

Ordinance No. 425-2009

**ORDINANCE AMENDING PORTIONS OF THE SILVERDALE DESIGN STANDARDS AND  
KITSAP COUNTY CODE TITLE 17 CONSOLIDATED USE TABLES RELATING  
TO THE WAAGA WAY TOWN CENTER**

**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 2008.
2. In February 1998, the Kitsap County Department of Public Works completed a Silverdale access and circulation study. This study identified a need for a connector road between State Route 303/3 interchange, and Clear Creek and Old Frontier Roads.
3. On December 11, 2006, the Board adopted the Silverdale Sub-Area Plan and expanded the Silverdale Urban Growth Area to accommodate the projected growth for the 2025 planning horizon. Specifically, the Waaga Way area was designated and zoned for a variety of new commercial, employment and residential opportunities.
4. In late 2007, The Board of Commissioners directed staff to develop a traffic circulation system for this area to include free-flowing connector roads between the various properties and the Waaga Way Extension Road.
5. In April through July 2008, and in February 2009, a stakeholders group, consisting of developers, property owners and local residents met to discuss the intent, location, funding and design of the Waaga Way connector roads, as well as design standards for the area.
6. In November 2008, the Board adopted a development moratorium for certain properties located within the Waaga Way area in order to preserve public welfare and to prevent development within the area that may be contrary to this comprehensive planning effort.
7. In December 2008, the Board adopted amendments to the Silverdale Sub-Area Plan and Silverdale Design Standards which provided goal and policy guidance, as well as design intents for the Waaga Way area.
8. On January 28, 2009, Kitsap County submitted a 60-day notice of intent to adopt additional design standard and code amendments for the Waaga Way area to the Washington State Department of Community, Trade and Economic Development (CTED). A CTED letter of acknowledgement of receipt was received on January 29, 2009. The CTED comment period ended on March 30, 2009.
9. On February 6, 2009, Kitsap County released to the public draft amendments to the Silverdale Design Standards, specifically the Waaga Way Town Center and Kitsap County Code Title 17 Consolidated Use Tables.

10. On February 7, 2009, Kitsap County issued a State Environmental Policy Act (SEPA) addendum to the August 23, 2008 Determination of Non-Significance and Notice of Adoption of Existing Environmental Documents. The SEPA comment and appeal period closed on February 18, 2009. No comments or appeals were submitted.
11. On February 6, 2009, 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.
12. On February 10, 2009, following timely and effective public notice, the Planning Commission held a work-study session to review and discuss proposed amendments.
13. On February 17, 2009, Kitsap County Special Projects issued a staff report on the proposed amendments consistent with the schedule identified in Kitsap County Code Title 21, Type IV Legislative Procedures.
14. On February 24, 2009, following timely and effective public notice, the Planning Commission held a public hearing to consider verbal testimony on the draft amendments. Written testimony for consideration through the Planning Commission process was closed on February 26, 2009 at 4:30 PM.
15. On March 3, 2009, the Planning Commission, following timely and effective notice, deliberated on the proposed amendments contained within the Waaga Way Town Center and Title 17 Consolidated Use Tables. On March 17, 2009, the Planning Commission approved their findings of fact and recommendations regarding the proposed amendments.
16. On March 23, 2009, the Kitsap County Board of Commissioners, following timely and effective notice, held a public hearing on the proposed amendments and Planning Commission recommendations. Written testimony was accepted until March 26, 2009 at 4:30 PM.
17. On April 13, 20 and 24, 2009, respectively, following timely and effective notice, the Board of County Commissioners deliberated on the draft amendments and Planning Commission recommendations.
18. The proposed amendments are consistent with the Washington state Growth Management Act (GMA), State Environmental Policy Act (SEPA), and Kitsap Countywide Planning Policies (CPPs).
19. The proposed amendments are consistent with the goals and policies contained within the Kitsap County Comprehensive Plan and Silverdale Sub-Area Plan.
20. The County conducted a full public participation process to develop connector road alternatives, design standards and produce a staff report and recommendation.
21. The proposed amendments consider natural systems and topography in the location and design of proposed connector roadways to minimize impacts to environmental features.

22. The proposed amendments establish predictability for future development while providing appropriate flexibility as projects evolve from the programmatic level of detail to project-specific.

