, Limited areas of more intensive rural development (LAMIRD) zones use table. All development of these uses must be consistent with town development standards pursuant to KCC 17.360C.020.
- B. Design Standards: Section 17.420.056, Limited areas of more intensive rural development (LAMIRD) density and dimensions table.
  - 1. Density;
  - 2. Lot dimensions;
  - 3. Lot coverage standards;
  - 4. Height regulations;
  - 5. Setbacks.
- C. Chapter 17.105, Interpretations and Exceptions.
- D. Chapter 17.440, Master Planning.
- E. Chapter 17.450, Performance Based Development.
- F. Chapter 17.490, Off-Street Parking and Loading.
- G. Chapter 17.500, Landscaping.
- H. Chapter 17.510, Sign Code.
- I. Chapter 17.580, Transfer of Development Rights.

**17.360C.030 Special provisions.**

- A. Procedures. In order to ensure that all development furthers the goal of maintaining and enhancing the historic nature of the town, all development shall comply with the town development objectives of Section 17.360C.020. The director of community development shall refer any formal proposal requiring a conditional use permit or PBD approval for review by the architectural and site design committee, if established, or consultant ~~as provided by the Comprehensive Plan~~ selected by the director.

Any proposal for large-scale development or redevelopment, as determined by the director, shall require preparation of a town master plan. Examples of large-scale development include subdivisions creating five or more lots, residential development of five or more homes, or new commercial development greater than five thousand square feet. A town master plan that lays out the preferred development scenario and phasing for each of the three zones may be approved by the board of county commissioners using the performance based development process of Chapter 17.450. (The TDOs and specific requirements of this chapter for density, height, parking, and other development standards shall replace the PBD standards and requirements of Section 17.450.040.) Detailed project-level environmental analysis, including analysis of site-specific alternatives, shall be required as part of a master plan review.



B. Infrastructure Capacity Required. In all zones, no development shall be allowed unless adequate infrastructure, including but not limited to sewer and water service, is available. Allowed densities shall be restricted to reflect the capacity of the sewer and water systems.

C. Parking.

1. Parking requirements for all uses shall be determined by the director through analysis of the proposed use and with reference to the parking requirements of Chapter 17.490. On-street parking on private and public roads and off-street parking in and out of garages may be allowed and counted towards parking standards with a master parking plan approved as an element of the town master plan. On-street parking shall be consistent with the intent for a walkable community providing for multimodal transportation elements, accessibility and the historic character of the RHT. The availability of street parking may be considered by the director. The determination of the director shall be an administrative decision made concurrently with the department's decision or recommendation on a proposal.

2. Off-street pParking associated with an individual use shall, to the greatest extent feasible, be located behind structures or otherwise fully screened from street view.

3. All required off-street parking in the RHTC and RHTW zones may be provided off-site in shared or joint use parking areas, except that provision must be made to develop or reserve on-site or on-street parking spaces for handicapped parking.

4. Shared or joint use parking lots shall be screened. The following standards may be modified upon recommendation of the consultant or if established, an architectural and site design review committee:

a. From adjacent residential zones by six-foot-high solid wood fencing or by a three-foot-high earthen berm planted densely with native evergreen shrubs and groundcover to form a visual separation and soften the edges of the parking area;

b. From adjacent streets by a combination of solid wood fencing, plantings, public seating, shelters, or public information kiosks. Screening and plantings shall be of a height to shield light from vehicles but shall not interfere with general visibility into the parking area for public safety purposes. The goal is to achieve visual separation and soften the edges of the parking area;

c. From adjacent commercial properties by a four-foot-wide perimeter landscape area, planted to achieve visual separation and soften the edges of the parking area.

5. Shared or joint use parking lots shall provide internal landscaping as follows:

a. For parking areas providing up to fifty stalls, twelve square feet of landscaping, in addition to the perimeter or street screening, must be provided for each stall, including one tree for every five stalls.

b. For parking in excess of fifty stalls, an additional eighteen square feet of landscaping shall be provided for each stall over fifty, including one tree for every four stalls over fifty.

- c. Landscaped areas shall have minimum dimensions of four feet in any direction, exclusive of vehicle overhangs, and a minimum area of thirty-six square feet.
- d. Trees shall be a minimum of six feet high, with a minimum two-inch caliper if deciduous.
- e. Landscaped areas shall be distributed equally throughout the parking area to create shade and break up large expanses of asphalt or other paving.

D. Signs and Lighting.

1. Signs and external lighting shall be designed to reflect historic styling and comply with the town development objectives and shall be reviewed by an architectural and site design review committee, if established, or a consultant selected by the director.
2. Internal illumination and neon lighting or signage is prohibited, except for window signs not exceeding four square feet; provided, that an applicant may request review of proposed signs by an architectural and site design review committee, if ~~one has been appointed~~ established. Following such review and on the recommendation of the committee, the director may allow internally illuminated signs or signs with neon lighting.
3. All other requirements of Chapter 17.510, Sign Code, apply in the RHT zones. Any deviations from these standards must be consistent with a master signage plan reviewed by an architectural and site design committee, if established, or a consultant selected by the director. Such deviations may include, but are not limited to, historic markers, directional and informational signage.

E. Public and private road standards

All public roadways shall meet the road standards pursuant to Chapter 11.22. Private roadways shall be developed with a primary focus on a walkable community providing for multimodal transportation elements, accessibility and the historic character of the RHT.

F. Noise

Noise limitations within the RHT shall be pursuant to Chapter 10.28 except as follows:

1. Class A Environmental Designation for Noise Abatement (EDNA) areas within the boundary of the RHT shall be allowed to receive 57 dBA from Class B EDNAs and 60 dBA from Class C EDNAs from 7:00 AM to midnight. The allowed decibels from Class B and C EDNA's from 12:01 AM to 6:59 AM shall be 47 dBA and 50 dBA respectively.
2. For each property within the RHT designated as a Class A EDNA, a notice to title shall be recorded prior to occupancy of such property after approval of the town master plan.

G. Reserve Tracts

1. As part of a town master plan, land within the RHTR may be designed as reserve tracts. Over the course of construction of the town as approved within a town master plan, these tracts may be used for residential uses transferred from other areas of the RHT. However, at no time may the use of these tracts cause the overall RHT to exceed a total of 295 dwelling units.
2. After construction of all residential elements of the town master plan, the reserve tracts may be converted to rural use tracts and developed with all non-residential uses allowed in the Rural Residential zone as limited by applicable footnotes in KCC 17.410.050. Other than forestry, parks and open space or primary agricultural uses, all uses shall require a Conditional Use Permit. The owner must provide documentation that full -build-out of the residential element has occurred and such to be ~~to be~~ reviewed and approved by the director. Such conversion will be a Type 2 decision.

CHAPTER 17.410  
ALLOWED USES

17.410.042 Rural, resource, and urban residential zones use table.

Comprehensive Plan Land Use Designation →	Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential	
	<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u> (19)(101)	<u>GB</u> (60)(101)	<u>UL</u> (19)(48) (101)	<u>UCR</u> (48)(101)	<u>UM</u> (30)(47) (48)(101)	<u>UH</u> (19)(47) (48)(101)	
<b>RESIDENTIAL USES</b>												
<b>100</b>	Accessory dwelling units (1)	C	C	C	--	--	P	P	P	P	P	--
<b>102</b>	Accessory living quarters (1)	P	P	P	--	--	P	P	P	P	P	--
<b>104</b>	Accessory use or structure (1)(18)(51)	P	P	P	P	P	P	P	P	P	P	P
<b>106</b>	Adult family home	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--	ACUP P (41)	--	ACUP P (41)	P (41)	ACUP P (41)	ACUP P (41)
<b>108</b>	Bed and breakfast house or vacation rental	ACUP C	ACUP C	ACUP C	--	--	ACUP C	ACUP C	ACUP C	P	ACUP C	--

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u> (19)(101)	<u>GB</u> (60)(101)	<u>UL</u> (19)(48) (101)	<u>UCR</u> (48)(101)	<u>UM</u> (30)(47) (48)(101)	<u>UH</u> (19)(47) (48)(101)
Categorical Use		(34)	(34)	(34)			(34)	(34)	(34)		(34)	
109	Boarding house (102)	--	--	--	--	--	ACUP (98)	ACUP (98)	ACUP (98)	ACUP (98)	P (99)(102)	P (99)(102)
110	Caretaker's dwelling	--	--	--	--	--	--	--	--	--	ACUP	--
112	Convalescent home or congregate care facility (97)	--	--	--	--	--	--	--	C	ACUP	C	ACUP
114	Cottage housing developments	--	--	--	--	--	ACUP	ACUP	ACUP	P	ACUP	--
116	Dwelling, duplex	P (3)	P (3)	P (3)	P (3)	--	P (3)	P	P (3)	P	P	--
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P
120	Dwelling, multifamily	--	--	--	--	--	C -- (80)	C	C	ACUP	P	P

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u>	<u>RP</u>	<u>RW</u>	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u>	<u>UH</u>
Categorical Use		(101)	(101)	(101)			(19)(101)	(60)(101)	(19)(48)(101)	(48)(101)	(30)(47)(48)(101)	(19)(47)(48)(101)
122	Dwelling, single-family attached	C	C	--	C	--	P	P	P	P	P	ACUP
124	Dwelling, single-family detached (includes manufactured homes)	P (43)	P (43)	P (43)	C (43)	--	P (43)	P (43)	P (43)	P (43)	P (26)(43)	P (26)(43)
126	Guest house (1)	P	P	P	--	--	P	P	P	P	P	--
128	Home business (1)(53)	ACUP	ACUP	ACUP	C (23)	--	P	P	P	P	ACUP	ACUP
130	Hotel/motel (1)(52)	--	--	--	--	--	--	--	--	--	--	ACUP
132	Mobile homes	P (43)	P	P	P (43)	P	C (24)(43)	C (24)(43)	C (24)(43)	C (43)	C (24)(43)	-- (43)
134	Residential care facility	--	--	--	--	--	ACUP	ACUP	ACUP	P	P	P
<b>COMMERCIAL/BUSINESS USES</b>												
200	Accessory use or structure (1)(51)	P	P	P	P	P	P	P	P	P	P	P

