

Ordinance No. 380 - 2007

**ORDINANCE AMENDING PORTIONS OF KITSAP COUNTY CODE TITLE 17  
RELATING TO CHAPTER 17.381, ALLOWED USES**

**BE IT ORDAINED:**

**Section 1. General Findings:** The Kitsap County Board of Commissioners makes the following findings:

1. On May 7, 1998, the Kitsap County Board of Commissioners (Board) adopted the 1998 Kitsap County Comprehensive Plan and associated development regulations. Adoption of the 1998 plan satisfied the requirements set forth in the Growth Management Act (GMA).
2. As part of the GMA requirement to continuously review and, if needed, revise the Comprehensive Plan set forth in RCW 36.70A.130(1), Kitsap County made subsequent amendments in June 2002, December 2003, and October 2004 after extensive review and recommendation by the public and Kitsap County Planning Commission.
3. After extension review and comment, on December 11, 2006, the Board adopted the 2006 Comprehensive Plan amendments as part of the 10-Year review and update of the Comprehensive Plan and associated development regulations. Specifically, the Board adopted Ordinance 367-2006, which adopted amendments to Title 17 (Zoning Ordinance).
4. As part of Ordinance 367-2006, amendments included reorganization of uses into consolidated use tables for the various zoning classifications prominent in unincorporated Kitsap County. Unfortunately, through this reorganization, some changes were unintended.
5. On February 13, 2007, following a timely and effective notice, the Kitsap County Planning Commission (Planning Commission) held a work-study to review and discuss the proposed amendments to Title 17 consolidated use table. These amendments included proposed revision to certain uses for appropriate level of land use review.
6. On February 24, 2007, a Notice of Application, State Environmental Policy Act (SEPA) determination of non-significance was published in the newspaper of record, mailed to state agencies, local tribes and interested parties. Additionally, the Washington State Department of Community, Trade, and Economic Development were sent notice of intent to adopt on February 24, 2007 as well.

7. On March 9, 2007, the comment and appeal period for the SEPA determination of non-significance closed. No comments or appeals were filed.
8. On March 19, 2007, a staff report and proposed recommendation was made available for public and agency comment, as well as transmitted to the Board and Planning Commission.
9. On March 27, 2007, following a timely and effective notice, the Planning Commission held a public hearing to consider testimony on the proposed amendments. Following the close of the public hearing, the Planning Commission deliberated and recommended for approval the proposed amendments to Title 17 relating to Kitsap County Code Chapter 17.381. These recommendations are consistent with the staff recommendations.
10. On April 24, 2007, following a timely and effective notice, the Planning Commission approved their findings of fact, which included recommended approval of the proposed amendments to Title 17 relating to Kitsap County Code Chapter 17.381.
11. On April 28, 2007, a notice of public hearing and Planning Commission recommendations was published in the newspaper of record.
12. On May 2, 2007, following a timely and effective notice, the Board held a work-study session to review the Planning Commission's recommendation.
13. On May 14, 2007, following a timely and effective notice, the Board held a public hearing to consider testimony on the Planning commission's recommendations. Following public testimony, the Board closed the public hearing, deliberated and adopted amendments to Title 17 as noted in Section 3 of this Ordinance.

**Section 2. Substantive Findings.** The Board of County Commissioners makes the following findings with respect to the text amendments to Title 17 of Kitsap County Code:

1. These amendments were developed in consideration of the goals of the GMA for the development of local comprehensive plans, as codified at RCW 36.70A.020, and reflect a careful balancing these goals within the local conditions of Kitsap County.
2. These amendments were developed from and are consistent with the Kitsap County Countywide Planning Policies and the Kitsap County Comprehensive Plan. These amendments were developed according to and are found to comply with the requirements of the GMA, RCW 36.70A.
3. There has been early and continuous public participation in the review of the proposed amendments, as required by the GMA, and consistent with KCC 21.08 and SEPA.

4. The Board bases its findings and conclusions on the entire record of the planning commission, the findings and conclusions of the Planning Commission, and all of the testimony, oral or written, and exhibits submitted to the Board. Any finding that should be deemed a conclusion, and any conclusion that should be deemed a finding, is hereby adopted as such.

**Section 3.** Kitsap County Code Sections 17.381.040.A and 17.381.040.E, last amended by Ordinance No. 367-2006, is amended as follows:

**17.381.040.A Urban Residential Zones.**

Use	Urban Low-Density Residential			Urban Medium/High-Density Residential	
	UCR (48)	UR (19)	UL (19)(48)	UM (30)(47)(48)	UH (19)(47)(48)
<b>RESIDENTIAL USES</b>					
Accessory dwelling units (1)	P	ACUP P	ACUP P	P	X
Accessory living quarters (1)	P	ACUP P	ACUP P	P	X
Accessory use or structure (1) (17) (18)	P	ACUP P	ACUP P	P	P
Adult Family Home	ACUP	X	X	ACUP	ACUP
Bed and breakfast house	P	ACUP C (34)	ACUP C (34)	ACUP C (34)	X
Caretaker's dwelling	X	X	X	ACUP	X
Convalescent home or congregate care facility	ACUP	X	X	C	ACUP
Cottage housing developments	P	ACUP	ACUP	ACUP	X
Dwelling, duplex	P	ACUP P (3)	ACUP P (3)	ACUP	X
Dwelling, existing	P	ACUP P	ACUP P	P	P
Dwelling, multi-family	ACUP	C	C	P	P
Dwelling, single-family attached	P	ACUP P	ACUP P	P	ACUP
Dwelling, single-family detached	P	ACUP P	ACUP P	P	ACUP
Home business (1)	P	ACUP P	ACUP P	ACUP	ACUP
Hotel/Motel	X	X	X	ACUP	X

	Urban Low-Density Residential			Urban Medium/High-Density Residential	
	P (43)	ACUP P (43)	ACUP P (43)	P (43)	X (43)
Manufactured homes	X	X	X	ACUP	ACUP
Mixed use development (44)	C (43)	C (24) (43)	C (24) (43)	C (24) (43)	X (43)
Mobile homes	P	ACUP	ACUP	P	P
Residential care facility					