**Section 2 Silverdale Design Standards-Waaga Way Town Center.** To promote the public interest and welfare of Kitsap County's citizens, in accordance with the GMA and based upon the abovementioned findings, the Kitsap County Board of Commissioners hereby adopts amendments to the Silverdale Design Standards, specifically Chapter 10 Waaga Way Town Center, hereto as Attachment A.

**Section 3 Kitsap County Code Title 17 Consolidated Use Tables.** In accordance to the abovementioned findings, the Kitsap County Board of Commissioners hereby adopts amendments to the Kitsap County Code Section 17.381.040(B) and Section 17.381.050, adopted by Ordinance 367-2006 and last amended by Ordinance 420-2008, hereto as Attachment B.

**Section 4 Scrivener Errors.** Should any amendment that was passed by the Board during its deliberations on April 13, 2009, April 20, 2009 and April 24, 2009 be inadvertently omitted upon publication, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board.

**Section 5 Moratorium Repealer.** This Ordinance hereby repeals Ordinance #417-2008 relating to the Waaga Way Moratorium.

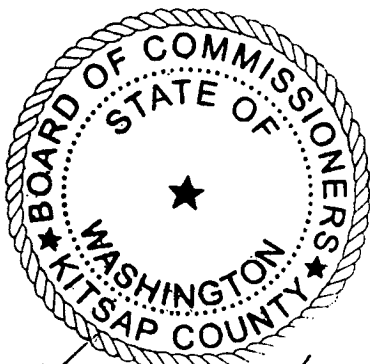
**Section 6 Effective Date.** This ordinance is effective immediately upon adoption.

**Section 7 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 13 day of May, 2009.

BOARD OF COUNTY COMMISSIONERS  
KITSAP COUNTY, WASHINGTON

ATTEST:



Pat Peterson for  
Opal Robertson  
Clerk of the Board

Charlotte Garrido  
CHARLOTTE GARRIDO, Chair

Steve Bauer  
STEVE BAUER, Commissioner

Josh Brown  
JOSH BROWN, Commissioner

Approved as to form:

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Deputy Prosecuting Attorney

*Ord # 425-2009*

Approved as to form:

Shelley E. Kneip  
Deputy Prosecuting Attorney

Ord# 425-2009

22. The proposed amendments establish predictability for future development while providing appropriate flexibility as projects evolve from the programmatic level of detail to project-specific.

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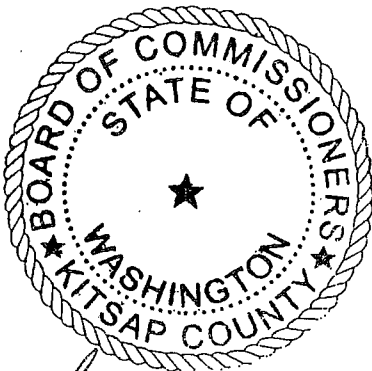
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Pat Robertson for  
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BOARD OF COUNTY COMMISSIONERS  
KITSAP COUNTY, WASHINGTON

Charlotte Garrido  
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# ATTACHMENT A

## SILVERDALE DESIGN STANDARDS Amendments to the Waaga Way Town Center Chapter

### Chapter 10. Waaga Way Town Center

#### 10.1 Physical Identity Elements & Opportunities

The Waaga Way Town Center includes land that is largely undeveloped and underutilized. The district is located northwest of the Highway 3/303 interchange in Silverdale. The predominant development pattern is single family residences with existing commercial development along Provost, Old Frontier and Clear Creek Roads around the Highway 3.

The neighborhood's natural and physical features include large forested areas, isolated wetland systems and moderate to steep slopes with views of downtown Silverdale and Dyes Inlet.

#### 10.2 Design Intent

Waaga Way Town Center is intended to include a compatible mix of office/retail, business and residential uses. Developments in this area should be constructed in a coordinated park-like setting using landscaping and open spaces where appropriate. Businesses should be oriented toward pedestrian and bicycle pathways, transit facilities, recreational trails and gathering areas. Such development shall include an integrated system of pedestrian and bicycle pathways to ensure their compatibility with vehicular traffic in the area. Architecture shall be distinct and draw focus to business entrances and intersections with public streets and interior access roads.

The following standards and guidelines are intended to implement the goals and policies of the ~~comprehensive Silverdale Sub-Area pPlan~~ and the purpose of the commercial, industrial, business center and urban low residential (applies to urban low only when specifically noted) zoning districts (Kitsap County Title 17). The standards are a mandatory requirement and are intended to be used in conjunction with the requirements of Kitsap County ~~Code Title 17~~. Certain guidelines are general in their nature in order to encourage unique and innovative site design solutions from the applicant and to provide a varied landscape in the county.

