



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4662 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

Keyport Community Planning Process KEYPORT LAMIRD PRELIMINARY ZONING FACT SHEET

The land use zones below are a very preliminary draft of land use examples that may provide the Keyport community with a possible zoning, acceptable as part of the Limited Area of More Intense Rural Development community plan and that may meet the provisions of the Washington State Growth Management Act. Comments are welcome.

Draft KEYPORT VILLAGE COMMERCIAL ZONE (KVC): This designation is applied to areas where historic commercial development has occurred and/or where future commercial development is acceptable. The commercial uses in this zone are of modest intensity and are consistent with the Neighborhood Commercial (NC) land use. Such uses could include restaurants, dry cleaners, video stores, professional services, laundromats and/or specialty stores. The preliminary draft zone, although primarily oriented for business and commercial uses, may include a mix of commercial and residential uses.

Maximum Density	Minimum Lot Sizes	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback	Max Height
5 units per acre	N / A	30 feet	N / A	N / A	N / A	N / A	35 feet

Draft KEYPORT VILLAGE RESIDENTIAL ZONES: The Keyport Village may contain two residential designations based upon historical lot development and existing land use patterns: **Keyport Village Residential (KVR)** and **Keyport Village Low Residential (KCLR)**. The zoning in each designation recognizes the historic intensity of development and provides means for infill development consistent with the existing land use patterns.

Draft KEYPORT VILLAGE RESIDENTIAL ZONE (KVR): This designation is applied to areas within the Keyport Village where the platting of parcels has been most intense, primarily the historic platted town area East of Sunset Avenue and west of the Keyport Naval Base boundary.

Maximum Density	Minimum Lot Sizes	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback	Max Height
5 units per acre	5,000 Square feet	50 feet	80 feet	10 feet (5 feet w/porch)	5 feet	15 feet	35 feet

Draft KEYPORT VILLAGE RESIDENTIAL LOW ZONE (KCLR): This designation is applied to areas within the Keyport Village where the larger historic parcels remain and platting of parcels has occurred piecemeal due to the changing zoning over the years and a lack of direct access to the existing, gravity fed sewer infrastructure. This area and proposed zone primarily includes parcels west of Sunset Avenue and any potential inclusion of the Keyport Trace area.

Maximum Density	Minimum Lot Sizes	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback	Max Height
2 units per acre	12,500 Square feet	80 feet	80 feet	10 feet	5 feet	15 feet	35 feet