17.381.040. E Parks, Rural and Resource Zones.

	Parks	Resource		Rural			
Use	Parks	FRL	MR	URS	RP	RR	RW
<b>RESIDENTIAL USES</b>							
Accessory dwelling units (1)	X	X	X	C	C	C	C
Accessory living quarters (1)	X	X	X	P	P	P	P
Accessory use or structure (1) (17) (18)	X	P	P	P	P	P	P
Adult Family Home	X	X	X	X	X	X	X
Bed and breakfast house	X	X	X	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)
Caretaker's dwelling	P	X	X	X	X	X	X
Convalescent home or congregate care facility	X	X	X	X	X	X	X
Cottage housing developments	X	X	X	X	X	X	X
Dwelling, duplex	X	P (3)	X	P (3)	P (3)	P (3)	P (3)
Dwelling, existing	X	P	P	P	P	P	P
Dwelling, multi-family	X	X	X	X	X	X	X
Dwelling, single-family attached	X	C	X	P	P	P	X
Dwelling, single-family detached	X	C	X	P	P	P	X
Home business (1)	X	C (23)	X	ACUP	ACUP P	ACUP P	ACUP
Hotel/Motel	X	X	X	X	X	X	X
Manufactured homes	X	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)
Mixed use development (44)	X	X	X	X	X	X	X
Mobile homes	X	P (43)	P	P (43)	P (43)	P (43)	P
Residential care facility	X	X	X	X	X	X	X

**Section 4.** Should any amendment to Kitsap County Code Title 17 that was passed by the Board during its deliberations on May 14, 2007 inadvertently left out, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board.

**Section 5.** Effective Date. This ordinance is effective immediately.

**Section 6.** Severability. If any provision of this ordinance, or its application to any person, entity or circumstance is for any reason held invalid, the remainder of the ordinance, or the application of the provision to other persons, entities or circumstances, is not affected.

DATED this 14th day of May, 2007.

**BOARD OF COUNTY COMMISSIONERS  
KITSAP COUNTY, WASHINGTON**

ATTEST:



*Opal Robertson*

Opal Robertson  
Clerk of the Board

*Chris Endresen*

CHRIS ENDRESEN, Chair

*Jan Angel*

JAN ANGEL, Commissioner

*Josh Brown*

JOSH BROWN, Commissioner

Approved as to form:

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Lisa Nickel, Deputy Prosecuting  
Attorney

**Code Development Fast Track Code Revisions  
Kitsap County Code Title 17 (Zoning)**

Through its 10-Year Update to the Comprehensive Plan, Kitsap County amended several areas of Kitsap County Code. Title 17 (Zoning) included the greatest number of changes, most meant purely to reorganize the document. Unfortunately, through this reorganization, some changes were made that were unintended and should be resolved as soon as possible.

Below are proposed amendments to Title 17 (Zoning) of Kitsap County Code. These changes are to correct the appropriate level of land use review for single-family residences, duplexes, manufactured homes, home businesses, accessory dwelling units, accessory living quarters and accessory uses and structures.

The changes are located in two tables and are shown as ~~strike-out~~ for deleted text and underline for added text.

**Chapter 17.381  
ALLOWED USES**

**Sections:**

- 17.381.010 Categories of uses established.
- 17.381.020 Establishment of zoning use tables.
- 17.381.030 Interpretation of tables.
- 17.381.040 Zoning use tables.
- 17.381.050 Footnotes for zoning use tables.
- 17.381.060 Provisions applying to special uses.

**17.381.010 Categories of uses established.**

This chapter establishes permitted, conditional, and prohibited uses, by zone, for all properties within Kitsap County. All uses in a given zone are one of four types:

- A. Permitted Use: Land uses allowed outright within a zone.
- B. Administrative Conditional Use: Land uses which may be permitted within a zoning designation following review by the Director to establish conditions mitigating impacts of the use and to ensure compatibility with other uses in the designation.
- C. Hearing Examiner Conditional Use: Land uses with special characteristics that may not generally be appropriate within a zoning designation, but may be permitted subject to review by the Hearing Examiner to establish conditions to protect public health, safety and welfare.
- D. Prohibited Use: Land uses specifically enumerated as prohibited within a zone.

**17.381.020 Establishment of zoning use tables.**

The tables in Section 17.381.040 establish allowed uses in the various zoning designations and whether the use is allowed as "Permitted," "Administrative Conditional Use," or "Hearing Examiner Conditional Use." Uses with approval processes that will be determined at a future date are identified as "Reserved." The zone is located at the top of the table and the specific use is located on the far-left of the vertical column of these tables.

**17.381.030 Interpretation of tables.**

- A. Legend: The following letters have the following meanings when they appear in the box at the intersection of the column and the row:

**Code Development Fast Track Code Revisions  
Kitsap County Code Title 17 (Zoning)**

P	Permitted Use
ACUP	Administrative Conditional Use
C	Hearing Examiner Conditional Use
PBD	Performance Based Development
X	Prohibited Use
R	Reserved

- B. Additional Use-Related Conditions: The small numbers (subscript) in a cell indicate additional requirements or detailed information for uses in specific zones. Those additional requirements can be found in the table footnotes in 17.381.050. All applicable requirements shall govern a use whether specifically identified in this Chapter or not.
- C. Unclassified Uses: Except as provided in KCC 17.100.040, Permitted uses, if a use is not listed in the use column, the use is prohibited in that designation.