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u>	<u>UH</u>
Categorical Use							(19)(101)	(60)(101)	(19)(48) (101)	(48)(101)	(30)(47) (48)(101)	(19)(47) (48)(101)
202	Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--
204	Ambulance service	--	--	--	--	--	--	--	--	--	--	--
206	Auction house	--	--	--	--	--	--	--	--	--	--	--
208	Auto parts and accessory stores	--	--	--	--	--	--	--	--	--	--	--
210	Automobile rentals	--	--	--	--	--	--	--	--	--	--	--
212	Automobile repair and car washes	--	--	--	--	--	--	--	--	--	--	--
214	Automobile service station (6)	--	--	--	--	--	--	--	--	--	--	--
216	Automobile, recreational vehicle or boat sales	--	--	--	--	--	--	--	--	--	--	--
218	Nonmotorized recreation rentals (95)	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u>	<u>UH</u>
Categorical Use							(19)(101)	(60)(101)	(19)(48) (101)	(48)(101)	(30)(47) (48)(101)	(19)(47) (48)(101)
220	Boat/marine supply stores	--	--	--	--	--	--	--	--	--	--	--
222	Brew pubs	-- <u>C</u> (103) (106)	--	-- <u>C</u> (103) (106)	--	--	--	--	--	--	--	--
224	Clinic, medical	--	--	--	--	--	--	--	--	--	--	ACUP (37)
226	Conference center	-- <u>C</u> (12) (104)	--	-- <u>C</u> (12) (104)	--	--	--	P	--	--	--	--
228	Custom art and craft stores	--	--	--	--	--	--	--	--	--	--	--
230	Day-care center (14)	C	C	--	--	--	C	C	C	C	ACUP (37)	ACUP (37)
232	Day-care center, family (14)	P	P	--	--	--	P	C	P	P	ACUP (37)	ACUP (37)
234	Drinking establishments	--	--	--	--	--	--	--	--	--	--	--
236	Engineering and construction offices	--	--	--	--	--	--	--	--	--	--	--



Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u> (30)(47) (48)(101)	<u>UH</u> (19)(47) (48)(101)
Categorical Use							(19)(101)	(60)(101)	(19)(48) (101)	(48)(101)		
238	Espresso stands (58)	--	--	--	--	--	--	--	--	--	--	P (37)
240	Equipment rentals	--	--	--	--	--	--	--	--	--	--	--
242	Farm and garden equipment and sales	--	--	--	--	--	--	--	--	--	--	--
244	Financial, banking, mortgage and title institutions	--	--	--	--	--	--	--	--	--	--	--
245	Fitness center	--	--	--	--	--	--	--	--	--	--	ACUP (37)
246	General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	C (28)	--	--	ACUP (37)
248	General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	ACUP (37)

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u>	<u>UH</u>
Categorical Use							(19)(101)	(60)(101)	(19)(48) (101)	(48)(101)	(30)(47) (48)(101)	(19)(47) (48)(101)
250	General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	ACUP (37)
252	General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--	--	--	--	--	--	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--	--	--	--	--	--	--	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u>	<u>RP</u>	<u>RW</u>	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u>	<u>UH</u>
Categorical Use		(101)	(101)	(101)			(19)(101)	(60)(101)	(19)(48)(101)	(48)(101)	(30)(47)(48)(101)	(19)(47)(48)(101)
262	Kennels or pet day-cares (1)	C (12)	C (12)	<del>C (12)</del>	--	--	--	--	--	--	--	--
264	Kennels, hobby	P	P	P	--	--	P -- (80)	P	P	P	P	--
266	Laundromats and laundry services	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)
268	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	--
270	Mobile home sales	--	--	--	--	--	--	--	--	--	--	--
272	Nursery, retail	C	C	--	--	--	--	--	--	--	--	--
274	Nursery, wholesale	P	P	P	--	--	--	--	--	--	--	--
276	Off-street private parking facilities	--	--	--	--	--	--	--	--	--	--	--

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u>	<u>RP</u>	<u>RW</u>	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u>	<u>UH</u>
Categorical Use		(101)	(101)	(101)			(19)(101)	(60)(101)	(19)(48)(101)	(48)(101)	(30)(47)(48)(101)	(19)(47)(48)(101)
278	Personal services – skin care, massage, manicures, hairdresser/barber	--	--	--	--	--	--	--	--	C	--	ACUP (37)
280	Pet shop – retail and grooming	--	--	--	--	--	--	--	--	--	--	ACUP (37)
282	Research laboratory	--	--	--	--	--	--	--	--	--	--	--
284	Restaurants	-- <u>C (12)</u> <u>(103) (106)</u>	--	-- <u>C (12)</u> <u>(103)</u> <u>(106)</u>	--	--	--	--	--	C (28)	--	ACUP (37)
286	Restaurants, high-turnover	--	--	--	--	--	--	--	--	--	--	--
288	Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--
290	Temporary offices and model homes (27)	ACUP	ACUP	--	--	--	P	P	P	P	P	P
292	Tourism facilities, including outfitter and guide facilities	-- <u>C (12)</u> <u>(104)</u>	--	-- <u>C (12)</u> <u>(104)</u>	--	--	--	--	--	--	--	--

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u> (19)(101)	<u>GB</u> (60)(101)	<u>UL</u> (19)(48) (101)	<u>UCR</u> (48)(101)	<u>UM</u> (30)(47) (48)(101)	<u>UH</u> (19)(47) (48)(101)
Categorical Use												
294	Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--	--	--	--	--	--
296	Transportation terminals	--	--	--	--	--	--	--	--	--	--	--
298	Veterinary clinics/animal hospitals/ <u>wildlife shelters</u>	C (8) <u>PBD (12)</u> <u>(103)</u>	C (8)	-- <u>PBD (12)</u> <u>(103)</u>	--	--	--	--	--	--	--	C (9)(37)
<b>RECREATIONAL/CULTURAL USES</b>												
300	Accessory use or structure (1)(51)	P	P	P	P	P	P	P	P	P	P	P
302	Amusement centers	--	--	--	--	--	--	--	--	--	--	--
304	Carnival or circus	--	--	--	--	--	--	--	--	--	--	--
306	Club, civic or social (12)	C (12)	C (12)	--	--	C (12)	C (12)	C (12)	C	ACUP	ACUP	ACUP
308	Golf courses	C (12)	C (12)	--	--	--	C	C	C	ACUP	C	ACUP

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u>	<u>RP</u>	<u>RW</u>	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u>	<u>UH</u>
Categorical Use		(101)	(101)	(101)			(19)(101)	(60)(101)	(19)(48)(101)	(48)(101)	(30)(47)(48)(101)	(19)(47)(48)(101)
							-- (80)					
310	Marinas	--	--	--	--	--	C -- (80)	C	C	ACUP	C	C
312	Movie/performance theaters, indoor	--	--	--	--	--	--	--	--	--	--	--
314	Movie/performance theaters, outdoor	--	--	--	--	--	--	--	--	--	--	ACUP (37)
316	Museum, galleries, aquarium, historic or cultural exhibits	--	--	--	--	--	--	--	--	--	--	ACUP (37)
318	Parks and open space	P	P	P	P	P	P	P	P	P	P	P
320	Race track, major	--	--	--	--	--	--	--	--	--	--	--
322	Race track, minor	--	--	C (12)	C (12)	C (12)	--	--	--	--	--	--

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u> (30)(47) (48)(101)	<u>UH</u> (19)(47) (48)(101)
Categorical Use							(19)(101)	(60)(101)	(19)(48) (101)	(48)(101)		
324	Recreational facilities, private	C (12)	C (12)	C	--	--	C	C	C	ACUP	C	ACUP
326	Recreational facilities, public	ACUP	ACUP	C	--	--	P	P	P	P	P	ACUP
328	Recreational vehicle camping parks	C <u>(12)</u> (46) <u>(104)</u>	C (46)	C <u>(12)</u> (46) <u>(104)</u>	--	--	C	C	C	--	--	--
330	Zoo	--	--	--	--	--	--	--	--	--	--	--
<b>INSTITUTIONAL USES</b>												
400	Accessory use or structure (1)(51)	P	P	P	P	P	P	P	P	P	P	P
402	Government/public structures	ACUP	ACUP	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
404	Hospital	--	--	--	--	--	--	--	--	--	--	C
406	Places of worship (12)	C (12)	C (12)	--	--	--	C	C	C	C	C	ACUP

Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u>	<u>RP</u>	<u>RW</u>	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u>	<u>UH</u>
Categorical Use		(101)	(101)	(101)			(19)(101)	(60)(101)	(19)(48)(101)	(48)(101)	(30)(47)(48)(101)	(19)(47)(48)(101)
408	Private or public schools (20)	C	C	--	--	--	C	C	C	C	C	C
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	C	C	C (5)	C	C	C	C	ACUP	C	ACUP
<b>INDUSTRIAL USES</b>												
500	Accessory use or structure (1)(51)	P	P	P	P	P	P	P	P	P	P	P
502	Air pilot training schools	--	--	--	--	--	--	--	--	--	--	--
504	Assembly and packaging operations	--	--	--	--	--	--	--	--	--	--	--
506	Boat yard	--	--	--	--	--	--	--	--	--	--	--



