

Land Use and Zoning

Land Use Within the Port Madison Indian Reservation

A portion of the Suquamish Rural Village is Trust land, owned either by the Tribe or individual tribal members.

The following list of land types exist within the Port Madison Indian Reservation, as defined by the Suquamish Tribe (see Figure 3):

Individual Trust Lands: Lands that are held in trust for individuals by the Federal Government for members of the Suquamish Tribe or other Tribes. These lands are typically in the name of one individual.

Undivided Interest Trust Lands: Lands that are held in trust by the Federal Government for members of the Suquamish Tribe or other Tribes. Two or more individuals own these lands where each person holds a percentage interest. Any development of these lands requires the consent of all persons holding an interest. Forestry activity within these parcels requires agreement from 51% of the land interest.

Tribal Trust Lands: Lands that are held in trust by the Federal Government for the Suquamish Tribe.

Tribal Fee Lands: Lands that are owned in fee simple status by the Tribe or any person who is an enrolled member of a federally recognized tribe.

Fee Lands: Lands not held in trust.

Land Use Within the Suquamish Rural Village

There are approximately 400 acres of land contained within the Suquamish Rural Village. The table below categorizes the acreage by existing land use type, as defined in the Kitsap County Comprehensive Plan.

Existing Land Use Type by Acreage

LAND USE TYPE	GROSS ACRES	PERCENT OF TOTAL ACRES
Residential	195	48.75
Vacant	81	20.25
Parks	44	11.0

Open Space	40	10.0
Public Facility	24	6.0
Commercial/Industrial	16	4.0
TOTALS	400	100

Suquamish Village Zoning

The Suquamish Village zone designations as illustrated in Figure 4, shall have three new designations – Suquamish Village Low Residential, Suquamish Village Residential and Suquamish Village Commercial. The zoning in each of these designations recognizes the existing pattern of development and intensity of development in those areas. It also provides guidelines to minimize the impact of continued development.

1. 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 the requirements of the Kitsap County Zoning Ordinance, with minimum requirements outlined below.

Lot Requirements:

Minimum Lot Size: 4,500 sq ft
 Minimum Lot Width: 50 feet
 Minimum Lot Depth: 90 feet

Setbacks:

Front: 20 feet
 Rear: 5 feet
 Side: 5 feet

2. 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, with minimum requirements outlined below.

Lot Requirements:

Minimum Lot Size: 3,600 sq ft
 Minimum Lot Width: 40 feet
 Minimum Lot Depth: 75 feet

Setbacks:

Front: 20 feet
 Rear: 5 feet
 Side: 5 feet

3. 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.

The Suquamish Village Square, which is now under ownership of the Suquamish Tribe, serves as a modern shopping and service area located at the edge of town. This center serves an important function for the traveling public, as well as providing goods and services to the community.

Minimum Lot Size Requirements

The Suquamish Village zoning designations shall meet the lot sizes as noted in the table below.

Minimum Lot Size per Designation

ZONE	MINIMUM LOT SIZE (square feet)
Suquamish Village Low Residential	4,500
Suquamish Village Residential	3,600
Suquamish Village Commercial	N/A

Note:

1. Upon receipt of each land use development application, Kitsap County will review proposals against all applicable rules and regulations, including the Critical Areas Ordinance, Shoreline Master Plan and Stormwater Management Ordinance.
2. In the event of a conflict between the requirements of the regulations listed within this document and any other statute, rule, ordinance or regulation, the more restrictive requirement shall govern.
3. The total impervious surface percentage for any new or remodeled structure shall not exceed 40 percent of the lot area or the existing impervious surface percentage, whichever is greater.

Regulations for Nonconforming Lots

Issues pertaining to nonconforming lots in the Suquamish Rural Village will be addressed as follows:

1. Nonconforming Lots In Single Ownership

If a single lot of record, which was legally created, is smaller in total square footage than that required, or if the dimensions of the lot are less than required, said lot may be occupied by any use permitted within the zone subject to all other requirements of this plan.

2. Nonconforming contiguous lots in common ownership

If there are contiguous lots of record held in common ownership, and each of the lots was legally created, and one or more of the lots is smaller in total square footage than required, 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.

Regulations for Lot Subdivision

The existing lots located within the Suquamish Rural Village which are not nonconforming in size, may be subdivided subject to Kitsap County Code Chapter 16, Land Division And Development. Any development on the newly created lots within the Suquamish Village shall be subject to the requirements of the Kitsap County Zoning Ordinance, with minimum requirements outlined below.

Lot Requirements:

Minimum Lot Size: 21,780 sq ft
Minimum Lot Width: 100 feet
Minimum Lot Depth: 100 feet

Setbacks:

Front: 20 feet
Side: 5 feet
Rear: 5 feet

Goals, Polices and Recommendations

The following goals and policies target achieving certain components or elements of community vision and provide for specific, often adoptable or legislative, guidance to identify or accomplish actionable items (eg, projects, ordinance changes). The goals and policies should be considered by the community as overarching themes and activities in community development.

Goals

- Goal Z-1** Protect and enhance the Suquamish Village character.
- Goal Z-2** Protect the entryway of green corridors and surrounding greenbelts of the Suquamish Village.
- Goal Z-3** Protect the natural environment and the natural drainage system.

Policies

- Policy Z-1** Work with the citizens of Suquamish to develop land use regulations that preserve the “Rural Village” character of Suquamish.
- Policy Z-2** Work to attract appropriate businesses to assist in the revitalization downtown core and improve the district’s image.
- Policy Z-3** Establish land uses that support economic diversity in meeting the needs of the Suquamish residents.
- Policy Z-4** Provide affordable housing, as defined by the Kitsap County Consolidated Housing Authority. *

**As of November 2005 the definition for affordable housing in Kitsap County is “persons who have less than 80% of the County median average income should not spend more than 30% of that income on housing needs”. The reader is advised to determine if this definition remains in effect.*

Recommendations for Residential Development

The following recommendations are not binding, but are appropriate targets for further policy analysis by the community and should be implemented when possible.

- REC RZ-1** Require parking areas be situated toward the rear of parcels.
- REC RZ-2** Require sidewalks between streets and residences where appropriate and needed for public safety.
- REC RZ-3** Encourage aggregation of lots beyond the required minimum lot sizes established for the Suquamish Village.

Recommendations for Commercial Development

The following recommendations are not binding, but are appropriate targets for further policy analysis by the community and should be implemented when possible.

- REC CZ-1** Allow a maximum of two stories in commercial zones, with a potential residential use for the second story.

- REC CZ-2** Encourage parking in the back or sides of buildings, and in shared lots where possible.
- REC CZ-3** Develop design standards to incorporate a Suquamish Tribal theme for the “central business district”.
- REC CZ-4** Require pedestrian oriented storefronts facing the street.