**17.381.040 Zoning use tables.**

There are five (5) separate tables addressing the following general land use categories and zones:

- A. Urban Residential Zones (UCR, UR, UL, UM, UH)
- B. Urban Commercial and Mixed Use Zones (NC, UVC, UTC, HTC, RC, MU)
- C. Airport, Industrial and IMPRA Urban Holding Area Zones (A, BP, BC, IND, UHA)
- D. Rural Sub-Areas (MVC, MVL, MVR, RHTC, RHTR, RHTW; SVC, SVLR, SVR)
- E. Parks, Rural and Resource Zones (P, FRL, MR, RP, RR, RW, URS)



**Code Development Fast Track Code Revisions  
Kitsap County Code Title 17 (Zoning)**

**17.381.040.A Urban Residential Zones.**

Use	Urban Low-Density Residential			Urban Medium/High-Density Residential	
	UCR (48)	UR (19)	UL (19)(48)	UM (30)(47)(48)	UH (19)(47)(48)
<b>RESIDENTIAL USES</b>					
Accessory dwelling units (1)	P	ACUP P	ACUP P	P	X
Accessory living quarters (1)	P	ACUP P	ACUP P	P	X
Accessory use or structure (1) (17) (18)	P	ACUP P	ACUP P	P	P
Adult Family Home	ACUP	X	X	ACUP	ACUP
Bed and breakfast house	P	ACUP C (34)	ACUP C (34)	ACUP C (34)	X
Caretaker's dwelling	X	X	X	ACUP	X
Convalescent home or congregate care facility	ACUP	X	X	C	ACUP
Cottage housing developments	P	ACUP	ACUP	ACUP	X
Dwelling, duplex	P	ACUP P (3)	ACUP P (3)	ACUP	X
Dwelling, existing	P	ACUP P	ACUP P	P	P
Dwelling, multi-family	ACUP	C	C	P	P
Dwelling, single-family attached	P	ACUP P	ACUP P	P	ACUP
Dwelling, single-family detached	P	ACUP P	ACUP P	P	ACUP
Home business (1)	P	ACUP P	ACUP P	ACUP	ACUP
Hotel/Motel	X	X	X	ACUP	X
Manufactured homes	P (43)	ACUP P (43)	ACUP P (43)	P (43)	X (43)
Mixed use development (44)	X	X	X	ACUP	ACUP
Mobile homes	C (43)	C (24) (43)	C (24) (43)	C (24) (43)	X (43)
Residential care facility	P	ACUP	ACUP	P	P

Use	Parks	Resource		Rural			
	Parks	FRL	MR	URS	RP	RR	RW
<b>RESIDENTIAL USES</b>							
Accessory dwelling units (1)	X	X	X	C	C	C	C
Accessory living quarters (1)	X	X	X	P	P	P	P
Accessory use or structure (1) (17) (18)	X	P	P	P	P	P	P
Adult Family Home	X	X	X	X	X	X	X
Bed and breakfast house	X	X	X	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)
Caretaker's dwelling	P	X	X	X	X	X	X
Convalescent home or congregate care facility	X	X	X	X	X	X	X
Cottage housing developments	X	X	X	X	X	X	X
Dwelling, duplex	X	P (3)	X	P (3)	P (3)	P (3)	P (3)
Dwelling, existing	X	P	P	P	P	P	P
Dwelling, multi-family	X	X	X	X	X	X	X
Dwelling, single-family attached	X	C	X	P	P	P	X
Dwelling, single-family detached	X	C	X	P	P	P	X
Home business (1)	X	C (23)	X	ACUP	ACUP P	ACUP P	ACUP
Hotel/Motel	X	X	X	X	X	X	X
Manufactured homes	X	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)
Mixed use development (44)	X	X	X	X	X	X	X
Mobile homes	X	P (43)	P	P (43)	P (43)	P (43)	P
Residential care facility	X	X	X	X	X	X	X

**17.381.050 Footnotes for zoning use table.**

- A. Where noted on the preceding use tables, the following additional restrictions apply:
1. Subject to 17.381.060, Provisions applying to special uses.
  2. Minimum setbacks shall be 20 feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premise signs each not exceeding six square feet.
  3. Duplexes 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, 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. In Rural Wooded (RW), Rural Protection (RP), or Rural Residential (RR) zones:
    - a. Animal feed yards and animal sales yards, shall be located not less than two hundred feet from any property line; shall provide automobile and truck ingress and egress; and shall also provide parking and loading spaces so designed as to minimize traffic hazards and congestion. Applicants shall show that odor, dust, noise, and drainage shall not constitute a nuisance, hazard, or health problem to adjoining property or uses.
    - b. All stables and paddocks shall be located not closer than fifty feet to any property line. Odor, dust, noise, flies, or drainage shall not be permitted to create or become a nuisance to surrounding property.
  8. An animal hospital or veterinary clinic shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones. In addition, the applicant shall show that adequate measures and controls shall be taken to prevent offensive noise and odor.
  9. Animal hospitals or veterinary clinics 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 100 feet of a boundary street or, where no street borders the cemetery, within 200 feet of a lot in a residential zone.
  11. A circus, carnival, animal display, or amusement rides may be allowed through administrative review in all industrial zones and any commercial zones except neighborhood commercial (NC) 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 shall be setback a minimum of thirty feet from a side or rear lot line. There shall be no external evidence of any incidental commercial activities taking place within the building. All such uses shall be located on a county roadway determined to be adequate by the county engineer, and be able to provide access without causing traffic congestion on local

residential streets. Any such use shall not be materially detrimental to adjacent (existing or potential) residential development use due to excessive traffic generation, noise, or other circumstances.

13. Public use airports and heliports are allowed only within the airport (A) zone established by this title. Heliports for the purpose of medical emergency facilities are permitted in all zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented so that the incidents of aircraft passing directly over dwellings during their landing or taking off patterns is 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. 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 site-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. The number of animals on a particular property shall not exceed one large livestock, three small livestock, five ratites, six small animals, or twelve poultry
  - a. per 40,000 square feet of lot area for parcels one acre or smaller or for parcels five acres or smaller located within two hundred feet of a lake or year round stream, provided that when no dwelling unit or occupied structure exists within 300 feet of the lot on which the animals are maintained the above specifications may be exceeded by a factor of two;
  - b. per 20,000 square feet of area for parcels greater than one acre, but less than or equal to five acres, not located within two hundred feet of a lake or year round stream, provided that when no dwelling unit or occupied structure exists within 300 feet of the lot on which the animals are maintained the above specifications may be exceeded by a factor of two.No feeding area or structure or building used to house, confine or feed livestock, small animals, ratites, or poultry shall be located closer than one hundred feet to any residence on adjacent property located within a rural wooded (RW), rural protection (RP), rural residential (RR) zones, or within two hundred feet of any residence on adjacent property within any other zone; provided, a pasture (greater than 20,000 square feet) shall not be considered a feed area.
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 17.470.
17. For waterfront properties, accessory structures such as docks, piers, and boathouses may be permitted in the rear yards, shorelands or tidelands subject to the following limitations:
  - a. All requirements of the Kitsap County Shoreline Management Master Program must be met;
  - b. The deck of any dock shall not be any higher than five feet above the ordinary high water line;
  - c. The building height of any boathouse shall not be greater than fourteen feet above the ordinary high water line;
  - d. Covered structures must abut or be upland of the ordinary high water line; and
  - e. No covered structure shall have a width greater than twenty-five feet or twenty-five percent of the lot width, whichever is most restrictive.

