

**ORDINANCE AMENDING PORTIONS OF KITSAP COUNTY CODE TITLE 17
ZONING**

BE IT ORDAINED:

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

1. On May 7, 1998, the Board of County Commissioners (Board) adopted the 1998 Kitsap County Comprehensive Plan. Adoption of the 1998 plan satisfied the requirements set forth in the Growth Management Act (GMA). The Comprehensive Plan has been subsequently amended during the period of 2000 through 2007.
2. The Kitsap County Code Chapter 21.08 provides guidance on the process and procedures for amending Kitsap County's development code.
3. On October 21, 2008 and October 28, 2008 the Kitsap County Planning Commission (Planning Commission) held work-study sessions to discuss the schedule, scope and issues pertaining to further amendments to Kitsap County's development code.
4. Over the course of 2008, ad-hoc stakeholders groups, made up of developers, community advisory council members, land use attorneys and citizens met to discuss proposed revisions to and provide comment on various sections to Kitsap County's development code.
5. On October 15, 2008, Kitsap County released a first draft for the proposed amendments to Titles 17 Zoning. This draft was distributed to the Board, Planning Commission, stakeholders and county departments, as well as posted on the County's project web page.
6. On October 20, 2008, Kitsap County issued a Determination of Non-Significance (DNS) and adoption of existing environmental documents in the legal publication of record in regards to the proposed amendments. The comment and appeal period closed on November 4, 2008. No comments or appeals were submitted.
7. On October 15, 2008, Kitsap County issued the Notice of Application and Notice of Planning Commission Public Hearing in the legal publication of record in regards to the proposed amendments. A 60-day public and agency comment period was also established and ends in early December 2008.
8. On September 26, 2008, Kitsap County submitted a 60-day notice of intent to adopt to the Washington State Department of Community, Trade and Economic Development (CTED).
9. On October 16, 2008, Kitsap County issued a staff reports on the proposed amendments consistent with the schedule identified in Kitsap County Code Title 21.04.030, Type IV Legislative Procedures.

10. On November 12, 2008, following timely and effective public notice, the Planning Commission held a public hearing to consider testimony on the draft amendments. The Planning Commission deliberated and approved the proposed amendments.
11. On November 25, 2008, the Planning Commission, following timely and effective notice, approved their Findings of Fact and recommendation on the Second Draft amendments.
12. On December 1, 2008, the Board, following timely and effective notice, held a public hearing to consider testimony on the draft amendments contained in Titles 17 (Zoning) and Planning Commission recommendations.
13. On December 8, 2008, the Board, following timely and effective notice, deliberated on the draft amendments contained in Titles 17 (Zoning) and the Planning Commission recommendations.
14. The opportunities provided for citizen participation used in the preparation of the draft amendments are consistent with the requirements of the GMA and the State Environmental Policy Act.
15. The Board has considered the following criteria consistent with Kitsap County Code Chapter 21.08 and makes the following findings:
 - a) The proposed amendments are consistent with or support other plan elements and/or development regulations;
 - b) The proposed amendments reflect the goals, objectives and policies of the Comprehensive Plan;
 - c) The proposed amendments are consistent with the Countywide Planning Policies; and
 - d) The proposed amendments are compliant with the requirements of the Growth Management Act; and
 - e) Elements of the proposed amendments will correct deficiencies identified by the Department of Community Development and insert desirable changes to development regulations.

Section 2. Kitsap County Code section 17.110.160, last amended by Ordinance 367-2006 is amended as follows:

17.110.160 Clinic.

"Clinic" means a building or portion of a building containing offices for providing non-emergency chiropractic, medical, dental, or psychiatric services not involving overnight housing of patients.

Section 3. Kitsap County Code section 17.110.375, last amended by Ordinance 367-2006 is amended as follows:

17.110.375 Kennel

"Kennel" means a place where dogs and/or cats are kept, for compensation. This definition includes pet daycares, but excludes veterinary clinics and hospitals, pet shops and zoos.

Section 4. Kitsap County Code section 17.110.504, last amended by Ordinance 367-2006 is amended as follows:

17.110.504 Movie/Performance theater

"Movie/Performance theater" means a facility for showing films and performance art, including accessory retail sales of food and beverages. This definition excludes adult entertainment uses.

Section 5. Kitsap County Code Section 17.381.040.A, adopted by Ordinance 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)
RESIDENTIAL USES					
Accessory dwelling units (1)	P	P	P	P	X
Accessory living quarters (1)	P	P	P	P	X
Accessory use or structure (1) (17) (18) (51)	P	P	P	P	P
Adult Family Home	<u>P (41)</u>	<u>ACUP</u> <u>P</u> <u>(41)</u>	<u>ACUP</u> <u>P</u> <u>(41)</u>	ACUP <u>P</u> <u>(41)</u>	ACUP <u>P</u> <u>(41)</u>
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	<u>C</u>	C	ACUP

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	Urban Low-Density Residential			Urban Medium/High-Density Residential	
	P	ACUP	ACUP	ACUP	X
Cottage housing developments	P	ACUP	ACUP	ACUP	X
Dwelling, duplex	P	<u>P</u> (3)	<u>P</u> (3)	<u>P</u>	X
Dwelling, existing	P	P	P	P	P
Dwelling, multi-family	ACUP	C	C	P	P
Dwelling, single-family attached	P	P	P	P	ACUP
Dwelling, single-family detached	P	P	P	P	ACUP
<u>Guest house (1)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
Home business (1) (52)	P	P	P	ACUP	ACUP
Hotel/Motel	X	X	X	<u>X</u>	<u>ACUP</u>
Manufactured homes	P (43)	P (43)	P (43)	P (43)	X (43)
Mixed use development (44)	X	X	X	X	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	Urban Low-Density Residential			Urban Medium/High-Density Residential	
	UCR (48)	UR (19)	UL (19)(48)	UM (30)(47)(48)	UH (19)(47)(48)
COMMERCIAL / BUSINESS USES					
Accessory use or structure (1) (17) (51)	P	P	P	P	P
Adult entertainment (1)	X	X	X	X	X
Ambulance service	X	X	X	X	X
Auction house	X	X	X	X	X
Auto parts and accessory stores	X	X	X	X	X
Automobile and equipment rentals	X	X	X	X	X
Automobile service and repair and car washes	X	X	X	X	X
Automobile service station (6)	X	X	X	X	X
Automobile, recreational vehicle or boat sales	X	X	X	X	X
Boat/marine supply stores	X	X	X	X	X
Brew pubs	X	X	X	X	X
Clinic, Medical	X	X	X	X	ACUP (37)
Conference Center	X	X	P	X	X
Custom art and craft stores	X	X	X	X	X
Day-care center (14)	C	C	C	ACUP	ACUP (37)
Day-care center, family (14)	P	P	P	ACUP	ACUP (37)
Drinking establishments	X	X	X	X	X
Engineering and construction firms offices	X	X	X	X	X
Espresso stands (58)	X	X	X	X	P (37)
<u>Equipment Rentals</u>	X	X	X	X	X
Farm and garden equipment and sales	X	X	X	X	X
Financial, banking, mortgage and title institutions	X	X	X	X	X
General office and management services – less than 2,000 to 4,000 s.f.	C (28)	X	X	X	ACUP (37)

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)
General office and management services – 2,000 to 4,999 s.f.	X	X	X	X	ACUP (37)
General office and management services – 5,000 4,000 to 9,999 s.f.	X	X	X	X	ACUP (37)
General office and management services – 10,000 s.f. or greater	X	X	X	X	ACUP (37)

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)
COMMERCIAL / BUSINESS USES (continued)					
General retail merchandise stores – less than 5,000 <u>4,000</u> s.f.	C (28)	X	X	X	ACUP (37)
General retail merchandise stores – 5,000 <u>4,000</u> to 9,999 s.f.	X	X	X	X	X
General retail merchandise stores – 10,000 to 24,999 s.f.	X	X	X	X	X
General retail merchandise stores – 25,000 s.f. or greater	X	X	X	X	X
Kennels or Pet Day-Cares	X	X	X	X	X
Kennels, hobby	P	P	P	P	X
Laundromats and laundry services	C (28)	X	X	X	ACUP (37)
Lumber and bulky building material sales	X	X	X	X	X
Mobile home sales	X	X	X	X	X
Nursery, retail	X	X	X	X	X
Nursery, wholesale	X	X	X	X	X
Off-street private parking facilities	X	X	X	X	X
Personal services - skin care, massage, manicures, hairdresser/barber	C	X	X	X	ACUP (37)
Pet shop - retail and grooming	X	X	X	X	ACUP (37)
Research Laboratory	X	X	X	X	X
Restaurants	C (28)	X	X	X	ACUP (37)
Restaurants, High-turnover	X	X	X	X	X
Recreational Vehicle Rentals	X	X	X	X	X
Temporary offices and model homes (27)	P	P	P	ACUP	ACUP (37)
<u>Tourism facilities, including outfitter and guide facilities</u>	X	X	X	X	X
<u>Tourism terminals, including seaplane and tour-boat terminals</u>	X	X	X	X	X

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)
Transportation terminals	X	X	X	X	X
Veterinary clinics/Animal hospitals	X	X	X	X	C (9)(37)