~~Waaga Way Town Center will be a town center with residential or office/retail uses combined with civic and cultural uses. It will be a gathering place for Kitsap County residents.~~

~~A "town center" is development with office, institutional, research development, and live/work type buildings set in a park-like setting, with larger landscaped entry plazas, landscaped boulevards and landscaped parking lots.~~

### 10.3 Design Principles

- A. The Waaga Way Town Center ~~shall~~ will be a pedestrian and bicycle-friendly environment built to a human-scale with convenient pathways walkways, connecting buildings and parking lots in a landscaped setting.
- B. ~~Parking lots will~~ shall be located in dispersed lots ~~of less than 20 stalls per lot~~, while avoiding large expansive areas of paved surfaces, where feasible. Parking areas shall include landscaped pedestrian and bicycle pathways that are protected from vehicular traffic. Development shall include low impact development techniques, where feasible. ~~are encouraged.~~
- ~~C. Visitor parking shall be visually evident from connector roads, located in small landscaped lots close to buildings and separate from peripheral employee parking.~~
- ~~C.D~~ Semi-formal arrangements of open space geometries will respond to and adapt to the wooded slopes, and development Future development should avoid disturbance of the natural topography by should retaining trees and natural features, where feasible. Development shall also incorporate natural vistas, such as views to Dyes Inlet, the Cascade Mountain range, and Clear Creek into the overall orientation of the development.
- ~~D.E~~ Interior access roads will shall provide continue the formal landscape characteristics of the open spaces with landscaped edges or medians.
- ~~E.F~~ Larger buildings shall be designed in a manner to have the exterior appearance from all public areas of several smaller buildings using architectural features or other methods.
- F. Buildings shall be architecturally distinct using multiple roof forms and elevations. Building scale and bulk shall be mitigated through the use of prominent architecture at corners, focal points and business accesses. The visual effect of expansive walls shall broken up using wall treatments and/or horizontal articulation.
- G. Business center, industrial park and commercial development patterns will protect and buffer adjacent residential developments with enhanced special-landscape features and other techniques.
- H. Development shall use innovative and sustainable green building techniques, where feasible. Such techniques may include, but not limited to, energy-efficient construction, green roofs, and/or solar or geothermal energy production.
- I. Development adjacent to the Clear Creek Trail system shall be coordinated with these facilities with private open spaces and gathering places oriented towards them.

### 10.4 Waaga Way Connector Roads

The Silverdale Sub-Area Plan, adopted on December 11, 2006 and amended on December 23, 2008, provides policy guidance on roadway design and location of connector roads to the Waaga Way Extension Road. Generally, these connector roads are intended to provide a coordinated circulation pattern within the Waaga Way Town Center. These connector roads are classified as local sub-collectors in the Kitsap County Road Standards and shall be designed and located consistent with Figure 10.1 (shown in blue) the Silverdale Sub-Area Plan.

The northern connector roads are identified as those north of the Waaga Way Extension Road, between Old Frontier and Clear Creek Roads. These northern roadways shall be designed, at minimum, consistent with Figure 10.2. The southern connector roads are

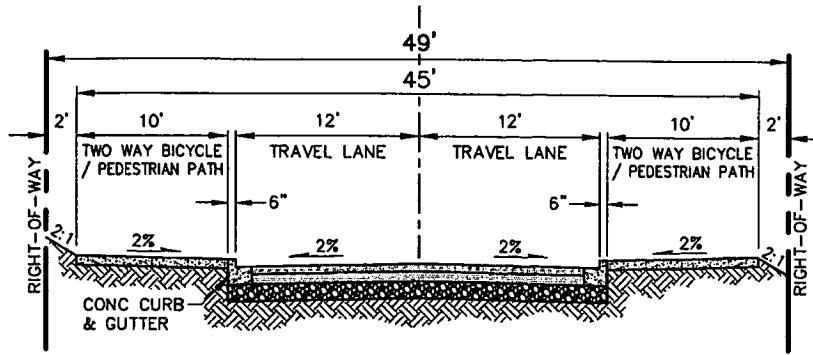


identified as those south of the Waaga Way Extension Road and north of State Route 3 and, shall be designed, at minimum, as shown Figure 10.3. Road names of these connector roads shall be determined by the Kitsap County Board of Commissioners.