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. Reserved.
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 Contractor's 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 rural character screening buffer or a twenty-five-foot minimum width native buffer that provides functional screening. Minimum lot size shall be 100,000 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(s) must be 100,000 square feet or greater in size;
  - b. The use must take direct access from a county-maintained right-of way;
  - c. A 50-foot natural vegetation buffer must be maintained around the perimeter of the property(s) to provide adequate screening of the use from neighboring properties;
  - d. The subject property(s) must be adjacent to an industrial zone or a complimentary 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 TDO's of Section 17.321B.020.
26. Within the MVC zone, a new single-family dwelling may be constructed only when replacing an existing single-family dwelling. All replacement single-family dwellings and accessory structures within the MVC zone must meet the height regulations, lot requirements, and impervious surface limits of the MVR zone.
27. Subject to the Temporary Permit provisions of Chapter 17.455.
28. Allowed only within a commercial center limited in size and scale (e.g., an intersection or "corner" development).
29. The Bethel Road Corridor Development Plan sets forth policies and regulations for development within the Highway Tourist Commercial Zone located along the Bethel Corridor in South Kitsap from SE Ives Mill Road to the Port Orchard City limits. Development within the Bethel Road Corridor Highway Tourist Commercial Zone shall be conducted in a manner consistent with the policies and regulations of the Land Use Element of the Bethel Road Corridor Development Plan.
30. 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.
31. Uses "Permitted" only if consistent with an approved master plan pursuant to Chapter 17.415. 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, except as described in 17.370.025, all uses requiring a conditional use permit will be considered "permitted" uses.
33. Must be located to serve adjacent industrial uses.

34. Bed and breakfast houses 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. Use may not occupy more than 25 percent of the site area.
36. Requires a Hearing Examiner Conditional Use Permit when abutting SVR or SVLR zone.
37. Permitted only within a mixed use development or office complex.
38. Customer service-oriented uses over 5,000 square feet are prohibited.
39. For the purpose of construction and maintenance of a timber management road system.
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 multi-family project.
41. Approval process for uses shown as "Reserved" to be determined by a future development agreement to be approved by the Board of County Commissioners.
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 site-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 17.382.035 and Chapter 17.400 of this code.
45. New or expanded commercial developments that will result in less than 5,000 gross square feet of total commercial use within a development site or residential developments of fewer than 4 dwelling units are permitted outright outside of the Silverdale UGA.
46. Allowed only as an accessory use to a park or recreational facility.
47. As a Hearing Examiner 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 multi-family developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units.
49. Mixed use development is prohibited outside of urban growth areas.

**17.381.060 Provisions applying to special uses.**

- A. In addition to other standards and requirements imposed by this title, all uses included in this section shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this title, the most restrictive shall apply.
- B. Uses with additional restrictions:
  - 1. **Home Business.** Home businesses are subject to the following conditions:
    - a. Incidental home business, as defined below, shall be permitted in all residential zones and have no permit required.
      - (1) Business uses shall be incidental and secondary to the dominant residential use;
      - (2) The residential character of the building shall be maintained and the business shall be conducted in such a manner as not to give an outside appearance of a business;
      - (3) The business shall be conducted entirely within the residence;
      - (4) The residence shall be occupied by the owner of the business;
      - (5) The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
      - (6) No clients or customers shall visit or meet for an appointment at the residence;
      - (7) No employees or independent contractors are allowed in the residence except for family members who reside in the residential dwelling;
      - (8) No activities that create noise, increase risk of fire, or in any way threaten the safety and tranquility of neighboring residents are permitted;
      - (9) No more than two pick-ups and/or deliveries per day are allowed, not including normal U.S. mail;
      - (10) The business shall not occupy more than twenty-five percent of the gross floor area of the residence; and
      - (11) No signs to advertise the business/occupation shall be allowed on the premises (except attached to mail box not to exceed one square foot).
    - b. Minor home business, as defined below, shall be permitted in all residential zones subject to approval by the director. Said approval is not transferable to any individual, future property owner or location.
      - (1) Business uses shall be incidental and secondary to the dominant residential use;
      - (2) The residential character of the building shall be maintained and the business shall be conducted in such a manner as not to give an outside appearance of a business;
      - (3) The residence shall be occupied by the owner of the business;
      - (4) The business shall occupy no more than thirty percent of the gross floor area of the residence;
      - (5) The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
      - (6) No more than two employees (or independent contractors) are allowed;
      - (7) Non-illuminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director;
      - (8) No outside storage shall be allowed; and