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)
RECREATIONAL / CULTURAL USES					
Accessory use or structure (1) (17)(51)	P	P	P	P	P
Amusement centers	X	X	X	X	X
Carnival or Circus	X	X	X	X	X
Club, Civic or Social (12)	ACUP	C (12)	C	ACUP	ACUP
Golf courses	ACUP	C	C	C	ACUP
Marinas	ACUP	C	C	C	C
Movie/Performance Theaters, indoor	X	X	X	X	X
Movie/Performance Theaters, outdoor	X	X	X	X	X ACUP
Museum, performing arts theaters, galleries, aquarium, zoo, historic or cultural exhibits	X	X	X	X	ACUP
Parks and open space	P	P	P	P	P
Race track, major	X	X	X	X	X
Race track, minor	X	X	X	X	X
Recreational facilities, private	ACUP	C	C	C	ACUP
Recreational facilities, public	P	P	P	P	ACUP
Recreational vehicle camping parks	X	C	C	X	X
<u>Zoo</u>	X	X	X	X	X
INSTITUTIONAL USES					
Accessory use or structure (1) (17)(51)	P	P	P	P	P
Government/Public structures	ACUP	ACUP	ACUP	ACUP	ACUP
Hospital	X	X	X	X	C
Places of worship (12)	C	C	C	C	ACUP
Private or Public Schools (20)	C	C	C	C	C
Public facilities, <u>transportation and parking</u> facilities, electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	C	C	C	ACUP

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)
INDUSTRIAL USES					
Accessory use or structure (1) (17) (51)	P	P	P	P	P
Air pilot training schools	X	X	X	X	X
Assembly and packaging operations	X	X	X	X	X
Boat Yard	X	X	X	X	X
Cemeteries, mortuaries, and crematoriums (10)	C	C	C	C	C
Cold storage facilities	X	X	X	X	X
Contractor's storage yard	X	X	X	X	X
Food Production, Brewery or Distillery	X	X	X	X	X
Fuel distributors	X	X	X	X	X
Helicopter pads (13)	X	X	X	X	X
Manufacturing and fabrication, light	X	X	X	X	X
Manufacturing and fabrication, medium	X	X	X	X	X
Manufacturing and fabrication, heavy	X	X	X	X	X
Manufacturing and fabrication, hazardous	X	X	X	X	X
Recycling centers	X	X	X	X	X
Rock crushing	X	X	X	X	X
Slaughterhouse or animal processing	X	X	X	X	X
Storage, hazardous materials	X	X	X	X	X
Storage, indoor	X	X	X	X	X
Storage, outdoor	X	X	X	X	X
Storage, self-service	C (40)	C (40)	C (40)	C (40)	C
Storage, vehicle and equipment (1)	X (18)	X (18)	X (18)	X (18)	X (18)
Top soil production and/or stump grinding	X	X	X	X	X
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	X	X	X	X

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)
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	X	X	X	X	X
Warehousing and distribution	X	X	X	X	X
Wrecking yards and junk yards (1)	X	X	X	X	X

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)
RESOURCE LAND USES					
Accessory use or structure (1) (17) (51)	P	P	P	P	P
Aggregate extractions sites	X	X	X	X	X
Agricultural uses (15)	X	P	P	P	P
Aquaculture practices	C	C	C	C	C
Forestry	X	P	P	P	P
Shellfish/fish hatcheries and processing facilities	X	X	X	X	X
Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	X	P (2)	P (2)	P (2)	P (2)

Section 6. Kitsap County Code Section 17.381.040.B, adopted by Ordinance 367-2006 is amended as follows:

17.381.040.B Commercial and Mixed Use Zones.

Use	Low Intensity Commercial/Mixed Use			High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)	
RESIDENTIAL USES							
Accessory dwelling units (1)	X	X	R	X	X	X	
Accessory living quarters	X	X	R	X	X	X	
Accessory use or structure (17) (18) (51)	P	P	R	P	P	P	
Adult Family Home	X	ACUP P (41)	R	ACUP P (41)	ACUP P (41)	ACUP P (41)	
Bed and breakfast house	ACUP C (34)	ACUP C (34)	R	X	X	X	
Caretaker's dwelling	X	X	R	X	X	X	
Convalescent home or congregate care facility	C	ACUP	R	ACUP	ACUP	ACUP	
Cottage housing developments	X	ACUP	R	X	X	ACUP	
Dwelling, duplex	X	ACUP	R	X	X	X	
Dwelling, existing	P	P	R	P	P	P	
Dwelling, multi-family	X	ACUP	R	ACUP	ACUP	ACUP	
Dwelling, single-family attached	X	P	R	ACUP	ACUP	ACUP	
Dwelling, single-family detached	X	P	R	X	X	X	
Guest House	X	X	R	X	X	X	
Home business (1 (52)	ACUP	P	R	X	X	ACUP	
Hotel/Motel	C	ACUP	R	P	P	ACUP	
Manufactured homes	X	X	R	X	X	X	

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
		(43)				
Mixed use development (44) (49)	ACUP	ACUP	R	ACUP	ACUP	ACUP
Mobile homes	X	X (43)	R	X	X	X
Residential care facility	X	ACUP	R	ACUP	ACUP	ACUP
COMMERCIAL/BUSINESS USES						
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P
Adult entertainment (1)	X	X	R	C	C	X
Ambulance service	C	C	R	P	P	ACUP
Auction house (55)	X	ACUP	R	P	P	X
Auto parts and accessory stores	ACUP <u>P</u>	X	R	P	P	ACUP
Automobile and equipment rentals	X <u>P</u> (56)	ACUP <u>P</u> (56)	R	P	P	ACUP
Automobile service and repair and car washes	G ACUP (54)	X	R	P	P	ACUP
Automobile service station (6)	G ACUP	X	R	ACUP <u>P</u>	ACUP <u>P</u>	X
Automobile, recreational vehicle or boat sales	X	X	R	ACUP	ACUP	X
Boat/marine supply stores	X	X	R	P	P	ACUP
Brew pubs	ACUP	ACUP	R	P	P	ACUP
Clinic, Medical	ACUP	ACUP	R	ACUP <u>P</u>	ACUP <u>P</u>	ACUP
Conference Center	X	ACUP <u>P</u>	R	ACUP <u>P</u>	ACUP <u>P</u>	ACUP

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
Custom art and craft stores	ACUP P (54)	ACUP P (54)	R	P	P	ACUP
Day-care center (14)	P (54)	P (54)	R	P	P	P
Day-care center, family (14)	ACUP (54)	ACUP (54)	R	P	P	ACUP
Drinking establishments	C	ACUP	R	C	C	C
Engineering and construction firms offices	ACUP P (54)	ACUP P (54)	R	P	P	ACUP
Espresso stands (33) (58)	ACUP P	X	R	ACUP P	ACUP P	X P
<u>Equipment rentals</u>	X	ACUP		P	P	ACUP
Farm and garden equipment and sales	X	X	R	P	P	ACUP
Financial, banking, mortgage and title institutions	ACUP P (54)	ACUP P (54)	R	P	P	ACUP
General office and management services – less than 2,000 to 4,000 s.f.	ACUP P	ACUP P	R	P	P	ACUP
General office and management services – 2,000 to 4,999 s.f.	ACUP	ACUP	R	P	P	ACUP
General office and management services – 5,000 4,000 to 9,999 s.f.	ACUP	ACUP	R	P	P	ACUP
General office and management services – 10,000 s.f. or greater	X	ACUP	R	ACUP P	ACUP P	ACUP

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
General retail merchandise stores – less than 5,000 4,000 s.f.	ACUP P	ACUP P	R	P	P	ACUP
General retail merchandise stores – 5,000 4,000 to 9,999 s.f.	ACUP	ACUP	R	P	P	ACUP
General retail merchandise stores – 10,000 to 24,999 s.f.	C	C	R	ACUP P	ACUP P	ACUP
General retail merchandise stores – 25,000 s.f. or greater	X	X	R	ACUP	ACUP	X
Kennels or Pet Day-Cares (4)	C	X	R	C	C	C
Kennels, hobby	P	P	R	X	X	P
Laundromats and laundry services	C P (54)	ACUP P (54)	R	P	P	ACUP
Lumber and bulky building material sales	X	X	R	ACUP (42)	ACUP (42)	X
Mobile home sales	X	X	R	ACUP	ACUP	X
Nursery, retail	ACUP	ACUP	R	P	P	ACUP
Nursery, wholesale	ACUP	ACUP	R	P	P	ACUP
Off-street private parking facilities	ACUP	ACUP	R	P	P	ACUP
Personal services – skin care, massage, manicures, hairdresser/barber	ACUP P (54)	ACUP P (54)	R	P	P	ACUP
Pet shop – retail and grooming	ACUP	ACUP	R	P	P	ACUP

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
Research Laboratory	X	X	R	X	X	X
Restaurants	ACUP <u>P</u> (54)	ACUP <u>P</u> (54)	R	P	P	ACUP
Restaurants, High-turnover	C	ACUP	R	ACUP <u>P</u>	ACUP <u>P</u>	ACUP
Recreation Vehicle Rentals	<u>X</u>	<u>X</u>	R	<u>ACUP</u>	<u>ACUP</u>	<u>X</u>
Temporary offices and model homes	X	X	R	X	X	X
<u>Tourism facilities, including outfitter and guide facilities</u>	<u>X</u>	<u>P</u>	R	<u>P</u>	<u>P</u>	<u>X</u>
<u>Tourism terminals, including seaplane and tour-boat terminals</u>	<u>X</u>	<u>X</u>	R	<u>ACUP</u>	<u>ACUP</u>	<u>X</u>
Transportation terminals	C	<u>X</u> <u>C</u>	R	ACUP	ACUP	ACUP
Veterinary clinics/Animal hospitals	ACUP	<u>C</u> <u>ACUP</u>	R	P	P	ACUP <u>C</u>
RECREATIONAL/CULTURAL USES						
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P
Amusement centers	C	C (11)	R	ACUP (11)	ACUP (11)	ACUP (11)
Carnival or Circus	C	ACUP (11)	R	ACUP (11)	ACUP (11)	ACUP (11)
Club, Civic or Social (12)	ACUP	ACUP	R	P	P	ACUP
Golf courses	ACUP	ACUP	X	ACUP	ACUP	ACUP
Marinas	ACUP	C	X	ACUP	ACUP	C
Movie/Performance Theaters, indoor	ACUP	ACUP <u>P</u>	R	ACUP <u>P</u>	ACUP <u>P</u>	ACUP