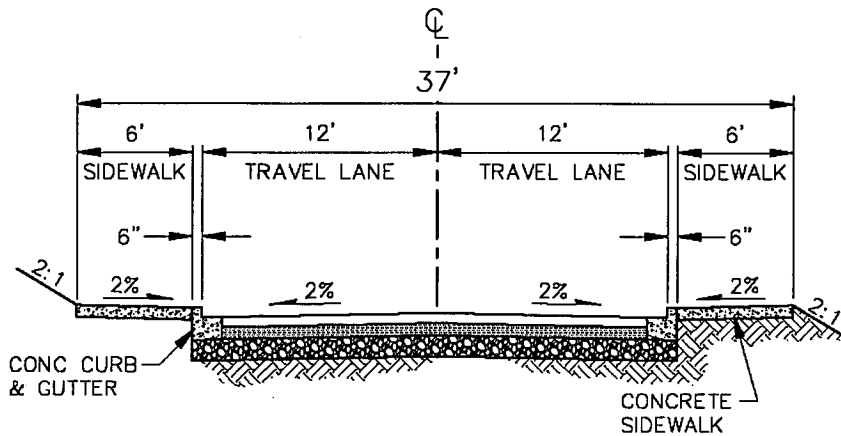
While allowed to be constructed at one time, it is likely that construction of these connector roads (funded by private development) would occur in two phases. Phase One (blue lines) would likely occur serving the commercial properties located nearest the Extension Road. This Phase would depend largely on the Extension Road for traffic circulation with no required connections to Old Frontier or Clear Creek Roads. The connection between the cul-de-sac and Old Frontier Road (Phase Two) shall be determined through a future planning process.



**Figure 10.1 Connector Road Alignment**



**Figure 10.2 Northern Connector Road Design**



**Figure 10.3 Southern Connector Road Design**

Additional modifications to these locations and designs may be allowed with the aggregation of property ownership or project engineering features if such modifications maintain the intent of free-flowing, compatible design and multi-modal access to the Waaga Way Extension Road.

## 10.5 Design Actions

### 10.5.1 SITE DEVELOPMENT GUIDELINES STANDARDS

- A. To provide for a welcoming and accessible streetscape, primary building entrances shall be oriented toward the public street and pedestrian, bicycle and transit facilities.
- B. Buildings within the Regional Commercial, Highway Tourist Commercial and Business Center zones shall be located as close as possible to the street and sidewalk, preferably at the sidewalk or the minimum required setback. If buildings are such buildings located nearest the Waaga Way Extension Road, connector roads or other public streets shall be setback a maximum of twenty-five (25) feet from these right-of-ways. No parking areas are permitted within this setback or between these roadways and any proposed buildings. For buildings not located at the street, the circulation drive and parking at the front of the building shall be designed with the look and feel of a street including, but not limited to street trees, street furniture, and/or sidewalks.

- C. Commercial development should provide spaces for civic interaction and frequently serve as public spaces. To make these more accessible and accommodating to the public, pedestrian plazas, street furniture and public open spaces shall be incorporated as site amenities whenever possible. Creative configuration and types of landscaping and buffering can be used to accomplish this. The location and design of these spaces shall be integrated into the overall project design.
- D. To create welcoming public spaces, establish character and increase accessibility and access to ~~of commercial~~ development, buildings on corner lots shall be located on the street corner with building frontage and prominent architectural design on both streets. ~~with primary entrances oriented toward the intersection. If no buildings are located at street corners, pedestrian plazas and amenities shall provide a focus for the area.~~
- E. ~~Pad development shall be located at the corners of a development or at the intersection created by the site driveway with the street. The location and site design of pad development should be in conformance with all design guidelines.~~
- F. If buildings are not located at the corner intersections, monumentation shall be incorporated at key or focal intersections within or on the perimeter of developments to foster a sense of community identity and arrival. Monumentation shall be of an appropriate size, scale and design to accomplish this intent. Signage may be considered such monumentation if consistent with a master sign district regulations of KCC Chapter 17.445.