- (9) In order to assure compatibility with the dominant residential purpose, the director may require:
  - i. patronage by appointment.
  - ii. additional off-street parking.
  - iii. other reasonable conditions.
- c. Moderate home business, as defined below, shall be permitted in all rural residential (including urban reserve residential (URS)) zones subject to approval by the director. Said approval is not transferable to any individual, future property owner or location.
  - (1) Business uses shall be incidental and secondary to the dominant residential use;
  - (2) The residential character of the building shall be maintained and the business shall be conducted in such a manner as to moderate any outside appearance of a business;
  - (3) The residence shall be occupied by the owner of the business;
  - (4) The business shall not infringe upon the right of the neighboring residents to enjoy the peaceful occupancy of their homes;
  - (5) No more than five employees (or independent contractors) are allowed;
  - (6) Non-illuminated signs not exceeding four square feet are permitted, subject to a sign permit approved by the director; and
  - (7) In order to ensure compatibility with the dominant residential purpose, the director may require:
    - i. patronage by appointment.
    - ii. additional off-street parking.
    - iii. screening of outside storage.
    - iv. a conditional use permit (engine or vehicle repair or servicing).
    - v. other reasonable conditions.
- 2. **Pets and Exotic Animals.** Pets, non-traditional pets and exotic animals are subject to the following conditions:
  - a. Pets which are kept inside of a primary structure as household pets in aquariums, terrariums, cages or similar containers shall not be limited in number by this title. Other pets, excluding cats, which are kept indoors shall be limited to five;
  - b. Pets which are kept outside of the primary structure shall be limited to three per household on lots less than 20,000 square feet in area, only one of which may be a non-traditional pet, five per household on lots of 20,000 to 35,000 square feet, only two of which may be non-traditional pets, with an additional two pets per acre of site area over 35,000 square feet up to a limit of twenty;
  - c. The keeping or possession of exotic animals is subject to state and federal laws and, other than in a primary structure as described in subsection (3), shall require approval of the director. Possession of any dangerous animal or potentially dangerous animal is prohibited in all zones except as provided in Section 7.14.010(9) of the Kitsap County Code; and
  - d. No feeding area or structure used to house, confine or feed pets shall be located closer than the minimum yard setbacks for the zone in which they are located. No feeding area or structure used to house, confine or feed non-traditional pets or exotic animals shall be located closer than fifty feet from any residence on adjacent property.
- 3. **Accessory Dwelling Unit (ADU).** In order to encourage the provision of affordable and independent housing for a variety of households, an accessory dwelling unit may be located in residential zones, subject to the following criteria:
  - a. An ADU shall be allowed as a permitted use in those areas contained within an urban growth boundary;
  - b. An ADU shall be subject to a conditional use permit in those areas outside an urban growth boundary;
  - c. Only one ADU shall be allowed per lot;



- d. Owner of the property must reside in either the primary residence or the ADU;
  - e. The ADU shall not exceed fifty percent of the square footage of the habitable area of primary residence or 900 square feet, whichever is smaller;
  - f. The ADU shall be located within 150 feet of the primary residence or shall be the conversion of an existing detached structure (i.e., garage);
  - g. The ADU shall be designed to maintain the appearance of the primary residence;
  - h. All setback requirements for the zone in which the ADU is located shall apply;
  - i. The ADU shall meet the applicable health district standards for water and sewage disposal;
  - j. No mobile homes or recreational vehicles shall be allowed as an ADU;
  - k. An ADU shall use the same side street entrance as the primary residence and shall provide additional off-street parking; and
  - l. An ADU is not permitted on the same lot where an accessory living quarters exists.
4. **Accessory Living Quarters.** In order to encourage the provisions of affordable housing, accessory living quarters may be located in residential zones, subject to the following criteria:
- a. Accessory living quarters shall be located within an owner occupied primary residence;
  - b. Accessory living quarters are limited in size to no greater than fifty percent of the habitable area of the primary residence;
  - c. The accessory living quarters are subject to applicable health district standards for water and sewage disposal;
  - d. Only one accessory living quarters shall be allowed per lot;
  - e. Accessory living quarters are to provide additional off-street parking with no additional street side entrance; and
  - f. Accessory living quarters are not allowed where an accessory dwelling unit exists.
5. **Adult Entertainment.**
- a. The following uses are designated as adult entertainment uses:
    - (1) Adult book store;
    - (2) Adult mini-motion picture theater;
    - (3) Adult motion picture theater;
    - (4) Adult novelty store; and
    - (5) Cabaret.
  - b. Restrictions on adult entertainment uses. In addition to complying with the other sections of the Zoning Ordinance, adult entertainment uses shall not be permitted:
    - (1) Within one thousand feet of any other existing adult entertainment use; and/or
    - (2) Within five hundred feet of any non-commercial zone, or any of the following residentially related uses:
      - i. Churches, monasteries, chapels, synagogues, convents, rectories, or church operated camps;
      - ii. Schools, up to and including the twelfth grade; and their adjunct play areas;
      - iii. Public playgrounds, public swimming pools, public parks and public libraries;
      - iv. Licensed day care centers for more than twelve children;
      - v. Existing residential use within a commercial zone.
    - (3) For the purposes of this section, spacing distances shall be measured as follows:
      - i. From all property lines of any adult entertainment use;
      - ii. From the outward boundary line of all residential zoning districts;
      - iii. From all property lines of any residentially related use.
  - c. Signage for Adult Entertainment Uses.
    - (1) In addition to other provisions relating to signage in the Zoning Ordinance, it shall be unlawful for the owner or operator of any adult entertainment use establishment or any other person to erect, construct, or maintain any sign for the adult entertainment

use establishment other than one primary sign and one secondary sign, as provided herein.