Use	Low Intensity Commercial/Mixed Use			High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)	
Movie/Performance Theaters, outdoor	X	X ACUP	R	C	G ACUP	X C	
Museum, performing arts theaters, galleries, aquarium, zoo, historic or cultural exhibits	ACUP	ACUP P	R	ACUP P	ACUP P	ACUP	
Parks and open space	P	P	P	P	P	P	
Race track, major	X	X	X	C	C	X	
Race track, minor	X	X	X	X	X	X	
Recreational facilities, private	ACUP	ACUP	R	ACUP	ACUP	ACUP	
Recreational facilities, public	ACUP	ACUP	R	ACUP	ACUP	ACUP	
Recreational vehicle camping parks	C	X	R	C	X	X	
Zoo	X	X	R	C	C	X	
INSTITUTIONAL USES							
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P	
Government/Public structures	ACUP	ACUP	R	ACUP	ACUP	ACUP	
Hospital	X	C	R	ACUP	ACUP	C	
Places of worship (12)	ACUP C	ACUP C	R	ACUP	ACUP	C	
Private or Public Schools (20)	ACUP C	ACUP C	R	ACUP	ACUP	ACUP C	
Public facilities, transportation and parking facilities, electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	ACUP	R	ACUP	ACUP	ACUP	

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
INDUSTRIAL USES						
Accessory use or structure (1) (17)_(51)	P	P	R	P	P	P
Air pilot Training schools	X	P	R	P	X P	X
Assembly and packaging operations	X	X C	R	X C	X C	X C
Boat Yard	X	X	R	ACUP	ACUP	X
Cemeteries, mortuaries, and crematoriums (10)	C	C	R	ACUP	ACUP	X
Cold storage facilities	X	X	R	X	X	X
Contractor's storage yard (21)	X	X	R	X	X	X
Food Production, Brewery or Distillery	X	X	R	C	C	C
Fuel distributors	X	X	R	C	C	X
Helicopter pads (13)	X	C	R	ACUP C	ACUP C	X C
Manufacturing and fabrication, light	X	X C	R	X C	X C	X
Manufacturing and fabrication, medium	X	X	R	X	X	X
Manufacturing and fabrication, heavy	X	X	R	X	X	X
Manufacturing and fabrication, hazardous	X	X	R	X	X	X
Recycling centers	X	X	R	X	X	X
Rock crushing	X	X	R	X	X	X
Slaughterhouse or animal processing	X	X	R	X	X	X
Storage, hazardous	X	X	R	X	X	X

Use	Low Intensity Commercial/Mixed Use			High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)	
materials							
Storage, indoor	X	X	R	X C	X C	X	
Storage, outdoor	X	X	R	X	X	X	
Storage, self-service	C	X C	R	ACUP	ACUP	ACUP (40)	
Storage, vehicle and equipment (1)	X	X	R	C ACUP	X	X	
Top soil production, stump grinding	X	X	R	X	X	X	
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	X	R	X	X	X	
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	X	X	R	X	X	X	
Warehousing and distribution	X	X	R	X	X	X	
Wrecking yards and junk yards (1)	X	X	R	X	X	X	
RESOURCE LAND USES							
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P	
Aggregate extraction-sites	X	X	R	X	X	X	
Agricultural uses (15)	P	X	R	P	P	P	
Aquaculture practices	C	C	R	C	C	C	
Forestry	P	X	R	P	P	P	
Shellfish/fish hatcheries	X	X	R	X	X	X	

Use	Low Intensity Commercial/Mixed Use			High-Intensity Commercial/Mixed Use			
	(NC) (30) (19) (48) (57)	UVC (30) (48) (57)		UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
and processing facilities							
Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	P (2)	X		R	P (2)	P (2)	P (2)

Section 7. Kitsap County Code Section 17.381.040.C, adopted by Ordinance 367-2006 is amended as follows:

17.381.040.C Airport and Industrial Zones.

Use	Airport	Urban Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
RESIDENTIAL USES				
Accessory dwelling units	X	X	X	X
Accessory living quarters	X	X	X	X
Accessory use or structure (1) (17)_(51)	P	P	ACUP	ACUP
Adult Family Home	X	ACUP P (41)	<u>ACUP</u> <u>P (41)</u>	ACUP P (41)
Bed and breakfast house	X	X	X	X
Caretaker's dwelling	ACUP	P	P	P
Convalescent home or congregate care facility	X	X	X	X
Cottage housing developments	X	X	X	X
Dwelling, duplex	X	X	X	X
Dwelling, existing	P	P	P	P
Dwelling, multi-family	X	X	X	X

Use	Airport	Urban Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Dwelling, single-family attached	X	X	X	X
Dwelling, single-family detached	X	X	X	X
Guest House	X	X	X	X
Home business	X	X	X	X
Hotel/Motel	X	X	X	X
Manufactured homes	X	X	X	X
Mixed use development	X	X	X	X
Mobile homes	X	X	X	X
Residential care facility	X	X	X	X
COMMERCIAL/BUSINESS USES				
Accessory use or structure (1) (17),(51)	P	P	ACUP <u>P</u>	ACUP <u>P</u>
Adult entertainment (1)	X	C	X	C
Ambulance service	X	P	ACUP	ACUP
Auction house	X	X <u>ACUP</u>	X <u>ACUP</u>	X <u>P</u>
Auto parts and accessory stores	X	X	X	X
Automobile and equipment rentals	ACUP <u>X</u>	<u>P</u> <u>X</u>	ACUP <u>X</u>	ACUP <u>X</u>
Automobile repair and car washes	X	P	ACUP	ACUP <u>P</u> (33)
Automobile service station (6)	X	C (33)	C (33)	C <u>P</u> (33)
Automobile, recreational vehicle or boat sales	X	ACUP (35)	X	ACUP (35)
Boat/marine supply stores	X	X	X	X
Brew pubs	X	X <u>ACUP</u>	X <u>ACUP</u>	ACUP

Use	Airport	Urban Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
		(33)	(33)	
Clinic, Medical	X	P	ACUP	C
Conference Center	X	X	X	X
Custom art and craft stores	X	X	X	X
Day-care center (14)	X	P (33)	ACUP <u>P</u> (33)	ACUP <u>P</u> (33)
Day-care center, family (14)	X	P (33)	ACUP <u>P</u> (33)	ACUP <u>X</u> (33)
Drinking establishments	C	P (33)	C (33)	ACUP <u>X</u> (33)
Engineering and construction <u>firms offices</u>	X	P (33)	ACUP <u>P</u> (33)	ACUP <u>P</u> (33)
Espresso stands (58)	X	P (33)	ACUP <u>P</u> (33)	ACUP <u>P</u> (33)
<u>Equipment rentals</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>
Farm and garden equipment and sales	X	X	X	X
Financial, banking, mortgage and title institutions	X	P (33)	C <u>P</u> (33)	ACUP (33)
General office and management services – less than 2,000 to 4,000 s.f.	X	P	P	ACUP <u>P</u> (33)
General office and management services – 2,000 to 4,999 s.f.	X	P	P	ACUP
General office and management services – 5,000 4,000 to 9,999 s.f.	X	P	P	X
General office and management services –	X	P	P	X

Use	Airport	Urban Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
10,000 s.f. or greater				
General retail merchandise stores – less than 5,000 <u>4,000</u> s.f.	X	P (33)	X <u>P</u> (33)	ACUP (33)
General retail merchandise stores – 5,000 <u>4,000</u> to 9,999 s.f.	X	X	X	X
General retail merchandise stores – 10,000 to 24,999 s.f.	X	X	X	X
General retail merchandise stores – 25,000 s.f. or greater	X	X	X	X
Kennels or Pet Day-Cares (1)	X	P	ACUP	ACUP
Kennels, hobby	X	X	X	X
Laundromats and laundry services	X	P	ACUP <u>P</u>	ACUP
Lumber and bulky building material sales	X	P	X	ACUP <u>P</u>
Mobile home sales	X	X	X	X
Nursery, retail	X	X	X	X
Nursery, wholesale	X	X	X	X
Off-street private parking facilities	X	X	X	X
Personal services – skin care, massage, manicures, hairdresser/barber	X	X	X	X
Pet shop – retail and grooming	X	X	X	X
Research Laboratory	X	P	ACUP <u>P</u>	ACUP <u>P</u>
Restaurants	ACUP	P (33)	C (33)	ACUP (33)
Restaurants, High-turnover (33)	X <u>P(59)</u>	X <u>P(59)</u>	X <u>P(59)</u>	X <u>P(59)</u>