Comprehensive Plan Land Use Designation →		Rural Residential	Rural Protection	Rural Wooded	Forest Resource Lands	Mineral Resource	Urban Low Density Residential				Urban Medium Density Residential	Urban High Density Residential
Zoning Classification →		<u>RR</u> (101)	<u>RP</u> (101)	<u>RW</u> (101)	<u>FRL</u>	<u>MRO</u>	<u>UR</u>	<u>GB</u>	<u>UL</u>	<u>UCR</u>	<u>UM</u> (30)(47) (48)(101)	<u>UH</u> (19)(47) (48)(101)
Categorical Use							(19)(101)	(60)(101)	(19)(48) (101)	(48)(101)		
508	Cemeteries, mortuaries, and crematoriums (10)	C	C	C	--	--	C	C	C	C	C	C
510	Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--
512	Contractor's storage yard (21)	C (12)	C (12)	--	--	ACUP	--	--	--	--	--	--
514	Food production, brewery or distillery	-- <u>C (12)</u> <u>(104)</u>	--	-- <u>C (12)</u> <u>(104)</u>	--	--	--	--	--	--	--	--
516	Fuel distributors	--	--	--	--	--	--	--	--	--	--	--
518	Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--
520	Manufacturing and fabrication, light	-- <u>C (12)</u> <u>(104) (105)</u>	--	-- <u>C (12)</u> <u>(104)</u> <u>(105)</u>	--	--	--	--	--	--	--	--

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

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

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

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		
Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)	(101)	(101)
<b>RESIDENTIAL USES</b>															
100	Accessory dwelling units (1)	ACUP	P	P	--	C	C	C	C	--	C	ACUP	ACUP	--	--
102	Accessory living quarters (1)	ACUP	P	P	--	P	P	C	P	P <u>(108)</u>	C	P	P	--	--
104	Accessory use or structure (1)(18)(51)	ACUP	P	P	ACUP	P	P	P	P	P <u>(108)</u>	P	P	P	P	--
106	Adult family home	ACUP	C	C	C (41)	C (41)	C (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--
108	Bed and breakfast house or vacation rental	ACUP (34)	P (34)	P (34)	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	--	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)	REC (101)	TTEC (101)
109	Boarding house (102)	C (98)	C (98)	C (98)	--	--	--	ACUP (98)	ACUP (98)	--	--	--	--	--	--
110	Caretaker's dwelling	ACUP	--	--	--	--	--	P	--	P (108)	--	--	--	P	P
112	Convalescent home or congregate care facility (97)	ACUP	C	C	ACUP	--	--	ACUP	<del>ACUP</del>	--	--	--	--	--	--
114	Cottage housing developments	C	ACUP	ACUP	--	--	--	--	<del>ACUPC</del>	<del>ACUP</del>	--	C	C	--	--
116	Dwelling, duplex	C	ACUP (3)	ACUP (3)	--	P (3)	P (3)	P	P	--	--	C	C	--	--
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P	P	P	P
120	Dwelling, multifamily	C	C	C	--	--	--	ACUP	ACUP	--	--	--	--	--	--
122	Dwelling, single-family attached	C (26)	P	P	--	P	P	P	P	<del>P (108)-</del>	C	P	P	--	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keypoint Rural Village			Manchester <u>LAMIRD</u>			Rural Historic <u>LAMIRD</u>			Suquamish <u>LAMIRD</u>			<u>REC</u> (101)	<u>TTEC</u> (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
124	Dwelling, single-family detached (includes manufactured homes)	C (26)(43)	P (43)	P (43)	--	P (43)	P (43)	P (43)	P (43)	-- <u>P</u> (108)	C	P (43)	P (43)	--	--
126	Guest house (1)	--	--	--	--	P	P	P	P	P (108)	C	P	P	--	--
128	Home business (1)(53)	ACUP	ACUP	ACUP	--	ACUP	ACUP	P	P	-- <u>P</u>	--	ACUP	ACUP	--	--
130	Hotel/motel	ACUP	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--
132	Mobile homes	C (43)	C (43)	C (43)	--	--	--	--	--	--	--	--	--	--	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)	REC (101)	TTEC (101)
134	Residential care facility	ACUP	ACUP	ACUP	--	--	--	--	--	--	C	--	--	--	--
<b>COMMERCIAL/BUSINESS USES</b>															
200	Accessory use or structure (1)(51)	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P
202	Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--
204	Ambulance service	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	ACUP
206	Auction house	--	--	--	--	--	--	--	--	--	--	--	--	P (76)	P – Indoor Only (76)
208	Auto parts and accessory stores	ACUP	--	--	C	--	--	<del>P</del> (108)	--	--	C	--	--	P	--
210	Automobile rentals	C	--	--	--	--	--	--	--	--	--	--	--	--	--
212	Automobile repair and car washes	ACUP	--	--	--	--	--	ACUP	--	--	C	--	--	ACUP (76)	--



Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
214	Automobile service station (6)	--	--	--	--	--	--	ACUP	--	--	ACUP (36)	--	--	ACUP	--
216	Automobile, recreational vehicle or boat sales	--	--	--	--	--	--	--	--	-- ACUP	--	--	--	--	--
218	Nonmotorized recreation rental (95)	P	--	--	P	--	--	P	--	P	P	--	--	--	--
220	Boat/marine supply stores	ACUP	--	--	P	--	--	ACUP P (108)	--	ACUP P (108) --	C	--	--	P (76)	--
222	Brew pubs	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	C	--	--	ACUP	--
224	Clinic, medical	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	C	--	--	C	P
226	Conference center	--	--	--	--	--	--	ACUP	--	ACUP	--	--	--	--	--
228	Custom art and craft stores	ACUP	--	--	P	--	--	ACUP P (108)	--	ACUP P (108)	P	--	--	P (76)	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
230	Day-care center (14)	C	C	C	ACUP	C	C	ACUP	C	ACUP_- :	ACUP	C	C	P	P
232	Day-care center, family (14)	C	C	C	ACUP	ACUP	ACUP	ACUP	C	ACUP_- :	ACUP	C	C	--	--
234	Drinking establishments	C	--	--	C	--	--	C	--	C	C	--	--	P	--
236	Engineering and construction offices	ACUP	--	--	P (90)	--	--	ACUP	--	ACUP_- :	C	--	--	P (76)	P (76)
238	Espresso stands (58)	ACUP	--	--	P	--	--	ACUPP (108)	--	--P (108)	C	--	--	P	P
240	Equipment rentals	--	--	--	--	--	--	--	--	--	--	--	--	P	--
242	Farm and garden equipment and sales	C	--	--	--	--	--	--	--	--	C	--	--	P	--
244	Financial, banking, mortgage and title institutions	ACUP	--	--	P	--	--	ACUPP (108)	--	ACUP_- :	C	--	--	P (76)	P (76)

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)	REC (101)	TTEC (101)
245	Fitness center	ACUP	--	--	ACUP	--	--	<u>ACUP_P</u> (108)	--	ACUP	ACUP	--	--	P (100)	P (100)
246	General office and management services – less than 4,000 s.f.	ACUP	--	--	P	--	--	<u>ACUP_P</u> (108)	--	<u>ACUP_P</u> (108)	ACUP	--	--	P	P
248	General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	<u>PBD_P</u> (38) (103) (108)	--	<u>PBD_P</u> (38) (103) (108)	ACUP	--	--	ACUP	P
250	General office and management services – 10,000 s.f. or greater	ACUP	--	--	--	--	--	--	--	--	ACUP	--	--	C	P
252	General retail merchandise stores – less than 4,000 s.f.	ACUP	--	--	P	--	--	<u>ACUP_P</u> (108)	--	<u>ACUP_P</u> (108)	ACUP	--	--	P	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester <u>LAMIRD</u>			Rural Historic <u>LAMIRD</u>			Suquamish <u>LAMIRD</u>			<u>REC</u>	<u>TTEC</u>
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)	(101)	(101)
254	General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	<u>PBD_P</u> (103) (108)	--	<u>PBD</u> =	ACUP	--	--	ACUP	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	--	--	--	--	--	--	C	--	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	--	--	--	--	--	--	--	--	--	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--	--	--
262	Kennels or pet day-cares (1)	C	--	--	--	C	C	--	--	--	--	--	--	P	P
264	Kennels, hobby	C	C	C	--	P	P	--	P	--	--	P	P	--	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
266	Laundromats and laundry services	C	--	--	C	--	--	<u>ACUP_P</u> (108)	--	<u>ACUP_-</u> :	ACUP	--	--	--	--
268	Lumber and bulky building material sales	--	--	--	--	--	--	--	--	<u>ACUP_-</u> :	ACUP	--	--	P	--
270	Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--
272	Nursery, retail	ACUP	C	C	ACUP P (91)	C	C	<u>ACUP_P</u> (108)	--	<u>ACUP_-</u> :	ACUP	C	C	P	--
274	Nursery, wholesale	ACUP	C	C	--	C	C	ACUP	--	<u>ACUP_-</u> :	ACUP	C	C	P	--
276	Off-street private parking facilities	C	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--
278	Personal services – skin care, massage, manicures, hairdresser/barber	ACUP	--	--	P	--	--	<u>ACUP_P</u> (108)	--	<u>ACUP_P</u> (108)	ACUP	--	--	--	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
280	Pet shop – retail and grooming	ACUP	--	--	P	--	--	<del>ACUP</del> P (108)	--	--	C	--	--	P (76)	--
282	Research laboratory	C	--	--	--	--	--	<del>ACUP</del>	--	<del>ACUP</del> C	--	--	--	P	P
284	Restaurants	ACUP	--	--	P	--	--	<del>ACUP</del> P (108)	--	<del>ACUP</del> P (108)	ACUP	--	--	P (76)	P (76)
286	Restaurants, high-turnover	C	--	--	ACUP (92)	--	--	<del>C</del> P (108)	--	<del>C</del> ACUP (107)	C	--	--	P (76)	--
288	Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--
290	Temporary offices and model homes (27)	C	--	--	--	ACUP	ACUP	<del>--</del> P (108)	<del>--</del> P (108)	<del>ACUP</del> P (108)	--	--	--	ACUP (76)	ACUP (76)
292	Tourism facilities, including outfitter and guide facilities	C	--	--	P (93)	--	--	<del>--</del> P (108)	--	<del>ACUP</del> P (108)	C	--	--	ACUP (76)	P
294	Tourism facilities, including seaplane and tour boat terminals	C	--	--	--	--	--	--	--	C	C	--	--	--	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
296	Transportation terminals	--	--	--	--	--	--	--	--	C	--	--	--	ACUP	ACUP
298	Veterinary clinics/animal hospitals/ <u>wildlife shelters</u>	ACUP	--	--	ACUP	--	--	ACUP	-- <u>PBD</u> (103)	--	ACUP	C	C	ACUP	ACUP
<b>RECREATIONAL/CULTURAL USES</b>															
300	Accessory use or structure (1)(51)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
302	Amusement centers	C (11)	--	--	C (11)	--	--	-- <u>P</u> (11) (108)	--	--	-- (11)	--	--	--	--
304	Carnival or circus	C (11)	--	--	C (11)	--	--	-- <u>P</u> (11) (108)	--	--	-- (11)	--	--	--	--
306	Club, civic or social (12)	ACUP	--	--	P	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	C	--	--
308	Golf courses	C	--	--	--	--	--	<u>ACUP--</u>	<u>C--</u>	<u>ACUP--</u>	ACUP	C	C	--	--