- (2) Primary signs shall have no more than two display surfaces. Each such display surface shall:
    - i. Be a flat plane, rectangular in shape;
    - ii. Not exceed seventy-five square feet in area; and
    - iii. Not exceed ten feet in height or ten feet in length.
  - (3) Primary and secondary signs shall contain no photographs, silhouettes, drawings or pictorial representations of any manner, and may contain only:
    - i. The name of the regulated establishment; and/or
    - ii. One or more of the following phrases;
      - (a) "Adult bookstore,"
      - (b) "Adult movie theater,"
      - (c) "Adult cabaret,"
      - (d) "Adult novelties,"
      - (e) "Adult entertainment."
  - (4) Primary signs for adult movie theaters may contain the additional phrase, "Movie Titles Posted on Premises."
    - i. Each letter forming a word on a primary or secondary sign shall be of a solid color, and each such letter shall be the same print-type, size and color. The background behind such lettering on the display surface of a primary sign shall be of a uniform and solid color.
    - ii. Secondary signs shall have only one display surface. Such display surface shall:
      - (a) Be a flat plane, rectangular in shape;
      - (b) Not exceed twenty square feet in area;
      - (c) Not exceed five feet in height and four feet in width; and
      - (d) Be affixed or attached to any wall or door of the establishment.
6. **Storage of Junk Motor Vehicles.**
- a. Storage of junk motor vehicles on any property outside of a legally constructed building (minimum of three sides and a roof) is prohibited, except where the storage of up to six junk motor vehicles meets one of the following two conditions:
    - (1) Any junk motor vehicle(s) stored outdoors must be completely screened by sight-obscuring fence or natural vegetation to the satisfaction of the director (a covering such as a tarp over the vehicle(s) will not constitute an acceptable visual barrier). For the purposes of this section, "screened" means not visible from any portion or elevation of any neighboring or adjacent public or private property, easement or right-of-way; or
    - (2) Any junk motor vehicle(s) stored outdoors must be stored more than two-hundred fifty feet away from all property lines.
  - b. **Environmental Mitigation Agreement.** The owner of any such junk motor vehicle(s) must successfully enter into an environmental mitigation agreement with the department of community development (the "department") regarding the property where such vehicle(s) will be located or stored.
    - (1) An environmental mitigation agreement between a property owner and the department is required before the outdoor storage of up to six screened junk motor vehicles will be approved. A property owner may enter into such agreement with the department for a one-time fee of \$10.00 per vehicle, the proceeds of which shall be used to assist with clean-up costs associated with the administration of Kitsap County Code Chapter 9.56.

- (2) In order to mitigate any potential environmental impact from the storage of these junk motor vehicles, the property owner must agree to institute one of the following two preventative measures:
- i. Each junk motor vehicle must be drained of all oil and other fluids including, but not limited to, engine crankcase oil, transmission fluid, brake fluid and radiator coolant or antifreeze prior to placing the vehicle on site; or
  - ii. Drip pans or pads must be placed and maintained underneath the radiator, engine block, transmission and differentials of each junk motor vehicle to collect residual fluids.
  - iii. Either preventative measure shall require that the owner of such vehicle(s) clean up and properly dispose of any visible contamination resulting from the storage of junk motor vehicles. The agreement will require the property owner to select one of the two preventative measures and to allow for an initial inspection of the property by the department to assure that the preventative measure has been implemented to the satisfaction of the department. By entering into the agreement, the property owner further agrees to allow the department entry onto the property on an annual basis for re-inspection to assure compliance with the approved agreement. If a property is found to be in compliance with the terms of the agreement for two consecutive inspections, the department may waive the annual inspection requirement. A property owner found to be in violation of the agreement may be issued a civil infraction pursuant to Kitsap County Code Title 17 and could later be deemed a nuisance in accordance with Kitsap County Code Chapter 9:56



# Proposed Amendments to Residential Uses in Title 17 Consolidated Use Table Staff Report

## **Applicant:**

Kitsap County

## **Project Representative:**

Angie Silva, Planner  
Kitsap County Special Projects  
614 Division St. MS-36  
Port Orchard, WA. 98366  
Telephone: 360.337.4841  
Email: [asilva@co.kitsap.wa.us](mailto:asilva@co.kitsap.wa.us)

## **Project Summary:**

Through the 10-Year Update to the Comprehensive Plan, Kitsap County amended several areas of Kitsap County Code. Title 17 (Zoning) included the greatest number of changes; where most amendments reorganized the document. Unfortunately, through this reorganization, some changes were unintended.

The proposal is to adopt amendments to Title 17 consolidated use tables (KCC 17.381.040.A and 17.381.040.E) for Urban Low Residential, Urban Restricted Residential, Rural Residential, Rural Protection, Forest Resource Lands, Rural Wooded, Mineral Resource and Urban Reserve zoning classifications. The intent of these changes are to correct the appropriate level of land use review for single-family residences, duplexes, manufactured homes, home businesses, accessory dwelling units, accessory living quarters and accessory uses and structures.

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## **I. Type of Application**

Pursuant to Kitsap County Code Title 21, amendments to Title 17 (Zoning) are a Type IV legislative decision. A notice of application was published on February 24, 2007. Additionally, a notice of intent to adopt was submitted to the Washington state Department of Community, Trade and Economic Development on February 24, 2007 as well. The publication of the notice of application and submittal of the notice of intent to adopt initiated a 60-day agency and public comment period. The comment period closes on April 24, 2007.

## **II. Project Location**

The proposal encompasses lands within unincorporated Kitsap County.

## **III. SEPA Status**

Kitsap County is the lead agency and has adopted existing environmental documents, as authorized under the State Environmental Policy Act (SEPA). Specifically, Kitsap County adopted the Comprehensive Plan Draft and Final Environmental Impact Statement, dated August and December 2006 for the Determination of Non-Significance. These prior environmental documents have not been challenged under WAC 197-11-630 and there are no substantial changes to the range and magnitude of alternatives analyzed, and no new information indicating the proposal's probable significant adverse environmental impacts.

The comment and appeal period closed on March 9, 2007. No comments and/or appeals were filed on the SEPA determination.

## **IV. Physical Characteristics**

Generally, the location of the various zones include flat, rolling, hilly, moderate to steep slopes and mountainous terrain. All types of wetlands, critical aquifer recharge, streams and shorelines are applicable and outlined under the Kitsap County Critical Areas Ordinance and Shoreline Master Plan.

Areas impacted by the proposed amendments are rural, suburban and urban in nature, with varying degrees of appropriate level of services standards. Site-specific information on the physical characteristics can be determined at the time of application submittal.

## **V. Comprehensive Plan Designation & Zoning**

The following are comprehensive plan designations and zoning classifications related to the proposed land use review amendments to Title 17.

### **A. Comprehensive Plan Designations**

- 1) Urban Low-Density Residential,
- 2) Rural Residential,
- 3) Rural Protection,
- 4) Forest Resource Lands,
- 5) Rural Wooded,
- 6) Mineral Resource and,
- 7) Urban Reserve.