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Use	Airport	Urban Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Recreational Vehicle Rentals	X	ACUP	ACUP	ACUP
Temporary offices and model homes (27)	X	X	X	X
Tourism facilities, including outfitter and guide facilities	X P	P	ACUP P	ACUP
Tourism terminals, including seaplane and tour-boat terminals	ACUP	X	X	X
Transportation terminals	ACUP	P	X	ACUP
Veterinary clinics/Animal hospitals	X	P	ACUP	ACUP
RECREATIONAL/CULTURAL USES				
Accessory use or structure (1) (17)	P	P	ACUP P	ACUP P
Amusement centers	X	X (11)	X (11)	C (11)
Carnival or Circus	X	X (11)	X (11)	ACUP (11)
Club, Civic or Social (12)	ACUP	ACUP	X	ACUP
Golf courses	X	X	X	X
Marinas	X	X	X	C
Movie/Performance Theaters, indoor	X	X	X	X
Movie/Performance Theaters, outdoor	X	X C	X ACUP	X
Museum, performing-arts theaters, galleries, aquarium, zee, historic or cultural exhibits	ACUP	P	ACUP	X
Parks and open space	P	P	P	P
Race track, major	X	C	C	C
Race track, minor	X	X	X	C

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Use	Airport	Urban Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Recreational facilities, private	X	P	C	C
Recreational facilities, public	C	P	C	C
Recreational vehicle camping parks	X	X	X	X
Zoo	X	X	X	X
INSTITUTIONAL USES				
Accessory use or structure (1) (17) (51)	P	P	ACUP	ACUP
Government/Public structures	P	P	P	P
Hospital	X	C	C	C
Places of worship (12)	X	C	X	C
Private or Public Schools (20)	X	P	ACUP	ACUP
Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	ACUP	ACUP	ACUP
INDUSTRIAL USES				
Accessory use or structure (1) (17) (51)	P	P	ACUP <u>P</u>	ACUP
Air pilot Training schools	ACUP <u>P</u>	P	X <u>P</u>	P
Assembly and packaging operations	ACUP	ACUP <u>P</u>	X	ACUP
Boat Yard	X	P	ACUP	ACUP
Cemeteries, mortuaries, and crematoriums (10)	X	ACUP	X	ACUP
Cold storage facilities	X	X	ACUP	ACUP <u>P</u>
Contractor's storage yard (21)	X	P	X	P
Food Production, Brewery or	X	ACUP	ACUP	C

Use	Airport	Urban Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Distillery				
Fuel distributors	X	C	X	C
Helicopter pads (13)	P	ACUP	X	ACUP
Manufacturing and fabrication, light	ACUP	P	ACUP <u>P</u>	P
Manufacturing and fabrication, medium	ACUP	C (52)	ACUP	ACUP <u>P</u>
Manufacturing and fabrication, heavy	X	X	X	<u>G</u> ACUP
Manufacturing and fabrication, hazardous	X	X	X	C
Recycling centers	X	X	X	<u>G</u> ACUP
Rock crushing	X	X	X	C
Slaughterhouse or animal processing	X	X	X	C
Storage, hazardous materials	X	X	X	C
Storage, indoor	C	ACUP <u>P</u>	ACUP <u>P</u>	ACUP <u>P</u>
Storage, outdoor	C	<u>G</u> ACUP	X	ACUP <u>P</u>
Storage, self-service	X	ACUP	X	ACUP <u>P</u>
Storage, vehicle and equipment (1)	X	ACUP	X	ACUP <u>P</u>
Top soil production, stump grinding	X	X	X	ACUP
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	P	C	C
Uses necessary for airport	P	X	X	C

Use	Airport	Urban Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)				
Warehousing and distribution	ACUP	X P	X P	ACUP P
Wrecking yards and junk yards (1)	X	X	X	C
RESOURCE LAND USES				
Accessory use or structure (1) (17),(51)	P	P	ACUP	ACUP
Aggregate extraction sites	X	P	X	C
Agricultural uses (15)	X	P	P	P
Aquaculture practices	X	P	X	C
Forestry	P	P	P	P
Shellfish/fish hatcheries and processing facilities	X	X	X	C
Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	P (2)	P (2)	P (2)	P (2)

Section 8. Kitsap County Code Section 17.381.040.D, adopted by Ordinance 367-2006 is amended as follows:

17.381.040.D Limited Areas of More Intensive Rural Development (LAMIRD)

Use	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
RESIDENTIAL USES									
Accessory dwelling units (1)	X	C	C	C	C	X	C	ACUP	ACUP

Use	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
Accessory living quarters (1)	X	P	P	C	P	P	C	P	P
Accessory use or structure (1) (17) (18) (51)	ACUP	P	P	P	P	P	P	P	P
Adult Family Home	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)
Bed and breakfast house	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)
Caretaker's dwelling	X	X	X	P	X	P	X	X	X
Convalescent home or congregate care facility	ACUP	X	X	ACUP	C	X	X	X	X
Cottage housing developments	X	X	X	X	C	C	X	C	C
Dwelling, duplex	X	P (3)	P (3)	P	P	X	X	C	C
Dwelling, existing	P	P	P	P	P	P	P	P	P
Dwelling, multi-family	X	X	X	ACUP	ACUP	X	X	X	X
Dwelling, single-family attached	P (26)	P	P	P	P	X	C	P	P
Dwelling, single-family detached	P (26)	P	P	P	P	X	C	P	P
Guest House (1)	X	P	P	P	P	P	C	P	P
Home business (1) (52)	X	ACUP	ACUP	P	P	X	X	ACUP	ACUP
Hotel/Motel	C	X	X	ACUP	X	ACUP	X	X	X
Manufactured homes	X	P (43)	P (43)	ACUP (43)	ACUP (43)	X	X	P (43)	P (43)
Mixed use development (44)	ACUP	X	X	ACUP	X	PBD	ACUP	X	X
Mobile homes	X	X	X	X	X	X	X	X	X
Residential care facility	X	X	X	X	X	X	C	X	X

Use	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
COMMERCIAL / BUSINESS USES									
Accessory use or structure (1) (17) (51)	ACUP	P	P	P	P	P	P	P	P
Adult entertainment (1)	X	X	X	X	X	X	X	X	X
Ambulance service	X	X	X	X	X	X	X	X	X
Auction house	X	X	X	X	X	X	X	X	X
Auto parts and accessory stores	ACUP	X	X	X	X	X	C	X	X
Automobile and equipment rentals	X	X	X	X	X	X	X	X	X
Automobile service and repair and car washes	X	X	X	ACUP	X	X	C	X	X
Automobile service station (6)	X	X	X	ACUP	X	X	ACUP (36)	X	X
Automobile, recreational vehicle or boat sales	X	X	X	X	X	ACUP	X	X	X
Boat/marine supply stores	ACUP	X	X	ACUP	X	ACUP	C	X	X
Brew pubs	X	X	X	ACUP	X	ACUP	C	X	X
Clinic, Medical	ACUP	X	X	ACUP	X	ACUP	C	X	X
Conference Center	X	X	X	ACUP	X	ACUP	X	X	X
Custom art and craft stores	ACUP	X	X	ACUP	X	ACUP	P	X	X
Day-care center (14)	C	C	C	ACUP	C	ACUP	ACUP	C	C
Day-care center, family (14)	C	C	C	ACUP	C	ACUP	ACUP	C	C
Drinking establishments	C	X	X	C	X	C	C	X	X
Engineering and construction firms offices	ACUP	X	X	ACUP	X	ACUP	C	X	X
Espresso stands (58)	ACUP	X	X	ACUP	X	X	C	X	X
Equipment rentals	X	X	X	X	X	X	X	X	X
Farm and garden equipment and sales	X	X	X	X	X	X	X C	X	X
Financial, banking, mortgage and title institutions	ACUP	X	X	ACUP	X	ACUP	C	X	X
General office and management services less than 2,000 to 4,000 s.f.	ACUP	X	X	ACUP	X	ACUP	ACUP	X	X

Use	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
General office and management services – 2,000 to 4,999 s.f.	ACUP	X	X	ACUP	X	ACUP	ACUP	X	X
General office and management services – 5,000 4,000 to 9,999 s.f.	ACUP	X	X	PBD (38)	X	PBD (38)	ACUP	X	X
General office and management services – 10,000 s.f. or greater	ACUP	X	X	X	X	X	ACUP	X	X

