



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

Mineral Resource Overlay (MRO)

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

Urban Restricted (UR)

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

Greenbelt (GB)

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

Urban Low Residential (UL)

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

Urban Cluster Residential (UCR)

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

Urban Medium Residential (UM)

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

Urban High Residential (UH)

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

Commercial (C)

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

Regional Center (RC)

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

Neighborhood Commercial (NC)

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

Low Intensity Commercial (LIC)

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

Rural Commercial (RCO)

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

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

Business Center (BC)

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

Business Park (BP)

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

Industrial (IND)

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

Rural Industrial (RI)

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

Keyport Village Commercial (KVC)

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

Keyport Village Residential (KVR)

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

Keyport Village Low Residential (KVLR)

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

Manchester Rural Village

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

Manchester Village Commercial (MVC)

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

Manchester Village Residential (MVR)

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

Manchester Village Low Residential (MVLRL)

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

Suquamish Rural Village

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

Suquamish Village Commercial (SVC)

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

*taken from 2005 Suquamish Community Plan

Suquamish Village Residential (SVR)

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

*taken from 2005 Suquamish Community Plan

Suquamish Village Low Residential (SVLR)

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

*taken from 2005 Suquamish Community Plan

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

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

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