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
310	Marinas	ACUP	--	--	ACUP	--	--	--	--	PBD	ACUP	C	C	--	--
312	Movie/performance theaters, indoor	C	--	--	ACUP	--	--	<del>ACUP_P</del> (108)	--	--	--	--	--	--	--
314	Movie/performance theaters, outdoor	C	--	--	C	--	--	<del>-- ACUP</del>	--	--	--	--	--	--	--
316	Museum, galleries, aquarium, historic or cultural exhibits	ACUP	--	--	ACUP (94)	--	--	<del>ACUP_P</del> (108)	C	<del>ACUP_P</del> (108)	ACUP	--	--	--	--
318	Parks and open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P
320	Race track, major	--	--	--	--	--	--	--	--	--	--	--	--	--	--
322	Race track, minor	--	--	--	--	--	--	--	--	--	--	--	--	--	--
324	Recreational facilities, private	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	C	C	--	--



Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester <u>LAMIRD</u>			Rural Historic <u>LAMIRD</u>			Suquamish <u>LAMIRD</u>			<u>REC</u> (101)	<u>TTEC</u> (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
326	Recreational facilities, public	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	C	C	--	--
328	Recreational vehicle camping parks	--	--	--	--	--	--	--	--	--	--	--	--	--	--
330	Zoo	ACUP	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>INSTITUTIONAL USES</b>															
400	Accessory use or structure (1)(51)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
402	Government/public structures	ACUP	C	C	ACUP	C	C	ACUP	<del>ACUP</del>	ACUP	ACUP	C	C	C	P
404	Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--
406	Places of worship (12)	ACUP	C	C	ACUP	C	C	<del>ACUP</del>	<del>ACUP</del>	<del>ACUP</del>	ACUP	C	C	--	--
408	Private or public schools (20)	ACUP	C	C	ACUP	C	C	ACUP	<del>ACUP</del>	ACUP	ACUP	C	C	ACUP	P

Comprehensive Plan Land Use Designation →		TYPE I LAMIRDS											TYPE III LAMIRDS		
Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)	REC (101)	TTEC (101)
410	Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	C	C	ACUP	C	C	<del>PBD_C</del>	<del>--C</del>	<del>PBD_C</del>	P	C	C	ACUP	ACUP
<b>INDUSTRIAL USES</b>															
500	Accessory use or structure (1)(51)	P	P	P	P	--	--	P	P	P	P	P	P	P	P
502	Air pilot training schools	--	--	--	--	--	--	--	--	--	--	--	--	P	P
504	Assembly and packaging operations	--	--	--	--	--	--	<del>PBD--</del>	--	<del>PBD--</del>	--	--	--	ACUP	P
506	Boat yard	ACUP	--	--	--	--	--	<del>ACUP_</del> :	--	<del>ACUP_</del> :	--	--	--	P	P

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Zoning Classification →		Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC (101)	TTEC (101)
Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
508	Cemeteries, mortuaries, and crematoriums (10)	C	--	--	--	C	C	--	--	--	--	--	--	--	--
510	Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--	--	P	P
512	Contractor's storage yard (21)	C	--	--	--	C	C	--	--	<del>ACUP</del> - =	--	--	--	P	--
514	Food production, brewery or distillery	--	--	--	--	--	--	<del>ACUP</del> €	--	<del>ACUP</del> €	--	--	--	P	P
516	Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--	P	--
518	Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--	--	C	C
520	Manufacturing and fabrication, light	--	--	--	--	--	--	<del>ACUP</del> <del>PBD</del>	--	<del>ACUP</del> <del>PBD</del>	--	--	--	P	P
522	Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	<del>PBD</del> -	--	--	--	ACUP	ACUP

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Categorical Use		KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)	REC (101)	TTEC (101)
524	Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	PBD--	--	--	--	C	C
526	Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	PBD--	--	--	--	C	C
528	Recycling centers	--	--	--	--	--	--	--	--	€--	--	--	--	ACUP	--
530	Rock crushing	--	--	--	--	--	--	--	--	--	--	--	--	C	--
532	Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	--
534	Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	--	C	P
536	Storage, indoor	--	--	--	--	--	--	--	--	ACUP--	--	--	--	P	P
538	Storage, outdoor	--	--	--	--	--	--	--	--	ACUP--	--	--	--	P	--
540	Storage, self-service	C	--	--	--	--	--	--	--	--	--	--	--	P	P

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Categorical Use		KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)		
542	Storage, vehicle and equipment (1)	--	-- (18)	--	--	-- (18)	-- (18)	--	-- (18)	ACUP-- (18)	--	-- (18)	-- (18)	P	P – Indoor or Covered Only
544	Top soil production, stump grinding	--	--	--	--	--	--	--	--	ACUP--	--	--	--	P	--
546	Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	--	--	C	--	--	--	C	--
548	Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	--

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Categorical Use		<u>KVC</u> (101)	<u>KVLR</u> (101)	<u>KVR</u> (101)	<u>MVC</u> (50) (101)	<u>MVLR</u> (101)	<u>MVR</u> (101)	<u>RHTC</u> (25) (101)	<u>RHTR</u> (25) (101)	<u>RHTW</u> (25) (101)	<u>SVC</u> (101)	<u>SVLR</u> (101)	<u>SVR</u> (101)		
550	Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	P
552	Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	--	--	C	--
<b>RESOURCE LAND USES</b>															
600	Accessory use or structure (1)(51)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
602	Aggregate extractions sites	--	--	--	--	--	--	--	--	--	--	--	--	P	P
606	Aquaculture practices	--	C	C	--	C	C	--	--	<del>--</del> <u>C</u>	--	--	--	C	--
608	Forestry	--	--	--	--	P	P	P	P	P	P	P	P	P	--
610	Shellfish/fish hatcheries and processing facilities	C	--	--	--	--	--	--	--	<del>PBD</del> <u>C</u>	--	--	--	C	--

**17.410.050 Footnotes for zoning use tables.**

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

1. Where applicable subject to Section [17.410.060](#), Provisions applying to special uses.
2. Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.
3. When located within urban growth areas (except [UR](#)), duplexes shall require five thousand square feet of minimum lot area. Duplexes located in the [UR](#) zone or outside of urban growth areas shall require double the minimum lot area required for the zone.
4. No greater than two acres for the purpose of construction and maintenance of a timber management road system, provided the total parcel is at least twenty acres.
5. Provided public facilities do not inhibit forest practices.
6. Where permitted, automobile service stations shall comply with the following provisions:
  - a. Sale of merchandise shall be conducted within a building, except for items used for the maintenance and servicing of automotive vehicles;
  - b. No automotive repairs other than incidental minor repairs or battery or tire changing shall be allowed;
  - c. The station shall not directly abut a residential zone; and
  - d. All lighting shall be of such illumination, direction, and color as not to create a nuisance on adjoining property or a traffic hazard.
7. Reserved.
8. A veterinary clinic or animal hospital shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones ~~–~~ [EXCEPT within the boundary of a town master plan approved pursuant to KCC 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 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. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.
31. Uses permitted only if consistent with an approved master plan pursuant to Chapter [17.440](#). Where a master plan is optional and the applicant chooses not to develop one, all uses shown as permitted require an administrative conditional use permit.
32. For properties with an approved master plan, all uses requiring a conditional use permit will be considered permitted uses.
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 KCC 17.360C.030. If included within a town master plan boundary, the use shall not include more than 60 spaces per 5 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 Community Plan, Appendix A – Manchester Design Standards, sets forth policies and regulations for properties within the Manchester village commercial (MVC) district. All development within the MVC district must be consistent with these standards.

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

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.
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 KCC 17.360C.030 on parcels of five (5) acres or larger with all uses set back 100 feet from all parcels not included within the boundary.

105. Allowed only within the boundary of a town master plan approved pursuant to KCC 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 KCC 17.360C.030, and where such uses are secondary to a primary agricultural or recreational use of the property and shall not exceed 50 total seats and/or 5,000 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.