Use	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
COMMERCIAL / BUSINESS USES									
General retail merchandise stores – less than 5,000 4,000 s.f.	ACUP	X	X	ACUP	X	ACUP	ACUP	X	X
General retail merchandise stores – 5,000 4,000 to 9,999 s.f.	ACUP	X	X	PBD	X	PBD	ACUP	X	X
General retail merchandise stores – 10,000 to 15,000 24,999 s.f.	X	X	X	X	X	X	C	X	X
General retail merchandise stores – 15,001 – 24,999 s.f.	X	X	X	X	X	X	X	X	X
General retail merchandise stores – 25,000 s.f. or greater	X	X	X	X	X	X	X	X	X
Kennels or Pet Day-Cares (1)	X	C	C	X	X	X	X	X	X
Kennels, hobby	X	P	P	X	P	X	X	P	P
Laundromats and laundry services	C	X	X	ACUP	X	ACUP	ACUP	X	X
Lumber and bulky building material sales	X	X	X	X	X	ACUP	ACUP	X	X
Mobile home sales	X	X	X	X	X	X	X	X	X
Nursery, retail	ACUP	C	C	ACUP	X	ACUP	ACUP	C	C
Nursery, wholesale	ACUP	C	C	ACUP	X	ACUP	ACUP	C	C
Off-street private parking facilities	ACUP	X	X	ACUP	X	ACUP	X	X	X
Personal services - skin care, massage, manicures, hairdresser/barber	ACUP	X	X	ACUP	X	ACUP	ACUP	X	X
Pet shop - retail and grooming	ACUP	X	X	ACUP	X	X	C	X	X
Research Laboratory	X	X	X	X	X	C	X	X	X
Restaurants	ACUP	X	X	ACUP	X	ACUP	ACUP	X	X
Restaurants, High-turnover	C	X	X	C	X	C	C	X	X
Recreational Vehicle Rentals	X	X	X	X	X	X	X	X	X
Temporary offices and model homes (27)	X	ACUP	ACUP	X	X	ACUP	X	X	X
Tourism facilities, including outfitter and guide facilities	X	X	X	X	X	C	C	X	X
Tourism terminals, including seaplane and tour-boat terminals	X	X	X	X	X	X	X	X	X
Transportation terminals	X	X	X	X	X	C	X	X	X
Veterinary clinics/Animal hospitals	ACUP	X	X	ACUP	X	X	ACUP	C	C

Use	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
RECREATIONAL / CULTURAL USES									
Accessory use or structure (1) (17) (51)	ACUP	P	P	P	P	P	P	P	P
Amusement centers	C (11)	X	X	X (11)	X	X	X (11)	X	X
Carnival or Circus	C (11)	X	X	X (11)	X	X	X (11)	X	X
Club, Civic or Social (12)	ACUP	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	C
Golf courses	X	C	C	ACUP	C	ACUP	ACUP	C	C
Marinas	ACUP	X	X	X	X	PBD	ACUP	C	C
Movie/Performance Theaters, indoor	C	X	X	ACUP	X	X	X	X	X
Movie/Performance Theaters, outdoor	X	X	X	X	X	X	X	X	X
Museum, performing arts theaters, galleries, aquarium, zoo, historic or cultural exhibits	ACUP	X	X	ACUP	C	ACUP	ACUP	X	X
Parks and open space	P	P	P	P	P	P	P	P	P
Race track, major	X	X	X	X	X	X	X	X	X
Race track, minor	X	X	X	X	X	X	X	X	X
Recreational facilities, private	C	C	C	ACUP	C	ACUP	ACUP	C	C
Recreational facilities, public	C	C	C	ACUP	C	ACUP	ACUP	C	C
Recreational vehicle camping parks	X	X	X	X	X	X	X	X	X
Zoo	X	X	X	X	X	X	X	X	X
INSTITUTIONAL USES									
Accessory use or structure (1) (17) (51)	ACUP	P	P	P	P	P	P	P	P
Government/Public structures	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C
Hospital	X	X	X	X	X	X	X	X	X
Places of worship (12)	ACUP	C	C	C	C	C	ACUP	C	C
Private or Public Schools (20)	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C
Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots(16)	ACUP	C	C	PBD	X	PBD	P	C	C

Use	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
INDUSTRIAL USES									
Accessory use or structure (1) (17) (51)	ACUP	P	P	P	P	P	P	P	P
Air pilot training schools	X	X	X	X	X	X	X	X	X
Assembly and packaging operations	X	X	X	PBD	X	PBD	X	X	X
Boat Yard	X	X	X	ACUP	X	ACUP	X	X	X
Cemeteries, mortuaries, and crematoriums (10)	X	C	C	X	X	X	X	X	X
Cold storage facilities	X	X	X	X	X	X	X	X	X
Contractor's storage yard (21)	X	C	C	X	X	ACUP	X	X	X
Food Production, Brewery or Distillery	X	X	X	C	X	C	X	X	X
Fuel distributors	X	X	X	X	X	X	X	X	X
Helicopter pads (13)	X	X	X	X	X	X	X	X	X
Manufacturing and fabrication, light	X	X	X	PBD	X	PBD	X	X	X
Manufacturing and fabrication, medium	X	X	X	X	X	PBD	X	X	X
Manufacturing and fabrication, heavy	X	X	X	X	X	PBD	X	X	X
Manufacturing and fabrication, hazardous	X	X	X	X	X	PBD	X	X	X
Recycling centers	X	X	X	X	X	C	X	X	X
Rock crushing	X	X	X	X	X	X	X	X	X
Slaughterhouse or animal processing	X	X	X	X	X	X	X	X	X
Storage, hazardous materials	X	X	X	X	X	X	X	X	X
Storage, indoor	X	X	X	X	X	ACUP	X	X	X
Storage, outdoor	X	X	X	X	X	ACUP	X	X	X
Storage, self-service	X	X	X	X	X	X	X	X	X
Storage, vehicle and equipment (1)	X	X (18)	X (18)	X	X (18)	ACUP (18)	X	X (18)	X (18)
Top soil production, stump grinding	X	X	X	X	X	ACUP	X	X	X
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	X	X	X	X	C	X	X	X

Use	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	X	X	X	X	X	X	X	X	X
Warehousing and distribution	X	X	X	X	X	X	X	X	X
Wrecking yards and junk yards (1)	X	X	X	X	X	X	X	X	X

	Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD		
	MVC	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR
RESOURCE LAND USES									
Accessory use or structure (1) (17) (51)	ACUP	P	P	P	P	P	P	P	P
Aggregate extraction sites	X	X	X	X	X	X	X	X	X
Agricultural uses (15)	X	P	P	P	P	P	P	P	P
Aquaculture practices	X	C	C	X	X	X	X	X	X
Forestry	X	P	P	P	P	P	P	P	P
Shellfish/fish hatcheries and processing facilities	X	X	X	X	X	PBD	X	X	X
Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	X	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)

Section 9. Kitsap County Code Section 17.381.040.E, adopted by Ordinance 367-2006 is amended as follows:

17.381.040.E Parks, Rural and Resource Zones.

Use	Parks	Resource		Rural			
	Parks	FRL	MR	URS	RP	RR	RW
RESIDENTIAL USES							
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) (51)	X	P	P	P	P	P	P
Adult Family Home	X	X	X	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)
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	C	C	C	X
Dwelling, single-family detached	X	C	X	P	P	P	P
Guest House (1)	X	X	X	P	P	P	P
Home business (1) (52)	X	C (23)	X	ACUP	ACUP	ACUP	ACUP
Hotel/Motel	X	X	X	X	X	X	X
Manufactured homes	X	C (43)	X	P (43)	P (43)	P (43)	X
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

Use	Parks	Resource		Rural			
	Parks	FRL	MR	URS	RP	RR	RW
COMMERCIAL / BUSINESS USES							
Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P
Adult entertainment (1)	X	X	X	X	X	X	X
Ambulance service	X	X	X	X	X	X	X
Auction house	X	X	X	X	X	X	X
Auto parts and accessory stores	X	X	X	X	X	X	X
Automobile and equipment rentals	X	X	X	X	X	X	X
Automobile service and repair and car washes	X	X	X	X	X	X	X
Automobile service station (6)	X	X	X	X	X	X	X
Automobile, recreational vehicle or boat sales	X	X	X	X	X	X	X
Boat/marine supply stores	X	X	X	X	X	X	X
Brew pubs	X	X	X	X	X	X	X
Clinic, Medical	X	X	X	X	X	X	X
Conference Center	ACUP	X	X	X	X	X	X
Custom art and craft stores	X	X	X	X	X	X	X
Day-care center (14)	ACUP	X	X	C	C	C	X
Day-care center, family (14)	X	X	X	ACUP	P	P	X
Drinking establishments	X	X	X	X	X	X	X
Engineering and construction firms offices	X	X	X	X	X	X	X
Espresso stands (58)	X	X	X	X	X	X	X
Equipment rentals	X	X	X	X	X	X	X
Farm and garden equipment and sales	X	X	X	X	X	X	X
Financial, banking, mortgage and title institutions	X	X	X	X	X	X	X
General office and management services – less than 2,000 to 4,000 s.f.	X	X	X	X	X	X	X
General office and management services – 2,000 to 4,999 s.f.	X	X	X	X	X	X	X
General office and management services – 5,000 4,000 to 9,999 s.f.	X	X	X	X	X	X	X
General office and management services – 10,000 s.f. or greater	X	X	X	X	X	X	X

	Parks	Resource		Rural			
Use	Parks	FRL	MR	URS	RP	RR	RW
COMMERCIAL / BUSINESS USES (cont'd)							
General retail merchandise stores – less than 5,000 <u>4,000</u> s.f.	X	X	X	X	X	X	X
General retail merchandise stores – 5,000 <u>4,000</u> to 9,999 s.f.	X	X	X	X	X	X	X
General retail merchandise stores – 10,000 to 24,999 s.f.	X	X	X	X	X	X	X
General retail merchandise stores – 25,000 s.f. or greater	X	X	X	X	X	X	X
Kennels or Pet Day-Cares (4)	X	X	X	C (12)	C (12)	C (12)	X
Kennels, hobby	X	X	X	P	P	P	P
Laundromats and laundry services	X	X	X	X	X	X	X
Lumber and bulky building material sales	X	X	X	X	X	X	X
Mobile home sales	X	X	X	X	X	X	X
Nursery, retail	X	X	X	C	C	C	X
Nursery, wholesale	X	X	X	P	P	P	P
Off-street private parking facilities	X	X	X	X	X	X	X
Personal services - skin care, massage, manicures, hairdresser/barber	X	X	X	X	X	X	X
Pet shop - retail and grooming	X	X	X	X	X	X	X
Research Laboratory	X	X	X	X	X	X	X
Restaurants	X	X	X	X	X	X	X
Restaurants, High-turnover	X	X	X	X	X	X	X
<u>Recreational Vehicle Rentals</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Temporary offices and model homes (27)	X	X	X	X	ACUP	ACUP	X
<u>Tourism facilities, including outfitter and guide facilities</u>	X	X	X	X	X	X	X
<u>Tourism terminals, including seaplane and tour-boat terminals</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Transportation terminals	X	X	X	X	X	X	X
Veterinary clinics/Animal hospitals	X	X	X	C	C (8)	C (8)	X