### **B. Zoning Classifications**

- 1) Urban Low Residential (4-9 d.u./acre),
- 2) Urban Restricted Residential (1-5 d.u./acre),
- 3) Forest Resource Lands (1 d.u./40 acres),
- 4) Rural Wooded (1 d.u./ 20 acres),
- 5) Mineral Resource(1 d.u./ 20 acres),
- 6) Urban Reserve (1 d.u./10 acres),
- 7) Rural Protection (1 d.u./10 acres), and
- 8) Rural Residential (1 d.u./5 acres).

## **VI. Public Utilities & Services**

Listed below are capital services and utilities generally served within the impacted comprehensive plan designations and zoning classifications. Public utilities and services include, but not limited to the following:

- 1) North Kitsap Fire & Rescue
- 2) Kitsap Public Utility District
- 3) Central Kitsap Fire & Rescue
- 4) Silverdale Water District
- 5) City of Bremerton Water/Sewer
- 6) Kitsap County Public Works
- 7) North Perry Water
- 8) Karcher Creek Sewer District
- 9) Annapolis Water District
- 10) Kitsap County Sherriff
- 11) Bremerton Police
- 12) Bremerton Fire Department
- 13) Puget Sound Energy
- 14) Cascade Natural Gas
- 15) Qwest, Comcast, Wavecbale
- 16) Verizon, Cingular, ATT, T-mobile, Sprint

A complete analysis of level of service supply and need is incorporated in the Comprehensive Plan Draft and Final Environmental Impact Statements, dated August and December, 2006.

## **VII. Transportation**

Within the Kitsap County Comprehensive Plan, transportation is considered by a range of multi-modal (e.g. roads, trails, sidewalks, transit, ferries) infrastructure networks. The proposed amendments included various urban and rural zones and are, generally, located along State Highway Routes 308, 307, 304, 303, 166, 106, 104, 16, and 3. Transportation functional road classifications, such as arterials and local roads (e.g. collectors) are also adjacent to the proposed areas, as well as Kitsap Transit/WSDOT park and' rides, and routes. A complete list of inventory, level of service standards and projected capacity improvements for are located within the Comprehensive Plan Draft and Final Environmental Impact Statements, dated August and December, 2006.

## VIII. Applicable Policies & Regulations

### A. Kitsap County Comprehensive Plan

The Kitsap County Comprehensive Plan was adopted on May 7, 1998, with amendments most recently through the 10-Year Update process in December 2006. Listed below are applicable vision statements, goals and policies related to the proposed amendments. The proposed amendments are consistent with the goals, policies and objectives of the Comprehensive Plan and noted below.

Comprehensive Plan Objective & Policy	Is the proposed amendment consistent?	Rationale
<p><b>County Government Vision Statement.</b> County government that is accountable and accessible; encourages citizen participation; seeks to operate as efficiently as possible; and works with citizens, governmental entities and tribal governments to meet collective needs fairly while respecting individual and property rights.</p>	Yes	The proposed amendments are consistent and support efficient and appropriate land use review for a variety of uses located within a variety of land use designations and zoning classifications.
<p><b>Policy LU-31</b> Ensure that development and growth-related regulations are consistent with the Plan and Land Use Map.</p>	Yes	The proposed amendments are consistent and support growth-related regulations and associated land use map.
<p><b>Policy LU-44</b> Allow for flexible development standards in residential zones.</p>	Yes	The proposed amendments are consistent with allowing flexible development standards, by allowing a more efficient and appropriate land use review process for certain uses.
<p><b>Policy RL-3</b> Permit residential uses in rural areas consistent with the existing and planned rural character of the surrounding area.</p>	Yes	The proposed amendments are consistent with rural character as defined RCW 36.70A.

## B. Kitsap County Code

The proposed revisions for appropriate land use review are subject to review and required to adhere to the regulations set forth in Kitsap County Code. Some applicable titles, but not all, include: 1) Title 11 (Roads), 2) Title 12 (Stormwater), 3) Title 17 (Zoning), 4) Title 18 (SEPA), 5) Title 21 (Land Use Procedures). These titles were adopted on May 7, 1998, with amendments as part of the 10-year update.

## IX. Findings

Staff concludes the following findings:

1. The proposed amendments are consistent with the Washington state Growth Management Act (GMA), State Environmental Policy Act (SEPA), and the Kitsap Countywide Planning Policies.
2. The proposed amendments are consistent with the objectives and policies contained within the Kitsap County Comprehensive Plan.
3. The proposed amendments identify the appropriate land use review for certain type of uses and are still subject to the requirements of the various components of Kitsap County Code.
4. The proposed amendments are consistent and support efficient and appropriate land use review for a variety of uses located within a variety of designations and zoning classifications.
5. The proposed amendments are consistent and support growth-related regulations and associated land use map.
6. The proposed amendments are consistent with allowing flexible development standards, by allowing a more efficient and appropriate land use review process for certain uses.
7. The proposed amendments are consistent with rural character as defined RCW 36.70A.

## X. Staff Recommendation

Staff recommends approval of the proposed amendments to the Kitsap County Code sections 17.381.040.A and 17.381.040.E.



**FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATIONS OF THE KITSAP COUNTY PLANNING COMMISSION TO THE BOARD OF COMMISSIONERS OF KITSAP COUNTY, WASHINGTON REGARDING THE AMENDMENTS TO RESIDENTIAL USES IN TITLE 17 CONSOLIDATED USE TABLE**

The Planning Commission of Kitsap County, Washington, finds as follows:

1. On May 7, 1998, the Kitsap County Board of Commissioners (Board) adopted the 1998 Kitsap County Comprehensive Plan and associated development regulations. Adoption of the 1998 plan satisfied the requirements set forth in the Growth Management Act (GMA).
2. On December 11, 2006, the Board adopted the 2006 Comprehensive Plan amendments as part of the 10-Year review and update of the Comprehensive Plan and associated development regulations. Specifically, the Board adopted Ordinance 367-2006, which adopted amendments to Title 17 (Zoning Ordinance).
3. As part of Ordinance 367-2006, amendments included a consolidated use tables for the various zoning classifications prominent in unincorporated Kitsap County.
4. On February 13, 2007, following a timely and effective notice, the Kitsap County Planning Commission (Planning Commission) held a work-study to review and discuss the proposed amendments to Title 17 consolidated use table. These amendments included proposed revision to certain uses for appropriate level of land use review.
5. On February 24, 2007, a Notice of Application, State Environmental Policy Act (SEPA) determination of non-significance, notice of intent to adopt was submitted to the newspaper of record, state agencies, local tribes and interested parties.
6. On March 9, 2007, the comment and appeal period for the SEPA determination of non-significance closed. No comments or appeals were filed.
7. On March 19, 2007, a staff report and proposed recommendation was made available for public and agency comment.
8. On March 27, 2007, following a timely and effective notice, the Planning Commission held a public hearing to consider testimony on the proposed amendments.
9. The opportunities provided for citizen participation used in the preparation of the proposed amendments to Title 17 are consistent with the requirements of the GMA, SEPA and Kitsap County Code Title 21 (Land Use Procedures).