### **10.5.2 ARCHITECTURAL AND BUILDING DESIGN AND HEIGHT GUIDELINES STANDARDS**

- A. ~~The ground floor of building facades facing streets shall have at least fifty percent (50%) of the total wall area in permeable surfaces (windows, pedestrian entrances, open shops).~~
- B. ~~Buildings with frontages greater than fifty (50) linear feet shall vary the building line and create offsetting walls, awnings, arcades, modulated wall textures, climbing landscaping materials and other features that break down the scale of the wall.~~
- A. Building walls located along the Waaga Way Extension Road, connector roads or other public streets shall be horizontally articulated a minimum of five (5) feet every seventy-five (75) feet of their length.
- B. Any building wall greater than fifty (50) feet in length shall include one (1) or more of the following elements:
  1. Transparent windows or doors.
  2. Architectural treatments such as mosaic, glass block or similar features.
  3. Trellis with climbing plants.
  4. Display windows.
  5. Other features the interrupt blank walls.
- C. All buildings located nearest a full-motion access intersection with a connector road and/or the Waaga Way Extension Road shall include prominent architecture at the corner facing the intersection.
- D. Uses greater than 10,000 square feet in size shall include prominent architecture at their entrance.
- E. Buildings less than or equal to 10,000 square feet in size shall include a minimum of two roof/façade elevations.

- F. Buildings between 10,000 and 25,000 square feet in size shall include a minimum of three roof/façade elevations.
- G. Buildings 25,000 square feet or greater in size shall include a minimum of four roof/façade elevations.
- H. Buildings shall integrate awnings, overhangs or other rain protection features when abutting pedestrian amenities.
- I. Height shall be consistent with the requirements of what is required or allowed in Kitsap County Code.

**10.5.3 OFFICE/RETAIL OPEN SPACE FEATURES**

- ~~A. Widths of campus quadrangles (diameters, widest points, etc.) should be twice (2h) the height (h) of the highest building measured on building face closest to the quadrangle; for example, a 65 feet high office building has a 130 feet wide quadrangle as its front yard.~~
- A. Campus quadrangles and warehouse park Open spaces shall have landscaping features including retention of existing trees, ornamental trees and shrubs, and sculpture where feasible.
- ~~B. Pedestrian promenades that connect one quadrangle cluster to another shall be a minimum of 20 feet in width with landscape features separating pedestrian walkways, paths or trails from vehicular lanes using landscaped mounds, shrubbery, hedges or landscape walls not to exceed 3 feet in height.~~
- ~~C. Water features should incorporate surface water filtration and retention aspects into their function and design.~~

**10.5.4 OFFICE/RETAIL VEHICULAR CIRCULATION & PARKING GUIDELINES STANDARDS**

- A. Parking lots shall be ~~located~~ integrated in such a manner as to encourage pedestrian and bicycle access to the development, connect uses to the street and decrease the distance between adjacent developments. ~~To accomplish this, parking shall be located behind and to the side of buildings and shall not be placed at the corner of two streets.~~
- B. The ~~automobile~~ multi-modal circulation system and parking shall be designed as an extension of the street system to provide a connection to the street and to draw users onto the site. This ~~can~~ shall be accomplished through the use of continuous sidewalks, bicycle pathways, landscaping, utilization of the street elevation, the use of parallel and/or angle parking and the use of driveways and circulation drives as mid-block connections, where feasible.
- C. In order to reduce the amount of land devoted to surface parking, shared parking between users is encouraged. Users with differing peak periods such as offices and movie theaters are especially suitable for shared parking. Shared parking may count for up to 40% of required minimum number of spaces.
- D. Common driveways between users are strongly encouraged wherever possible in order to reduce curb cuts and the frequency of automobile traffic interrupting the pedestrian and bicycle infrastructure. All curb cuts shall be as narrow as safety allows in order to reduce the distance pedestrians must cross.
- E. To provide greater opportunity for pedestrian and bicycle interconnectivity and to prevent automobiles from having to use the public street system to travel between adjacent developments, parking and pedestrian and bicycle circulation shall be designed to accommodate connections between developments, where feasible.