	Parks	Resource		Rural			
Use	Parks	FRL	MR	URS	RP	RR	RW
RECREATIONAL / CULTURAL USES							
Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P
Amusement centers	ACUP	X	X	X	X	X	X
Carnival or Circus	ACUP	X	X	X	X	X	X
Club, Civic or Social	ACUP	X	C (12)	X	C (12)	C (12)	X
Golf courses	ACUP	X	X	C (12)	C (12)	C (12)	X
Marinas	ACUP	X	X	X	X	X	X
Movie/Performance Theaters, indoor		X	X	X	X	X	X
Movie/Performance Theaters, outdoor	C	X	X	X	X	X	X
Museum, performing arts theaters, galleries, aquarium, zoo, historic or cultural exhibits	ACUP	X	X	X	X	X	X
Parks and open space	P	P	P	P	P	P	P
Race track, major	C (12)	X	X	X	X	X	X
Race track, minor	C (12)	C (12)	C (12)	X	X	X	C (12)
Recreational facilities, private	ACUP	X	X	C (12)	C (12)	C (12)	C
Recreational facilities, public	ACUP	X	X	ACUP	ACUP	ACUP	C
Recreational vehicle camping parks	ACUP	X	X	X	C (46)	C (46)	C (46)
<u>Zoo</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
INSTITUTIONAL USES							
Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P
Government/Public structures	P	X	X	P	ACUP	ACUP	X
Hospital	X	X	X	X	X	X	X
Places of worship	X	X	X	C (12)	C (12)	C (12)	X
Private or Public Schools (20)	X	X	X	C	C	C	X
Public facilities, transportation and parking facilities, electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	P	C (5)	C	C	C	C	C

	Parks	Resource		Rural			
Use	Parks	FRL	MR	URS	RP	RR	RW
INDUSTRIAL USES							
Accessory use or structure (1) (17) (51)	X	P	P	P	P	P	P
Air pilot training schools	X	X	X	X	X	X	X
Assembly and packaging operations	X	X	X	X	X	X	X
Boat Yard	X	X	X	X	X	X	X
Cemeteries, mortuaries, and crematoriums (10)	X	X	X	C	C	C	C
Cold storage facilities	X	X	X	X	X	X	X
Contractor's storage yard (21)	X	X	ACUP	X	C (12)	C (12)	X
Food Production, Brewery or Distillery	X	X	X	X	X	X	X
Fuel distributors	X	X	X	X	X	X	X
Helicopter pads (13)	X	X	X	X	X	X	X
Manufacturing and fabrication, light	X	X	X	X	X	X	X
Manufacturing and fabrication, medium	X	X	X	X	X	X	X
Manufacturing and fabrication, heavy	X	X	X	X	X	X	X
Manufacturing and fabrication, hazardous	X	X	X	X	X	X	X
Recycling centers	X	X	X	X	X	X	X
Rock crushing	X	C (39)	C (39)	X	X	X	C (39)
Slaughterhouse or animal processing	X	X	X	X	X	X	X
Storage, hazardous materials	X	X	X	X	X	X	X
Storage, indoor	X	X	X	X	X	X	X
Storage, outdoor	X	X	X	X	X	X	X
Storage, self-service	X	X	X	X	X	X	X
Storage, vehicle and equipment (1)	X	X	X	X (18)	X (18)	X (18)	X
Top soil production, stump grinding	X	X	C	X	C (22)	C (22)	X
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	X	X	X	X	X	X

	Parks	Resource		Rural			
Use	Parks	FRL	MR	URS	RP	RR	RW
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	X	X	X	X	X	X	X
Warehousing and distribution	X	X	X	X	X	X	X
Wrecking yards and junk yards (1)	X	X	X	X	X	X	X

	Parks	Resource		Rural			
Use	Parks	FRL	MR	URS	RP	RR	RW
RESOURCE LAND USES							
Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P
Aggregate extraction sites	X	P (4)	P	X	C	C	C
Agricultural uses (15)	P	X	P	P	P (7)	P (7)	P (7)
Aquaculture practices	P	X	X	C	C	C	C
Forestry	P	P	P	P	P	P	P
Shellfish/fish hatcheries and processing facilities	X	X	X	X	X	X	X

Section 10. Kitsap County Code Section 17.381.050, adopted by Ordinance 367-2006 is amended as follows:

17.381.050 Footnotes for zoning use table.

A. Where noted on the preceding use tables, the following additional restrictions apply:

1. Where applicable subject to Section 17.381.060, Provisions applying to special uses.
2. Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.
3. When located within urban growth areas (except UR), duplexes shall require 5,000 square feet of minimum lot area. Duplexes located in the UR zone or outside of urban growth areas shall 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. ~~A An animal hospital or~~ veterinary clinic or animal hospital 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 may be required to provide additional measures to prevent or mitigate offensive noise, and-odor, light and other impacts.
9. ~~Animal hospitals or veterinary~~ Veterinary clinics and animal hospitals 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 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 and activities shall be setback a minimum of fifty (50) feet in FRL, MR, RW, RP, RR or Parks zones and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way 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 any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.

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 may be permitted in all-certain zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented 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. In those zones that prohibit residential uses, family day-care centers are only allowed in a existing residential structures. 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 m, 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 (200) 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 (200) 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.
- c. 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;~~

b. The building height of any boathouse shall not be greater than fourteen feet above the ordinary high water line;

c. Covered structures must abut or be upland of the ordinary high water line; and

d. 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. All development within the Silverdale ~~Downtown~~ Design District boundaries must be consistent with the Silverdale ~~Downtown~~ Design Guidelines Standards.

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 screening buffer a minimum of 25 feet in width and capable of providing functional screening of the use. 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(ies) must be one hundred thousand square feet or greater in size;

b. The use must take direct access from a county-maintained right-of way;

c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of the property(ies) to provide adequate screening of the use from neighboring properties;

d. The subject property(ies) must be adjacent to an industrial zone or a complementary 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 TDOs Town Development Objectives 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 Section 17.370.025, all uses requiring a conditional use permit will be considered "permitted" uses.

33. Must be located and designed to serve adjacent industrial uses area.

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 twenty-five percent of the site area. The use shall be accessory and shall not occupy more than 25% of the project 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 five thousand 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. Adult family homes serving one (1) to six (6) residents (excluding proprietors) are permitted uses. Adult family homes serving more than six (6) applicable residents (excluding proprietors) require an Administrative Conditional Use Permit (ACUP).
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:
- Not more than two individuals shall be the recipients of special care;
 - 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;
 - The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
 - 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;
 - The manufactured/mobile home must be removed when the need for special care ceases; and
 - 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 title Title.
45. New or expanded commercial developments that will result in less than five thousand gross square feet of total commercial use within a development site or residential developments of fewer than four 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:
- The project must include a combination of UM and/or UH and commercially zoned land;
 - 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 multifamily 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.

50. The 2007 Manchester Community Plan, Appendix A – Manchester Design Standards sets forth policies and regulations for properties within the Manchester Village Commercial (MVC) district. All development within the MVC district must be consistent with these standards.

51. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.455.090.I.

52. Aggregate production and processing only. Allowed only if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR).

53. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a component of a home business subject to the requirements of Section 17.381.060.B.

54. The gross floor area shall not exceed 4,000 square feet.

55. Auction house and all items to be auctioned shall be fully enclosed within a structure.

56. There shall be no more than six rental vehicles kept on site.

57. When a component of development located within a commercial zone involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type II Administrative Decision.

58. In addition to the other standards set forth in Kitsap County Code, espresso stands are subject to the following conditions:

a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door. Each stacking lane shall be sized measuring 8 1/2 feet in width and 20 feet in length, with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities.

b. Subject to provisions set forth in KCC 17.435, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on-site.

d. All structures must be permanently secured to the ground.

- d. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement.

59. Use is permitted in the South Kitsap Industrial Area only.

Section 11. Kitsap County Code Section 17.381.060, adopted by Ordinance 367-2006 is amended as follows:

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 may be allowed for commercial or industrial uses within residential zones 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 to work in the residence other than 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, including proprietors (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 RW, RP, RR and 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 (required for 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.