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**CHAPTER 17.420  
DENSITY, DIMENSIONS AND DESIGN**

**17.420.056 Limited areas of more intensive rural development (LAMIRD) density and dimensions table.**

Standard	TYPE I LAMIRDS												TYPE III LAMIRDS	
	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. density (du/acre)	NA	NA	NA	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Max. density (du/acre)	5	2 (45)	5	5 (15)	2 (15)	4 (15)	2.5 <del>(7)(58)</del>	2.5 (7) <del>(58)</del>	2.5 <del>(7)(58)</del>	NA	2	2	NA	NA
Min. lot size	NA	12,500 s.f.	4,000 s.f.	NA	21,780 s.f. (12)	10,890 s.f. (12)	None	3,500 s.f. (7)	NA	NA (11)	4,500 s.f. (4)(11)	4,000 s.f. (4)(11)	NA	NA
Max. lot size	NA	NA	NA	NA	NA	NA	None	7,500 s.f. (7)	NA	NA (11)	NA (11)	NA (11)	NA	NA
Min. lot. width (feet)	30	80	40	NA	60 (12)	60 (12)	NA	NA	NA	NA (11)	50 (4)(11)	40 (4)(11)	NA	NA

	TYPE I LAMIRDS												TYPE III LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. lot. depth (feet)	NA	80	80	NA	60 (12)	60 (12)	NA	NA	NA	NA	90 (4)(11)	75 (4)(11)	NA	NA
Max. height (feet) (40)	35	35	35	28 (13)	35 (14)	35 (14)	35 (8)	30	35 (22)	35	30, Max of 2 habitable floors	30, Max of 2 habitable floors	35	35
Max. impervious surface coverage	NA	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or	50% for residential properties less than or equal to 0.50 acres 40% for residential properties greater than or	NA	NA	NA	40% (6)	40% (6)	40% (6)	85%	85%

	TYPE I LAMIRDS												TYPE III LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	<u>KVC</u>	<u>KVLR</u>	<u>KVR</u>	<u>MVC (47)</u>	<u>MVLR</u>	<u>MVR</u>	<u>RHTC</u>	<u>RHTR</u>	<u>RHTW</u>	<u>SVC</u>	<u>SVLR</u>	<u>SVR</u>		
		equal to 0.51 acres	equal to 0.51 acres	0.51 acres (16)	0.51 acres (16)	0.51 acres (16)								
Max. lot coverage	NA	NA	NA	NA	NA	NA	50%	50% or 2,000 s.f., whichever is greater	50%	NA	NA	NA	NA	NA
<b>Setbacks (34)(48)</b>														
Min. front (feet) (41)(42) (43)	NA	10, 20 for garage	10, 5 for porch, 20 feet for garage (46)	NA	20	20	None	20 (9)	None	10 (11)	20 (11)	20 (11)	20	20
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Side (feet) (42)(43)	NA	5	5	NA	5	5	Per Title <a href="#">14</a>	5 (10)	Per Title <a href="#">14</a>	0 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)

Standard	TYPE I LAMIRDS												TYPE III LAMIRDS	
	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic Town			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Rear (feet) (42)(43)	NA	5	5	NA	5	5	Per Title <a href="#">14</a>	5 (10)	Per Title <a href="#">14</a>	10 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)

**17.420.060 Footnotes for tables.**

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

1. Except for those buildings directly associated with timber production and harvest.
2. Except for silos and other uninhabited agricultural buildings.
3. Properties within the urban restricted (UR) zone and greenbelt (GB) may subdivide at densities below the minimum required for the zone under the following circumstances:
  - a. The reduced density provides a greater protection for critical areas or environmentally sensitive areas; and
  - b. The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members.
4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square footage than that required under this chapter, or if the dimensions of the lot are less than required, said lot may be occupied by any reasonable use allowed within the zone subject to all other requirements of this chapter. If there are contiguous lots of record held in common ownership, each of the lots legally created as of April 19,

1999, and one or more of the lots is smaller in total square footage than required by this chapter, or the dimensions of one or more of them are less than required, said lots shall be combined to meet the minimum lot requirements for size and dimensions.

5. The Design Standards for the Community of Kingston sets forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.
6. Building replacements and remodels shall not create in excess of a total of forty percent hard surface for lot area or more than the total existing hard surface area, whichever is greater.
7. Excess area from acreage used to support proposed densities but not devoted to residential lots and public improvements such as streets and alleys shall be permanently dedicated and reserved for community open space, park land, and similar uses. For developments proposing densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes shall not apply, except that existing dwelling units shall be allocated lot area between three thousand five hundred and seven thousand five hundred square feet. New proposals may then proceed using the five-acre lot requirements for the rural residential (RR) zone.
8. Hotels may be developed with four above-ground floors and up to a height not exceeding fifty feet with approval of the fire marshal and relevant fire district.
9. May be reduced to ten feet for residential uses through the administrative conditional use or PBD process.
10. Uses allowed through the conditional use process shall provide minimum side setbacks of ten feet and minimum rear setbacks of twenty feet.
11. Any newly created lot within the Suquamish rural village shall be subject to Chapter [16.48](#), Short Subdivisions, and must meet the lot requirements below:

- a. Lot Requirements.



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

ii. Minimum lot width: one hundred feet.

iii. Minimum lot depth: one hundred feet.

b. Setbacks.

i. Front: twenty feet.

ii. Side: five feet.

iii. Rear: five feet.

12. Nonconforming Lots.

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

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

adoption of the Manchester Community Plan with a residential structure entirely on one lot may develop the second lot consistent with applicable zoning.

13. Residential structures within the [MVC](#) zone may not exceed twenty-eight feet.
14. Within the view protection overlay, the maximum height for buildings and new vegetation shall be twenty-eight feet. Height shall be measured from the average elevation of the property's buildable area to the structure's highest point. Kitsap County will not enforce vegetation height standards. Buildable area is considered all portions of the property except wetlands and/or geologically hazardous areas. Properties within the view protection overlay zone may build or have new vegetation as high as thirty-five feet under the following circumstances:
  - a. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or the Puget Sound from the subject property or any adjacent property; or
  - b. The owners of all adjacent properties approve the building height prior to building permit issuance; or
  - c. It can be explicitly shown that the structure will not cause the blockage of existing views from any of the adjacent properties.
15. Clustering residential development is encouraged in all development. When clustering development, if a property owner designates forty percent of the gross acreage as naturally vegetated open space, he or she may create one additional lot for every five lots clustered. The additional lot may not reduce the naturally vegetated open space to an amount less than forty percent of the gross acreage of the development.
16. All properties within the Manchester village must also meet the requirements of the stormwater management ordinance, Chapters [12.04](#) through [12.32](#).
17. A greater height may be allowed as set forth below and in accordance with the procedures in Title [21](#). Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall

result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:

- a. In the [NC](#) and [P](#) zones: forty-five feet.
- b. In the [UH](#) and [C](#) zones: sixty-five feet.
- c. In the [UM](#), [BP](#), [BC](#), and [IND](#) zones: fifty-five feet.
- d. Height and density requirements for urban high and regional center reflected in Section [17.420.058](#), Silverdale regional center and design district density and dimension table.

18. The minimum and maximum densities within the range are based upon the net acreage of the property(ies) after the removal of critical areas. In determining a development proposal's actual density within the range, the features of the subject parcel including on-site or adjacent wetlands, streams or steep slopes shall be considered first.

19. Reserved.

20. Reserved.

21. Twenty feet when abutting a residential zone.

22. Maximum height shall be thirty feet when located within the two-hundred-foot shoreline area.

23. The minimum site setback shall be seventy-five feet for any yard abutting a residential zone, unless, based upon a site-specific determination, berming and landscaping approved by the director is provided that will effectively screen and buffer the business park activities from the residential zone that it abuts; in which case, the minimum site setback may be reduced to less than seventy-five feet but no less than twenty-five feet. In all other cases, minimum site setbacks shall be twenty feet.

24. An individual structure intended for future mixed commercial and residential uses may initially be used exclusively for residential use if designed and constructed for eventual conversion to mixed commercial and residential use once the urban village center matures.
25. For new building permit applications on vacant lots over eighteen thousand square feet located in urban low residential (ULR) and urban cluster residential (UCR) zones, the maximum lot size shall not exceed nine thousand square feet. This restriction shall not apply if:
- a. The net developable area of the existing parcel is less than eighteen thousand square feet; or
  - b. The project application will meet minimum density requirements as established by this chapter.
26. No service road, spur track, or hard stand shall be permitted within required yard areas that abut a residential zone.
27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses.
28. Unless part of an approved zero-lot-line development.
29. One-hundred-foot setback required for single-family buildings abutting [FRL](#) or [RW](#) zones.
30. No minimum lot size if property is used only for extraction.
31. Three hundred thirty feet if activity includes any uses in Section [17.170.020](#).

32. Existing lots developed with existing single-family residences are permitted to be maintained, renovated and structurally altered. Additions to existing residential structures in order to provide commercial uses are also permitted regardless of density.

33. Except for the height and density requirements reflected in Section [17.420.058](#), Silverdale regional center and design district density and dimension table, all development within the Silverdale design district boundaries must be consistent with the Silverdale Design Standards.

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

35. Reserved.

36. For standards applicable to master planned industrial developments and approved industrial parks, see Sections [17.320.030](#) and [17.330.030](#).

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

38. Reserved.

39. Reserved.

40. Height limitations set forth elsewhere in this title shall not apply to the following: barns, silos, or other farm buildings and structures, provided they are not less than fifty feet from every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks,

flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts, aerials, elevator shafts, and other similar projections; and outdoor theater screens, provided said screens contain no advertising matter other than the name of the theater. The proponent seeking exception to the height limitation shall certify that the object being considered under this provision will not shade an existing solar energy system which, by the determination of the director, contributes substantially to the space- or water-heating requirements of a building.

