



BROCHURE # 103

ACCESSORY AGRICULTURE USE



AGRICULTURE, ACCESSORY USE OR AGRITOURISM: OVERVIEW

KITSAP COUNTY CODE (KCC) 17.455.060

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

Many of the allowed uses require permits, while others do not, please see the following to see if you will require a permit for your specific use:

PERMIT NOT REQUIRED

A Farm Stand or Farm Market

A Farm Stand or Farm Market is an allowed accessory agriculture use provided that:

- At least 50% of farm products available for sale are grown or processed on the farm where the stand is located
- At least 75% of farm products available for sale must be grown or processed within Kitsap County or counties immediately adjacent to Kitsap County
- Farm support items or other incidental items for sale must directly relate to the farm products sold (such as seeds, garden and hand tools, and supplies, feed and forage, education training or show materials, compost)
- A farm stand does not include structures designed for occupancy as a residence or for activities other than sales of farm crops, livestock, and incidental items defined in KCC 17.455.060 and does not include structures

- For banquets, public gatherings and entertainment
- A farm stand shall use legal access, off-street parking and implement traffic planning Measures so that adjacent properties are not impacted

Herding Dogs

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

APPLY FOR A PERMIT

Processing Facility or Slaughtering Facility

- A very small (under 10 employees) processing facilities and slaughtering facilities may be allowed as an accessory provided that a [Commercial Industrial Building Permit](#) is acquired.
- A Small (10-500 employees) or large (more than 500 employees) processing or slaughtering facility may be allowed in industrial zones, subject to a [Agriculture Conditional Use Permit](#)

Certified Feed Lot, Public Livestock Market, Stockyard Warehouse, Grain Elevator

Certified feed lot, public livestock market, stockyard warehouse and grain elevators may be allowed in Industrial Zones subject to a [Agriculture Conditional Use Permit](#)

Farm Stays

Farm stays and Agricultural schools may be allowed as an accessory use, subject to an

[Agriculture Administrative Conditional Use Permit](#)

Wineries, Breweries, Cideries, and Distilleries

Wineries, Breweries, Cideries, and Distilleries are allowed as accessory agriculture use. They are defined as:

- A licensed facility designed for the crushing, fermentation, and/or barrel aging of wine, beer, cider, or liquor
- May include barrel rooms, bottling rooms, tank rooms, laboratories, case goods storage, on-site sales, and offices
- “Licensed” for the purpose of this title means a facility that has met requirements of RCW 66.24 and 27 CFR Chapter I, Subchapter A, part 1.

Tasting Rooms

A tasting room may be allowed in conjunction with a winery, brewery, or distillery licensed by the Washington State Liquor Control Board and subject to an [Agriculture Administrative Conditional Use Permit](#).

Structures and equipment

Structures and equipment related to the operations of winery, brewery, cidery, or distillery need to comply with all Kitsap County Code Title 14 & Title 17 and will need to apply for appropriate building permit.

Retail Sales

Any retail sales are directly related to the facility, such as wine, beer, cider, or liquor.

Assembly Events

Assembly events – including but not limited to: entertainment, recreational or celebratory events or activities, conventions, retreats, or weddings are allowed on a farm provided that:

- The event(s) must be incidental and secondary to a primary agriculture use
- All operations comply with KCC Title 10 Peace, Safety and Morals
- 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 to access the farm

- A farm having up to eight (8) assembly events in a calendar year, with up to 200 persons at any given time shall obtain an [Agriculture Assembly Event Site Plan Review Permit](#).
- A farm having nine (9) or more assembly events in a calendar year **OR** more than 200 people at a any given time shall obtain a [Agriculture Administrative Conditional Use Permit](#)

Other Assembly Conditions:

- Parking facilities must be clearly identified on-site, adjacent properties can be used for parking if farm owner receives a written agreement and the off-site parking is provided in the permit review
- Written notification shall be provided to any parcel owners immediately adjacent to the farm six weeks prior to each event, or four weeks prior to the first event with a calendar of events for the year and including how many events total and attendees at the events
- The duration of an assembly event shall not exceed 48 consecutive hours including set-up and clean-up
- Sanitation and solid waste shall conform to Kitsap Public Health District requirements
- Land Use approvals for events are transferrable with the land, occupancy and assembly permits are not transferrable