10. The Planning Commission has considered the goals and requirements of the GMA and finds that the proposed amendments are consistent with the goals of the GMA, Countywide Planning Policies and Kitsap County Comprehensive Plan.

**THEREFORE**, to promote the public interest and welfare of Kitsap County's citizens, in accordance with the GMA and based upon the abovementioned findings, the Planning Commission in regular session recommends the following:

1. Approval of the proposed Title 17 amendments as follows:

**17.381.040.A Urban Residential Zones.**

Use	Urban Low-Density Residential			Urban Medium/High-Density Residential	
	UCR (48)	UR (19)	UL (19)(48)	UM (30)(47)(48)	UH (19)(47)(48)
<b>RESIDENTIAL USES</b>					
Accessory dwelling units (1)	P	ACUP P	ACUP P	P	X
Accessory living quarters (1)	P	ACUP P	ACUP P	P	X
Accessory use or structure (1) (17) (18)	P	ACUP P	ACUP P	P	P
Adult Family Home	ACUP	X	X	ACUP	ACUP
Bed and breakfast house	P	ACUP C (34)	ACUP C (34)	ACUP C (34)	X
Caretaker's dwelling	X	X	X	ACUP	X
Convalescent home or congregate care facility	ACUP	X	X	C	ACUP
Cottage housing developments	P	ACUP	ACUP	ACUP	X
Dwelling, duplex	P	ACUP P (3)	ACUP P (3)	ACUP	X
Dwelling, existing	P	ACUP P	ACUP P	P	P
Dwelling, multi-family	ACUP	C	C	P	P
Dwelling, single-family attached	P	ACUP P	ACUP P	P	ACUP
Dwelling, single-family detached	P	ACUP P	ACUP P	P	ACUP
Home business (1)	P	ACUP P	ACUP P	ACUP	ACUP

	Urban Low-Density Residential			Urban Medium/High-Density Residential	
Hotel/Motel	X	X	X	ACUP	X
Manufactured homes	P (43)	ACUP P (43)	ACUP P (43)	P (43)	X (43)
Mixed use development (44)	X	X	X	ACUP	ACUP
Mobile homes	C (43)	C (24) (43)	C (24) (43)	C (24) (43)	X (43)
Residential care facility	P	ACUP	ACUP	P	P

17.381.040. E Parks, Rural and Resource Zones.

Use	Parks	Resource		Rural			
	Parks	FRL	MR	URS	RP	RR	RW
<b>RESIDENTIAL USES</b>							
Accessory dwelling units (1)	X	X	X	C	C	C	C
Accessory living quarters (1)	X	X	X	P	P	P	P
Accessory use or structure (1) (17) (18)	X	P	P	P	P	P	P
Adult Family Home	X	X	X	X	X	X	X
Bed and breakfast house	X	X	X	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)
Caretaker's dwelling	P	X	X	X	X	X	X
Convalescent home or congregate care facility	X	X	X	X	X	X	X
Cottage housing developments	X	X	X	X	X	X	X
Dwelling, duplex	X	P (3)	X	P (3)	P (3)	P (3)	P (3)
Dwelling, existing	X	P	P	P	P	P	P
Dwelling, multi-family	X	X	X	X	X	X	X
Dwelling, single-family attached	X	C	X	P	P	P	X
Dwelling, single-family detached	X	C	X	P	P	P	X
Home business (1)	X	C (23)	X	ACUP	ACUP P	ACUP P	ACUP
Hotel/Motel	X	X	X	X	X	X	X
Manufactured homes	X	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)	<del>X</del> P (43)
Mixed use development (44)	X	X	X	X	X	X	X
Mobile homes	X	P (43)	P	P (43)	P (43)	P (43)	P
Residential care facility	X	X	X	X	X	X	X

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Approved by the Planning Commission of Kitsap County, Washington, at a regular meeting thereof, held this 24 day of April, 2007.

By John M. Taylor  
John Taylor, Chair

300 2007

**From:** "Alison Osullivan" <aosullivan@suquamish.nsn.us>  
**To:** "Angie Silva" <ASilva@co.kitsap.wa.us>  
**Date:** 4/9/2007 6:57:42 PM  
**Subject:** RE: Special Projects Status Update for April 2007

Angie, thanks so much for coming out to brief me on the updates. No problem, Eric can tag along on the 26th.

As we discussed our concerns with the update are primarily vesting and ADU's. The Tribe does not support vesting and if it is to be included it should be for as small of a window as possible. ADU's should not be allowed in areas designated rural protection or in areas where they would negatively impact critical areas or their buffers.

Alison

-----Original Message-----

**From:** Angie Silva [mailto:ASilva@co.kitsap.wa.us]  
**Sent:** Monday, April 09, 2007 2:11 PM  
**To:** Alison Osullivan  
**Subject:** Special Projects Status Update for April 2007

Hey Alison-

In an effort to keep you in the loop, attached is special projects status update for April. I've also attached a powerpoint on the Bethel corridor funding strategy that will be presented to the Port Orchard council tonight.

If you have any questions on the attached, please feel free to contact Eric or myself.

I look forward to April 26th. I think Eric wanted to attend as well.

Best wishes,

Angie

Angie Silva, Planner  
Kitsap County Special Projects  
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Fax #: (360) 337-4632  
asilva@co.kitsap.wa.us