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

- a. If there are dwellings on both abutting lots with front yards less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.
- b. If there is a dwelling on one abutting lot with a front yard less than the required depth for the zone, the front yard need not exceed a depth of halfway between the depth of the front yard on the abutting lot and the required front yard depth.
- c. If a modification to the front yard requirement is necessary in order to site dwellings in a manner that maximizes solar access, the director may modify the requirement.
- d. On lots with multiple front yards, the front yard setback(s) in which the lot does not receive access may be modified by the director. Based upon topography, critical areas or other site constraints, the director may reduce these front yard setbacks to a minimum of twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty feet. The director may not modify front yard setbacks from county arterials or collectors. Such reductions shall not have an adverse impact to surrounding properties.

42. The following exceptions apply to historic lots:

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

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

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

44. Reserved.

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

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

a. Porches shall be at least forty percent open on each of two sides.

b. Porches shall be a minimum of four feet by six feet.

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

48. Shoreline properties are subject to Title [22](#) and may have additional buffers and setbacks requirements not listed in the density and dimension tables. Properties constrained by critical areas are subject to Title [19](#) and may have additional buffers and setbacks requirements not listed in the density and dimension tables. Cornices, canopies, eaves, belt courses, sills, bay windows, fireplaces or other similar cantilevered features may extend up to twenty-four inches into any required yard area. In no case shall a habitable area be considered for encroachment into a required yard through any land use process. Additionally, fire escapes, open/uncovered porches, balconies, landing

places or outside stairways may extend up to twenty-four inches into any required side or rear yards. Open/uncovered porches, balconies, landing places, or outside stairways shall not extend more than six feet into any required front yard and shall be a minimum of five feet from the front property line.

- 49. Minimum project size applies to the initial land use application for the property such as master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site plan consistent with scope and conditions of the land use approval is not required to meet this minimum size.
- 50. New or remodeled structures within the Illahee view protection overlay zone may not exceed twenty-eight feet. Kitsap County will not enforce vegetation height standards.
- 51. Reserved.
- 52. No motor vehicle parking allowed within the front yard setback. See also Section [17.400.060](#) regarding conditions under which maximum setbacks may increase, as well as parking location standards.
- 53. Within the Gorst urban growth area, density, impervious surface coverage and height may be increased to the maximum listed in the density and dimensions table through compliance with the incentive program described in Section [17.400.080\(B\)](#).
- 54. Standard listed applicable to Gorst UGA only.
- 55. Parcels located within the Silverdale Regional Center shall refer to the design standards identified in Section [17.420.058](#), Silverdale regional center and design district density and dimension table.
- 56. Height and density may be increased through Chapter [17.450](#), Performance Based Development, or if a project qualifies as mixed use development and meets modification or waiver request criteria as identified in Section [17.420.035](#), Additional mixed use development standards.



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

58. As part of a town master plan developed under 17.360C.030, maximum density shall apply to the entirety of the RHT rather than a specific RHT zone. The density of any specific development shall maintain the historic character of the RHT and shall not cause the total number of dwelling units within the RHT to exceed 295. However, no units shall be transferred into the RHTW zone from other zones in the RHT.

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## CHAPTER 17.455 AGRICULTURE CODE

Sections:

- 17.455.010 Purpose.**
- 17.455.020 Applicability.**
- 17.455.030 Definitions.**
- 17.455.040 Additional regulatory references.**
- 17.455.050 Agricultural use, primary.**
- 17.455.060 Agricultural, accessory use or agritourism.**
- 17.455.070 Livestock and dairy management.**
- 17.455.080 Agriculture structure requirements.**
- 17.455.090 Existing agricultural uses, activities, or structures.**
- 17.455.100 Right to farm and notifications.**

### **17.455.010 Purpose.**

The purpose of this chapter is to:

- A. Encourage agricultural uses and activities in rural Kitsap County;
- B. Provide guidance for rural land owners to engage in the local food system through agricultural uses and activities, accessory agricultural and agritourism uses;
- C. Protect and promote the local food system and agriculture in the Kitsap County economy;
- D. Empower farmers and other rural land owners to continue or start new businesses that support local agriculture and the local food system;
- E. Provide for agritourism in Kitsap County that permits visitors to experience local agricultural lands;
- F. Encourage the conservation of lands which have the growing capacity, productivity, soil composition, and surrounding land use to have long-term commercial significance for agriculture and associated resource production;
- G. Enable implementation of the Kitsap County Comprehensive Plan Goals and the Kitsap County Agricultural Strategic Plan;
- H. Provide local right to farm provisions consistent with Chapter [7.48](#) RCW; and

I. Provide a framework of standards that will allow agriculture to thrive while protecting water, land, and air resources and public health in Kitsap County.

(Ord. 536 (2016) § 4 (part), 2016)

**17.455.020 Applicability.**

Primary agricultural uses and accessory agricultural uses or agritourism, as defined by this chapter, shall be allowed in farm focus areas and in zones as indicated in Table 1: Kitsap County Agriculture Use Permissibility. Farms that file a schedule F or schedule C with the Internal Revenue Service or have an agricultural land designation tax exemption status with the Kitsap County assessor shall have the same permissibility and protections as farm focus areas.

**Table 1: Kitsap County Agriculture Use Permissibility**

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density	Permissibility
Rural Residential	Rural Residential	<u>RR</u>	1 dwelling unit/5 acres	P
Rural Protection	Rural Protection	<u>RP</u>	1 dwelling unit/10 acres	P
Rural Wooded	Rural Wooded	<u>RW</u>	1 dwelling unit/20 acres	P
Forest Resource Lands	Forest Resource Lands	<u>FRL</u>	1 dwelling unit/40 acres	P
Mineral Resource	Mineral Resource Overlay	<u>MRO</u>	Not applicable	P
Urban Low-Density Residential	Urban Restricted	<u>UR</u>	1 – 5 dwelling units/acre	P (2) / --
	Greenbelt	<u>GB</u>	1 – 4 dwelling units/acre	P
	Urban Low Residential	<u>UL</u>	5 – 9 dwelling units/acre	-- (1)
	Urban Cluster Residential	<u>UCR</u>	5 – 9 dwelling units/acre	-- (1)

**Table 1: Kitsap County Agriculture Use Permissibility**

<b>Comprehensive Plan Land Use Designation</b>	<b>Zone Classification</b>	<b>Map Symbol</b>	<b>Density</b>	<b>Permissibility</b>
Urban Medium-Density Residential	Urban Medium Residential	<a href="#"><u>UM</u></a>	10 – 18 dwelling units/acre	--
Urban High-Density Residential	Urban High Residential	<a href="#"><u>UH</u></a>	19 – 30 dwelling units/acre	--
Urban Low Intensity Commercial	Urban Village Center	<a href="#"><u>UVC</u></a>	Up to 18 dwelling units/acre	--
	Neighborhood Commercial	<a href="#"><u>NC</u></a>	10 – 30 dwelling units/acre	--
	Low Intensity Commercial	<a href="#"><u>LIC</u></a>	10 – 30 dwelling units/acre	--
Urban High Intensity Commercial	Commercial	<a href="#"><u>C</u></a>	10 – 30 dwelling units/acre	--
	Regional Center	<a href="#"><u>RC</u></a>	10 – 60 dwelling units/acre	--
Rural Commercial	Rural Commercial	<a href="#"><u>RCO</u></a>	Not applicable	-- (1)
Urban and Rural Industrial	Business Park	<a href="#"><u>BP</u></a>	Not applicable	P
	Business Center	<a href="#"><u>BC</u></a>	Not applicable	P
	Industrial	<a href="#"><u>IND</u></a>	Not applicable	P
	Rural Industrial	<a href="#"><u>RI</u></a>	Not applicable	P
Public Facilities	Parks	<a href="#"><u>P</u></a>	Not applicable	P
Limited Area of More Intensive Rural Development (LAMIRD) Type I	Keyport Village Commercial	<a href="#"><u>KVC</u></a>	0 – 5 dwelling units/acre	-- (1)
	Keyport Village Low Residential	<a href="#"><u>KVLR</u></a>	2 dwelling units/acre	P

**Table 1: Kitsap County Agriculture Use Permissibility**

<b>Comprehensive Plan Land Use Designation</b>	<b>Zone Classification</b>	<b>Map Symbol</b>	<b>Density</b>	<b>Permissibility</b>
	Keyport Village Residential	<a href="#">KVR</a>	5 dwelling units/acre	P
	Manchester Village Commercial	<a href="#">MVC</a>	0 – 5 dwelling units/acre	-- (1)
	Manchester Village Low Residential	<a href="#">MVL</a>	2 dwelling units/acre	P
	Manchester Village Residential	<a href="#">MVR</a>	4 dwelling units/acre	P
	Port Gamble Rural Historic Town Commercial	<a href="#">RHTC</a>	2.5 dwelling units/acre	-- (1)
	Port Gamble Rural Historic Town Residential	<a href="#">RHTR</a>	2.5 dwelling units/acre	P
	Port Gamble Rural Historic Waterfront	<a href="#">RHTW</a>	2.5 dwelling units/acre	P
	Suquamish Village Commercial	<a href="#">SVC</a>	Not applicable	-- (1)
	Suquamish Village Low Residential	<a href="#">SVLR</a>	2 dwelling units/acre	P
	Suquamish Village Residential	<a href="#">SVR</a>	2 dwelling units/acre	P
Limited Area of More Intensive Rural Development (LAMIRD) Type III	Rural Employment Center	<a href="#">REC</a>	Not applicable	P
	Twelve Trees Employment Center	<a href="#">TTEC</a>	Not applicable	P

Footnotes:

- (1) Residents or community gardens may keep up to eight hens (no roosters) and two bee colonies for their own use.
- (2) Use prohibited within the Gorst Urban Growth Area.