7. Model homes.

Notwithstanding any other provision of this code, model homes may be constructed within a subdivision prior to final plat approval by the board. The purpose of the model homes shall be to demonstrate a variety of housing designs together with associated on-site improvements, e.g., landscaping, improved driveway, patios. Model homes shall be subject to the following requirements:

- a. The subdivision shall have received preliminary plat approval;
- b. One model home may be occupied as a temporary real estate office;
- c. A model home may not be occupied as a dwelling unit or sold until the approved final plat is recorded;
- d. The number of model home permits that may be issued for any approved preliminary plat, or division thereof, shall not exceed six (6);
- e. If the lots to be used for model home purposes are in a block of two or more contiguous lots, temporary uses may be incorporated onto one or more lots, including temporary offices, parking, parks and playgrounds, subject to the approval of the director, and subject to obtaining a temporary use permit, which shall authorize the temporary uses for a period of one year. The director may extend the temporary use permit for up to two additional periods of six months each;
- f. Lots used for model homes must be clear of restrictions or easements that may be subject to line changes before recording;
- g. Stormwater management facilities must be in place and/or approved for recording. Temporary erosion control must be completed prior to occupancy of a model home;
- h. Roads must be constructed to final alignment and grade such that the building inspector can determine if connecting driveways meet county standards prior to occupancy of a model home;
- i. Permanent or temporary fire flow for the final plat must be approved by the Fire Marshal, constructed and operational prior to occupancy of a model home; and
- j. Final plat restoration bonds must be posted prior to occupancy of a model home.

8. Guest houses

Guest house may be located in those zones specified in Section 17.381.040 subject to the following conditions:

- a. Guest houses shall not exceed 900 square feet. Dimensions are determined by exterior measurements;
- b. Guest houses shall not include any kitchen plumbing, appliances or provisions for cooking;
- c. Guest houses shall not include more than one bathroom (may be full bathroom);
- d. Guest houses shall not include more than two (2) habitable rooms and a bathroom;
- e. Guest houses shall not be rented separately from the primary residence;
- f. Only one (1) guest house is allowed per parcel;

- g. No guest house is allowed on a parcel with an existing accessory dwelling unit or accessory living quarters;
- h. Newly constructed guest houses must meet the required setbacks for a single-family dwelling consistent with their zone. Legally-established, existing structures built before May 7, 1998 may be remodeled into guest houses at their existing setback;
- i. Guest houses must be within 150 feet of the primary residence;
- j. Guest houses must use the same street entrance as the primary structure;
- k. Guest houses must meet all applicable Health District standards for water provision and sewage disposal; and
- l. The property owner must record a Notice to Title outlining these conditions. This Notice must be approved by the department and may not be extinguished without County's written permission.

Section 12. Kitsap County Code Section 17.382.110, adopted by Ordinance 367-2006 is amended as follows:

17.382.110 Footnotes for tables.

- A. Where noted on the preceding tables, the following additional provisions apply:
1. Except for those buildings directly associated with timber production and harvest.
 2. Except for silos and other uninhabited agricultural buildings.
 3. Properties within the Urban Restricted (UR) zone may subdivide at densities below the minimum required for the zone under the following circumstances:
 - a. The reduced density provides a greater protection for critical areas or *environmentally sensitive areas*; and
 - b. The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members.
 4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square footage than that required under this chapter, or if the dimensions of the lot are less than required, said lot may be occupied by any reasonable use allowed within the zone subject to all other requirements of this chapter. If there are contiguous lots of record held in common ownership, each of the lots legally created as of April 19, 1999, and one or more of the lots is smaller in total square footage than required by this chapter, 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.
 5. 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.
 6. Building replacements and remodels shall not create in excess of a total of forty percent impervious surface for lot area or more than the total existing impervious surface area, whichever is greater.
 7. Excess area from acreage used to support proposed densities but not devoted to residential lots and public improvements such as streets and alleys shall be permanently dedicated and reserved for community open space, park land, and similar uses. For developments proposing densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes shall not apply, except that existing dwelling units shall be allocated lot area between 3,500 and 7,500 square feet. New proposals may then proceed using the five-acre lot requirements of Section 17.310.030 for the rural residential (RR) zone.
 8. Hotels may be developed with four above-ground floors and up to a height not exceeding fifty feet with approval of the fire marshal and relevant fire district.
 9. May be reduced to 10 feet for residential uses through the Administrative Conditional Use or PBD process.
 10. Uses allowed through the conditional use process shall provide minimum side setbacks of 10 feet and minimum rear setbacks of 20 feet.
 11. Any newly created lot within the Suquamish Rural Village shall be subject to Chapter 16.48 of this code, Short Subdivisions, and must meet the lot requirements below:
 - a. Lot Requirements.
 - (1) Minimum Lot Size: 21,780 square feet
 - (2) Minimum Lot Width: 100 feet
 - (3) Minimum Lot Depth: 100 feet
 - b. Setbacks.
 - (1) Front: 20 feet

(2) Side: 5 feet

(3) Rear: 5 feet

12. Nonconforming Lots in Single Ownership. If a single lot of record, legally created before the adoption of the Manchester Community Plan, is less than 8,712 square feet in size or does not meet the dimensional requirements of its zone, the lot may be occupied by any use allowed within the zone subject to all other requirements of this chapter.

Nonconforming Lots in Common Ownership. Contiguous lots of record held in common ownership, each lot legally created before adoption of the Manchester Community Plan, must be combined to meet the minimum lot requirements of its zone if one or more of the lots is less than 8,712 square feet in size or does not meet the dimensional requirements of its zone and, at the time of adoption of the Manchester Community Plan (March 18, 2002), either 1) a residential structure encumbered more than one of the contiguous lots or 2) two or more of the contiguous lots were vacant. If one or more of the lots is sold or otherwise removed from common ownership after the adoption of the Manchester Community Plan, it will not be considered to meet the minimum lot requirements for non-conforming lots in single ownership. Property with two contiguous lots legally created before adoption of the Manchester Community Plan with a residential structure entirely on one lot may develop the second lot consistent with applicable zoning.

13. Residential structures within the MVC zone may not exceed 28 feet.
14. Within the View Protection Overlay, the maximum height shall be 28 feet. Height shall be measured from the average elevation of the property's buildable area to the structure's highest point. Buildable area is considered all portions of the property except wetlands and/or geologically hazardous areas. Properties within the View Protection Overlay Zone may build as high as 35 feet under the following circumstances:
- There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or the Puget Sound from the subject property or any adjacent property; or
 - The owners of all adjacent properties approve the building height prior to building permit issuance; or
 - It can be explicitly shown that the structure will not cause the blockage of existing views from any of the adjacent properties.
15. Clustering residential development is encouraged in all development. When clustering development, if a property owner designates 40% of the gross acreage as naturally vegetated open space, he or she may create one additional lot for every five lots clustered. The additional lot may not reduce the naturally vegetated open space to an amount less than 40% of the gross acreage of the development.
16. All properties within the Manchester Village must also meet the requirements of the Stormwater Management Ordinance, Chapters 12.04 through 12.32 of this code. The use of pervious materials and other new technologies may be used in the construction of these areas and structures to reduce the impervious surface calculation.
17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21 of this code. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:
- In the UM, NC, and P zones: 45 feet
 - In the UH, HTC, and RC zones: 65 feet
 - In the BP, BC, and IND zones: 50 feet

- d. In the Mixed Use zone:
 - i. Within Silverdale, the maximum height shall be 45 feet;
 - ii. Along the Highway 303 corridor, the maximum height shall be 65 feet;
 - iii. Along Perry and National Avenues, the maximum height shall be 45 feet.
18. Density based on net acreage of the property(s) after the removal of critical areas.
19. The maximum number of residential units permitted in the South Kitsap UGA/ULID #6 Sub-Area Plan is 4,172 until such time as a further population allocation is made to the Sub-Area. All residential development within the Sub-Area is subject to this density limitation. To ensure that the density limit for the sub-area is not exceeded, the director shall use the county's land information system (LIS) to monitor the number of dwelling units remaining and available for development within the Sub-Area.
20. The minimum lot width within the ULID #6 Sub-Area shall be 40 feet.
21. 20 feet when abutting a residential zone.
22. Maximum height shall be 30 feet when located within the 200 foot shoreline area..
23. The minimum site setback shall be 75 feet for any yard abutting a residential zone, unless, based upon a site-specific determination, berming and landscaping approved by the director is provided that will effectively screen and buffer the business park activities from the residential zone that it abuts; in which case, the minimum site setback may be reduced to less than 75 feet but no less than 25 feet. In all other cases, minimum site setbacks shall be 20 feet.
24. An individual structure intended for future mixed commercial and residential uses may initially be used exclusively for residential use if designed and constructed for eventual conversion to mixed commercial and residential use once the Urban Village Center or Urban Town Center matures.
25. 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.
26. No service road, spur track, or hard stand shall be permitted within required yard areas that abuts a residential zone.
27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of 25 foot width only when, based upon a site-specific determination, that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from 50 feet to ensure adequate buffering and compatibility between uses.
28. Unless part of an approved zero-lot line development.
29. 100-foot setback required for single-family buildings abutting FRL or RW zones.
30. No minimum lot size if property is used only for extraction.
31. 330 feet if activity includes any uses in 17.380.020.
32. Existing lots developed with existing single-family residences are permitted to be maintained, renovated and structurally altered. Additions to existing residential structures in order to provide commercial uses are also permitted regardless of density.

33. ~~Reserved.~~ All development within the Silverdale ~~Downtown~~-Design District boundaries ies must be consistent with the Silverdale ~~Downtown~~ Design Guidelines Standards.
34. Development abutting a street for which a standard has been established by the Kitsap County Arterial Plan shall provide a special setback from the centerline of said street or a distance adequate to accommodate one-half of the right-of-way standard established by the arterial plans for the street. The building setback required by the underlying zone shall be in addition to the special setback and shall be measured from the edge of the special setback line. The special setback area shall be treated as additional required yard area and reserved for future street widening purposes.
35. Maximum density, smaller lot sizes and reduced setbacks may be allowed based upon the designation of a portion of the development acreage as "permanent open space" through the Rural Wooded Incentive Program per Section 17.301.080.
36. For standards applicable to Master Planned Industrial Developments and approved Industrial Parks, see 17.370.090.
37. When an airport zone abuts a residential zone, there shall be a minimum of five hundred feet from the end of any runway and the residential zone. Adjacent to airports, the director may impose height restrictions and/or other land use controls, as deemed essential to prevent the establishment of air space obstructions in air approaches to protect the public health, safety and welfare consistent with Federal Aviation Regulations (FAR) Part 77.
38. Cornices, canopies, eaves, belt courses, sills or other similar architectural features, or fireplaces may extend up to twenty-four inches into any required yard area. For setbacks along shorelines, see Chapter 17.450.
39. Unless otherwise stated in this title, if a lot of record, which was legally created as of May 10, 1999, is smaller in total square footage than that required within the zone, or if the dimensions of the lot are less than that required within the zone, said lot may be occupied by any use allowed within that zone subject to all other requirements of the zone. Unless specifically stated within this title, where two or more contiguous lots which are nonconforming to the lot size or dimensions of the zone and are held in common ownership, said lots shall be considered separate legal nonconforming lots and each may be occupied by any use permitted within the zone subject to all other requirements of the zone. If a lot of record was lawfully occupied by two or more single-family residences (excluding accessory dwellings) as of May 10, 1999, the owner of such a lot may apply for a short plat approval in order to permit the segregated sale of such residences, even though some or all of the resulting new lots will have lot areas or dimensions less than required for the zone in which they are located. All other provisions of the Short Subdivision Ordinance (Chapter 16.48 of this code) shall apply to the application.
40. Height limitations set forth elsewhere in this title shall not apply to the following: barns, silos, or other farm buildings and structures, provided they are not less than fifty feet from every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks, flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts, aerials, elevator shafts, and other similar projections, and outdoor theater screens, provided said screens contain no advertising matter other than the name of the theater. The proponent seeking exception to the height limitation shall certify that the object being considered under this provision will not shade an existing solar energy system which, by the determination of the director, contributes substantially to the space or water-heating requirements of a building.
41. The following exceptions apply to front yard requirements:

- a. If there are dwellings on both abutting lots with front yards less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.
 - b. If there is a dwelling on one abutting lot with a front yard less than the required depth for the zone, the front yard need not exceed a depth of half-way between the depth of the front yard on the abutting lot and the required front yard depth.
 - c. If a modification to the front-yard requirement is necessary in order to site dwellings in a manner that maximizes solar access, the director may modify the requirement.
 - d. On lots with multiple front yards, the front yard setback(s) in which the lot does not receive access may be modified by the director. Based upon topography, critical areas or other site constraints, the director may reduce these front yard setbacks to a minimum of twenty feet for properties requiring fifty feet and five feet for properties requiring twenty feet. The director may not modify front yard setbacks from county arterials or collectors. Such reductions shall not have an adverse impact to surrounding properties.
42. The following exceptions apply to historic lots:
- a. Building setback lines that do not meet the requirements of this title but were legally established prior to the adoption of this title shall be considered the building line for alterations, remodels, and accessory structures on the lot or parcel, providing that no structure or portion of such addition may further project beyond the established building line.
 - b. Any single-family residential lot of record as defined in Chapter 17.110 that has a smaller width or lot depth than that required by this title, or is less than one acre, may use that residential zoning classification that most closely corresponds to the dimension or dimensions of the lot of record, for the purpose of establishing setbacks from the property lines.
43. Any structure otherwise permitted under this section may be placed on a lot or parcel within a required yard area, if the director finds that such a location is necessary because existing sewer systems or roadways make compliance with the yard-area requirements of this title impossible without substantial changes to the site.
44. Outside of the Silverdale Sub-Area, densities required only with mixed use development.
45. Density in the KVLR zone may be increased to three units per acre through a performance-based development (PBD) process pursuant to the regulations cited in Kitsap County Code 17.321D.080(B).
46. *Front porch must meet following requirements to qualify for five-foot front setback:*
- a. Porch shall be forty percent open on each of two sides; no enclosed porches.
 - b. Minimum porch dimensions shall be four feet by six feet, or twenty-four square feet.
 - c. Porches shall not be less than four feet in width.
47. *The 2007 Manchester Community Plan, Appendix A – Manchester Design Standards set forth policies and regulations for properties within the Manchester Village Commercial (MVC) district. All development within the MVC district must be consistent with these standards.*
48. *Cornices, canopies, eaves, belt courses, sills, bay windows, fireplaces or other similar cantilevered features may extend up to twenty-four (24) inches into any required yard area. In no case shall a habitable area be considered for encroachment into a required yard through any land use process. Additionally, fire escapes, open-uncovered porches, balconies, landing places or outside stairways may extend up to twenty-four (24) inches into any required side or rear yards, and shall not extend more than six*

feet into any required front yard. This is not to be construed as prohibiting open porches or stoops not exceeding eighteen inches in height, and not closer than twenty four inches to any lot line.

49. Minimum project size applies to the initial land use application for the property such as master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site plan consistent with scope and conditions of the land use approval is not required to meet this minimum size

Section 13. Kitsap County Code Section 17.435.030, last amended by Ordinance 367-2006 is amended as follows:

17.435.030 Number of spaces required.

Off-street parking spaces shall be provided as follows:

Land Use	Minimum Parking Spaces Required
Residential	
Single-Family (attached or detached)	2 per unit + .5 per unit on-street or set-aside; 1 additional space for accessory dwelling units or accessory living quarters. Garages are not calculated towards this requirement.
Multi-Family (Condos/Townhouses/Apartments)	1.5 per unit + .5 per unit on-street or set-aside
Senior Housing	0.5 per unit; 1 per duty employee
Institutional/Educational/Other	
Bed & Breakfast	1 per sleeping unit
Motels & Hotels	1 per bedroom; and spaces to meet the combined requirements of the uses being conducted such as hotel, restaurants, auditoriums, etc.
Club/Lodges	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurants, auditoriums, etc.
Hospitals & Institutions	1 per bed; 1 per 2 employees; 1 per 2 guests
Places of Worship	1 per 4 seats or 8 feet of bench length in the main auditorium
Library & Gallery	1 per 250 gross square feet
Preschool-Kindergarten	1 per 3 children
Elementary/Middle or Junior High School	1 per employee; 2 per classroom
High School	1 per employee and teacher; 1 per 10 students
Colleges, Technical School	1 per 3 seats in classroom; 1 per employee and teacher
Stadium, arena, theater	1 per 4 seats or 8 feet of bench length in the main auditorium
Bowling alley	6 per alley
Dance hall, skating rink	1 per 20 gross square feet
Self Storage	1 per 3,000 gross square feet
Espresso Stands	1 employee parking space per 75 square feet

Land Use	Minimum Parking Spaces Required
Commercial/Retail/Office	
Restaurants/Bars/Taverns	<p>If under 5,000 square feet of gross floor area – 1 per 200 square feet of gross floor area;</p> <p>If 5,000 or more square feet of gross floor area – 20 plus 1 per each additional 200 square feet of gross floor</p>
Retail stores generating relatively little automobile traffic (e.g. appliance, furniture, hardware and repair stores)	1 per 400 square feet of gross floor area
Retail and personal service establishments generating heavy automobile traffic (e.g. department, drug, and auto parts stores, supermarkets, ice cream parlors, bakeries and beauty and barber shops)	1 per 200 square feet of gross floor area
Drive in and fast food restaurants	1 per 80 square feet of gross floor area
Professional Office	1 per 300 square feet of gross floor area
Shops and stores for sales, service or repair of automobile, machinery and plumbing, heating, electrical and building supplies	1 per 600 square feet of gross floor area
Mortuaries, funeral homes, crematories	1 per 75 square feet of assembly area
Medical and dental office or clinic	1 per 200 square feet of gross floor area
Medical and dental office or clinic	1 per 200 square feet of gross floor area
Bank, financial institutions	1 per 400 square feet of gross floor area
Industrial	
Marinas and moorage facilities	1 per 4 moorage slips
Warehouse, storage, and wholesale facilities	1 per 2 employees; 1 per company vehicle parked on site at night (if applicable); 1 per 300 square feet of office space
Manufacturing, research, testing, processing and assembly facilities	1 per 1,000 square feet
Winery/Brewery	1 per 800 square feet of gross floor area

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

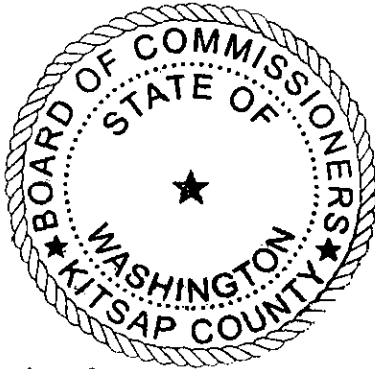
Section 15. Effective Date. This ordinance is effective immediately.

Section 16. 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 8th day of Dec, 2008.

BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON

ATTEST:



Steve Bauer

STEVE BAUER, Chair

Jan Angel

JAN ANGEL, Commissioner

Opal Robertson

Opal Robertson
Clerk of the Board

Josh Brown

JOSH BROWN, Commissioner

Approved as to form:

Deputy Prosecuting Attorney