#### **17.455.030 Definitions.**

For the purposes of this chapter, the following definitions shall apply:

“Agricultural activity” means a condition or activity that occurs on a farm in connection with the production of farm products and includes, but is not limited to, marketed produce at roadside stands or farm markets; noise; odors; dust; fumes; operation of machinery and irrigation pumps; ground and aerial application of seed, fertilizers, conditioners, and plant protection products; keeping of bees for production of agricultural or apicultural products; employment and use of labor; roadway movement of equipment and livestock; protection from damage by wildlife; prevention of trespass; construction and maintenance of buildings, fences, roads, bridges, ponds, drains, ditches, waterways, and similar features and maintenance of stream banks and watercourses; and conversion from one agricultural activity to another, including a change in the type of farm product being produced. The term includes use of new practices and equipment consistent with technological development within the agricultural industry.

“Agricultural use, accessory or agritourism” means a use that directly supports, promotes and is incidental to a permitted primary agricultural use or agricultural activity on a farm. Such accessory and agritourism uses shall include, but are not limited to, temporary mobile slaughtering units or other activities which add value to a farm product such as processing or a commercial kitchen, warehousing of farm products, cold storage, farm stands or farm markets, community-supported agriculture (CSA), u-pick self harvest activities and sales, educational how-to-farm workshops, farm tours, recreational hayrides and corn mazes, equine riding lessons and training clinics, seasonal harvest and holiday activities and other similar uses and activities.

“Agricultural use, primary” means using land for the production of food and fiber, dairying, pasturage, equine boarding or training, horticulture, floriculture, viticulture, apiaries, animal husbandry, and wholesale nurseries.

“Agriculture structure” means a structure designed and constructed for agricultural use and activities or to store, repair, service or maintain farm implements, hay, grain, poultry, livestock or other horticultural products, for occasional or seasonal processing, treating, or packaging, of farm products, and for stabling or training equines, or riding lessons and training clinics.

“Assembly event” means a use or activity where a group of persons gather to participate in a commercial or marketed event or activity including, but not limited to, entertainment, equestrian events, recreational or celebratory events or activities, conventions, retreats, or weddings.

“Best management practices (BMPs)” means established management practices that farmers use to provide for the economic, environmental and agronomic efficiency of a farm when raising crops and/or livestock to achieve the least possible adverse impact on the environment, and to minimize possible adverse impacts on human, animal and plant health. These practices are highly adaptable and reflect the individual conditions and capabilities of the farm where they are applied. One guide for BMPs is the Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG).

“Equestrian facility” means a facility designed for equestrian activities and events, including boarding, breeding and training facilities. May offer occasional assembly events but is intended primarily for routine daily equestrian activities.

“Farm” means any size parcel or parcels owned or leased by the same person or entity, wherein a majority of the net developable acreage is managed for primary agriculture uses. Multiple contiguous parcels in the same ownership or leased may be considered one parcel for the purposes of livestock management calculations. Multiple noncontiguous parcels under the same ownership or leased may be considered a single farm.

“Farm equipment” means, but is not limited to, tractors, trailers, combines, tillage implements, balers, and other equipment, including attachments and accessories that are used in agricultural activities such as planting, cultivating, irrigation, harvesting, butchering, slaughtering, and marketing of agricultural, horticultural, or livestock products.

“Farm focus areas” means areas identified by the Kitsap County Agricultural Strategic Plan that are prioritized by using subjective criteria which includes density of agricultural uses, lot sizes, and proximity to water service areas, watersheds and water quality hazard areas.

“Farm personnel” means an individual involved in the operational aspects of a farm including the farm owner and family, employees, interns, and volunteers.

“Farm plan” means a written report that explains how a crop or livestock operation can be conducted using best management practices (BMPs).

“Farm product” means part or all of a plant or animal, or byproduct thereof useful to humans and includes, but is not limited to, forages and sod, fruits, vegetables, flowers, seeds, grasses, trees, livestock, dairy,

poultry, freshwater fish, apiaries, equine, or any other product which incorporates the use of food, feed, fiber, or fur.

“Farm stand or farm market” means a structure located on a farm which is used for the sale of farm products grown, produced or processed primarily in Kitsap County or counties immediately adjacent to Kitsap County and from Washington State.

“Farm stay” means any type of paid accommodation on a working farm where guests partake in operating the farm.

Federal Safety Inspection Service Slaughter Plant Categorization. The FSIS categorizes slaughter plants by size based on the number of employees as follows:

- A. Very small establishments: have fewer than ten employees;
- B. Small establishments: have from ten employees to five hundred; and
- C. Large establishments: have more than five hundred employees.

“Livestock” means (A) 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), (B) poultry, (C) and ratites.

“Locally produced food” means food produced for an end user within four hundred miles from its origin, or within the state in which it is produced as defined by the United States Congress in the 2008 Food, Conservation, and Energy Act.

“Mobile slaughter unit” means a self-contained slaughter facility that can travel from site to site as defined by the Federal Safety Inspection Service.

“Nursery, wholesale” 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.

“Paddock” means a small enclosure used to house livestock.

“Poultry” means birds kept for their eggs, meat, or feathers.



“Tasting room” means a facility or portion of a facility supporting a winery, brewery, cidery, or distillery where the public may sample products produced by the facility and which has ancillary farm-related retail sales not including restaurant style food service.

“Temporary farm worker/intern” means an individual who works intermittently at one or more agricultural worksites, not having a primary residence, and doesn’t reside at the same worksite year-round.

“Temporary structure” means a structure which does not have or is not required by the International Building Code to have a permanent attachment to the ground. Temporary structures are subject to building permits.

“Winery, brewery, cidery, distillery” means a licensed facility designed for the crushing, fermentation, and/or barrel aging of wine, beer, cider, or liquor, and which may include barrel rooms, bottling rooms, tank rooms, laboratories, case goods storage, on-site sales, and offices. “Licensed” for the purposes of this title means a facility that has met the requirements of Chapter [66.24](#) RCW and [27](#) CFR Chapter I, Subchapter A, Part [1](#).

**17.455.040 Additional regulatory references.**

Uses permitted by this section shall comply with the following regulatory elements:

- A. Kitsap County fire codes and building codes unless specifically exempted in this chapter; see Section [17.455.080](#), Agriculture structure requirements.
- B. Title [12](#), Storm Water Drainage;
- C. Title [15](#), Flood Hazard Areas;
- D. Chapter [17.520](#), Marijuana Regulations;
- E. Chapter [18.16](#), Timber Harvest;
- F. Title [19](#), Critical Areas Ordinance;
- G. Title [22](#), Shoreline Master Program;
- H. Kitsap Public Health District (e.g., sewage, solid waste, food handling or other applicable regulations);
- I. Livestock management using best management practices (BMPs); and

J. Other applicable regulations from a county, state, or federal jurisdiction including, but not limited to, the Washington State Department of Ecology and United States Department of Fish and Wildlife. Examples of permit requirements include, but are not limited to, Washington Department of Ecology Water Rights and Washington Department of Fish and Wildlife Hydraulic Project Approval requirements for surface water maintenance activities.

**17.455.050 Agricultural use, primary.**

A primary agricultural use, activity, and/or structure shall be a permitted use in the zones identified in Section [17.455.020](#), Applicability; provided, that the uses comply with this chapter. Agricultural uses, activities, and structures are allowed on vacant land where such uses, activities and structures are allowed in the applicable zone.

**17.455.060 Agricultural, accessory use or agritourism.**

An accessory agricultural use or agritourism use is allowed on a farm where a primary agricultural use exists and is allowed. The accessory agricultural or agritourism use shall be operated so as to not interfere with the primary agricultural use and shall not significantly interfere with the rural character of an area.

A. A farm stand or farm market is an allowed accessory agricultural use; provided, that:

1. At least fifty percent of farm products available for sale must be grown or processed on the farm where the farm stand is located;
2. At least seventy-five percent of farm products available for sale must be grown or processed within Kitsap County or counties immediately adjacent to Kitsap County;
3. Farm support items or other incidental items available for sale must directly relate to the farm products sold at the farm stand such as seeds, garden and hand tools and supplies, feed and forage, agricultural education and training or show materials, compost, and other similar items. Sales of farm support or incidental items shall not exceed ten percent of the products available for sale;
4. A farm stand does not include structures designed for occupancy as a residence or for activities other than the sale of farm crops, livestock, and incidental items identified in subsection (A)(3) of this section and does not include structures for banquets, public gatherings or public entertainment; and
5. A farm stand shall use legal access, off-street parking, and implement traffic planning measures so that adjacent properties are not impacted.

B. Mobile agricultural processing or production facilities, including for slaughtering, are allowed; provided, that:

1. The facility and operations are shielded to minimize visibility from immediately adjacent residences and public rights-of-way; and
2. The facility must have all appropriate registrations and licenses necessary to operate as a mobile slaughtering facility.

C. A permanent use meeting the Food Safety and Inspection Service definition of a very small processing facility or a very small slaughtering facility may be allowed on a farm as an accessory agricultural use; provided, that a site plan review permit is acquired.

D. A permanent use meeting the Food Safety and Inspection Service definition of a small or large processing or slaughtering facility may be an allowed use in industrial zones subject to a conditional use permit (CUP).

E. A use meeting the state or federal definition for a certified feed lot, public livestock market, stockyard, warehouse, or grain elevator may be allowed in industrial zones subject to a conditional use permit (CUP).

F. A facility used to breed, maintain, and sell herding dogs as defined by the American Kennel Club or livestock guardian dogs shall be considered an accessory agricultural use.

G. Farm stays and agricultural schools may be allowed as an accessory agricultural use subject to an administrative conditional use permit (ACUP).

H. Wineries, Breweries, Cideries, and Distilleries. A winery, brewery, cidery, or distillery as defined in this chapter is allowed as an accessory agricultural use; provided, that:

1. A tasting room under this chapter may be allowed in conjunction with a winery, brewery, or distillery licensed by the Washington State Liquor and Cannabis Board subject to an administrative conditional use permit (ACUP). As part of the ACUP applications shall include:
  - a. A site plan review with a fee established by county resolution;
  - b. A traffic management plan;

- c. Except as included in a town master plan approved pursuant to Section 17.360C.030, Aa parcel(s) without direct access to a Kitsap County maintained right-of-way shall require the farm owner to obtain written consent by a majority of the owners of an easement used to access the farm. A notice to title for each owner of the easement shall be required and submittal of the associated fee established by county resolution;
  - d. A written agreement to not serve products in serving glassware, cups, or containers greater than a four-ounce capacity except when included in a town master plan approved pursuant to 17.360C.030, glassware with larger capacity may be served with a conditional use permit;
2. Structures and equipment related to the operations of a winery, brewery, cidery, or distillery shall comply with Titles [14](#) and [17](#) and are not exempted from building permits; and
  3. Retail sales are directly related to the facility, such as sales of wine, beer, cider, or spirits and related merchandise.
- I. Assembly Events. Assembly events as defined in this chapter are allowed on a farm; provided, that:
1. The event(s) must be incidental and secondary to a primary agricultural use and may be subject to an assembly permit pursuant to Title [14](#);
  2. All operations comply with Title [10](#), Peace, Safety and Morals;
  3. A parcel(s) without direct access to a Kitsap County maintained right-of-way shall require the farm owner to obtain written consent by a majority of the owners of an easement used to access the farm. A notice to title for each owner of the easement shall be required and submittal of a fee established by county resolution;
  4. Attendance shall not exceed two hundred persons at any given time. A venue where the attendance will exceed two hundred persons may be allowed subject to an administrative conditional use permit (ACUP);
  5. Up to eight assembly events per calendar year are allowed; provided, that:
    - a. Not more than one event can occur per twelve days;
    - b. A permit is obtained after a site plan review and submittal of a fee established by county resolution;

c. Access, egress, and parking facilities must be clearly identified on site. Adjacent properties can be used for parking if:

i. A written agreement between the assembly event location owner and the owner of the parcel used for parking is provided; and

ii. The off-site parking is included in the site plan review.

d. Written notification shall be provided to the owner of any parcel immediately adjacent to the farm either six weeks prior to each event, or four weeks prior to the first event of the year where such notice is provided with a calendar indicating the date of future events. Noticing shall include the event, hours of the event, and contact information for the event manager that is available at all times during the event;

6. Nine or more assembly events may be allowed subject to an administrative conditional use permit (ACUP). As included in a town master plan approved pursuant to Section 17.360C.030, sixteen (16) or more events may be allowed with each occurring no less than six (6) days apart with a conditional use permit. Kitsap County staff may restrict the number of events or timing of events during the ~~administrative conditional use~~ permit process;

7. Each scheduled assembly event shall be considered a separate assembly event from any that preceded or came after;

8. The duration of an assembly event or activity shall not exceed forty-eight consecutive hours including set-up and clean-up;

9. Sanitation and solid waste shall conform to Kitsap Public Health District requirements; and

10. Land use approvals for events or activities are transferable with the land. Occupancy and assembly permits are not transferable.

J. Farm workers or interns may be housed on a farm in structures permitted through one of the two following processes:

1. A temporary permit issued pursuant to Section [17.455.090](#) for a farm worker or intern to occupy a recreational vehicle (RV) on the farm where he or she works subject to the following conditions:

a. The subject property must be located on a farm;

- b. The RV must be occupied by the farm worker or intern;
- c. The RV must be provided with water, electrical power, and obtain health district approval;
- d. The location of the RV must meet all setbacks required by the underlying zone;
- e. The minimum RV size shall be two hundred square feet; and
- f. A permit will be required each time the RV is placed on a parcel. If the RV is placed on the same parcel each year the application fee will be half of the initial fee.

2. Where farm workers are needed to assist in the operation of a farm, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual and their family subject to the following limitations:

- a. The subject property must be located on a farm;
- b. The farm worker must be actively working on the farm where the manufactured or mobile home is located;
- c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
- d. A permit must be obtained for a 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 structure is no longer used for housing a farm worker; and
- f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.

**17.455.070 Livestock and dairy management.**

The purpose of the livestock and dairy management section is to allow farmers with smaller parcels the opportunity to participate in animal-based agriculture while minimizing negative impact to neighboring properties.

- A. Best management practices shall govern animal densities.

B. Manure piles and animal enclosures, including active pastures, shall maintain minimum horizontal separations for new and existing public/private water supplies pursuant to Kitsap Public Health District drinking water regulations.

**17.455.080 Agriculture structure requirements.**

All agricultural structures, including those exempted from a building permit, shall be constructed to the standards in Title [14](#), Buildings and Construction. An agriculture structure where public access is allowed shall require a building permit and certificate of occupancy regardless of size or exemptions stated below.

A. Setbacks. Agricultural structures shall comply with all setback requirements explicitly stated or referenced in this section.

1. Structures which house, confine, or feed livestock shall be located no closer than fifty feet from any perimeter parcel line and must comply with the underlying zone minimum setback requirements for internal parcel lines. [This fifty-foot setback does not apply to interior parcel lines within a town master plan for a Rural Historic Town \(RHT\).](#)

2. Animal enclosures, including active pastures, shall maintain minimum horizontal separations for new and existing public/private water supplies pursuant to Kitsap Public Health District drinking water regulations;

3. Setbacks pursuant to Titles [19](#), Critical Areas Ordinance, and 22, Shoreline Master Program.

B. Building Permit Exemptions.

1. Temporary growing structures used solely for the commercial production of horticultural plants including ornamental plants, flowers, vegetables, and fruits are not considered structures subject to the State Building Code, Chapter [19.27](#) RCW, pursuant to RCW [19.27.065](#); and

2. An agricultural structure is exempt from acquiring a building permit; provided, that:

a. Agricultural buildings are no larger than eight hundred sixty-four square feet; erected exclusively for the storage of livestock, feed, and/or farm implements; located no closer than ten feet from the nearest structure and not attached to any structure; do not contain plumbing, except as necessary to maintain farm animals; do not contain a heat source, such as a wood stove or electric heat, unless specifically permitted;

b. Agricultural buildings that contain plumbing other than that as authorized above must obtain a plumbing installation permit and health department approval;

c. Agricultural buildings that contain a heat source for an agricultural purpose must obtain a wood stove permit or an electrical permit as appropriate; and

d. All exempt permanent agricultural structures are registered with the Kitsap County department of community development and are fully taxable as land improvements by the Kitsap County assessor.

C. Existing and Ongoing Structure. A legally constructed nonconforming agricultural structure may allow access to the general public subject to an assembly permit pursuant to Title [14](#).

D. Maintenance. Maintenance or repair of an existing structure with materials comparable to the existing structure, or new materials, is allowed, so long as any required permit is secured for repair or maintenance in accordance with Title [14](#), Buildings and Construction.

**17.455.090 Existing agricultural uses, activities, or structures.**

An agricultural use, agricultural activity, use of a structure or a structure that was legally established at or prior to the date of the applicable regulations or surrounding nonagricultural uses or activities shall be allowed to continue; provided, that they comply with Title [19](#), Critical Areas Ordinance, definitions and regulations.

**17.455.100 Right to farm and notifications.**

The conservation and protection of agricultural lands or farms in Kitsap County is considered economically and nutritionally beneficial. Protection of these lands will enhance the cultural and economic diversity and retain the Kitsap County character.

Right to farm protection for agricultural uses and activities that are consistent with best management practices included in this code shall apply to all farms which were established prior to surrounding nonagricultural uses or activities.

A. In addition to Chapter [7.48](#) RCW (Right to Farm), Kitsap County declares that agricultural operations in conformance with agricultural best management practices are not a public or private nuisance under this code;

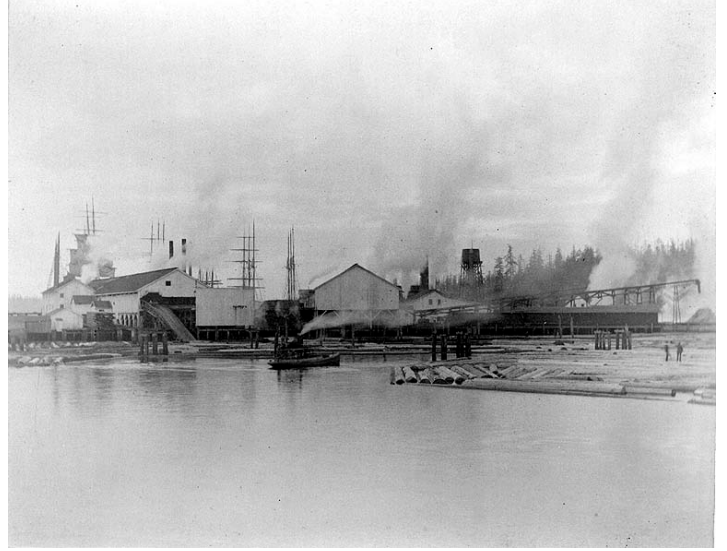
B. No agricultural operation or any of its appurtenances will be considered by Kitsap County to be or become a nuisance, private or public, by any changes in or on the surrounding land; provided, that the provisions of this subsection shall not apply whenever a nuisance results from the unlawful operation of any such agricultural operation or its appurtenances;



C. Notification. All landowners in Kitsap County shall receive a notice in the annual tax statement newsletter that unincorporated parcels in Kitsap County may be within or near agricultural lands on which a variety of commercial activities may occur.

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ATTACHMENT B



ATTACHMENT C