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- F. ~~To facilitate more pedestrian-friendly design and foster the civic associations of more public spaces, parking separating building frontages from the street system shall be designed to have a "street feel," incorporating pavement markings, street trees, street furniture and parallel parking.~~
- G. For properties zoned Regional Commercial, Highway Tourist Commercial, Urban Low Residential or Business Center, a minimum of a 15-foot landscaping buffer is required along the Waaga Way Extension Road, all connector roads and other public streets. Vegetation shall include street trees and shrubbery. Irrigation may be required based upon the species of vegetation installed. The uses allowed within this buffer include utilities, street lighting, gathering areas, pedestrian and bicycle access, transit facilities and vehicular access to the overall development.
- H. For properties zoned Industrial, a 25-foot screening buffer is required along the Waaga Way Extension Road, all connector roads and other public streets. Vegetation shall include evergreen trees and other vegetation to provide adequate functional screening of the uses on site.
- I. Rows of parking stalls shall include a planting strip every ten (10) stalls protected by a vertical curb. Such a strip shall be five (5) feet in width and include a minimum of one (1) tree and other shrubbery. Irrigation may be required based upon the species of vegetation installed.
- J. Parking stalls abutting a building frontage shall include an planting strip every six (6) stalls protected by a vertical curb. Such a strip shall be a minimum of five (5) feet in width and include a minimum of one (1) tree and other shrubbery. Irrigation may be required based upon the species of vegetation installed.
- K. In order to reduce the growth of surface parking which results in decreased intensity of uses, densities, increased sprawl and separation of uses and anti-pedestrian environments, the amount of surface parking shall be limited to no more than one hundred twenty-five percent (10025%) of the required minimum amount. Any parking in excess of the 100% required minimum must be located within a parking structure(s).

### **10.5.5 PEDESTRIAN INFRASTRUCTURE GUIDELINES STANDARDS**

- A. ~~Pedestrian linkages shall be designed to provide the most direct route to the public transportation infrastructure. to avoid out-of-direction travel and minimize travel distance. Linkages should be a continuation of the public infrastructure to reduce dead-end paths and encourage users to the development. Consideration shall should be given to off-site destinations in the design of the system. Pedestrian circulation routes shall be composed of treated surfaces such as scored, brushed, stamped and colored concrete, and brick pavers in order to differentiate the pedestrian system from the auto system. Where routes cross driveways a continuous raised crossing composed of a different paving material should be provided. Landscaping shall be provided between the pedestrian circulation system and automobile areas to provide protection, security and accessibility for the pedestrian. Parallel parking can also be used to buffer pedestrian routes from moving vehicles.~~
- B. Pedestrian and bicycle pathways shall be coordinated both on-site and within adjacent developments, where feasible. Such pathways are required through the site connecting buildings or parking lots. At minimum, one (1) pathway shall be

located every two (2) aisles of parking stalls. Such pathways shall be a minimum of five (5) feet in open width if serving only pedestrian traffic and ten (10) feet in open width if serving both pedestrian and bicycle traffic. Such pathways shall be aligned with building entrances and, where feasible, and landscaped on both sides including a row of trees protected from vehicle traffic by a vertical curb. All pedestrian and bicycle pathways and crossings of vehicle lanes shall be delineated with a distinct surfacing different from the driving areas in color, texture and composition.

- C. Amenities such as benches, sitting areas, art, pedestrian squares and varied building facades shall be provided along pedestrian routes to add interest and convenience to the user. These amenities shall share a common construction with the pedestrian and bicycle pathways in color, texture and composition.
- D. To provide for convenience, pedestrian and bicycle facilities along building frontages and developments shall incorporate rain protection and boulevard landscaping whenever possible. When such facilities are provided, special attention should be given to ensure pedestrian safety, security and convenience by not creating enclosed spaces that may shelter potential criminal activity. Appropriate lighting shall be incorporated whenever possible.

#### **10.6 INCORPORATION OF LOW-IMPACT DEVELOPMENT TECHNIQUES**

Development within the Waaga Way Town Center shall utilize low-impact development techniques allowed by Kitsap County Code, where feasible. Through the incorporation of low-impact development techniques, site amenities such as landscaping and buffers may be designed and calculated as stormwater facilities.

#### **10.7 MODIFICATIONS ALLOWED THROUGH SILVERDALE DESIGN COMMITTEE REVIEW**

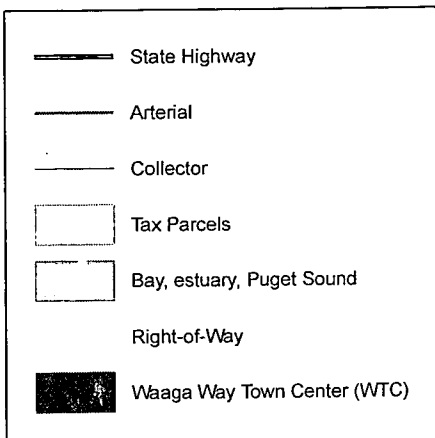
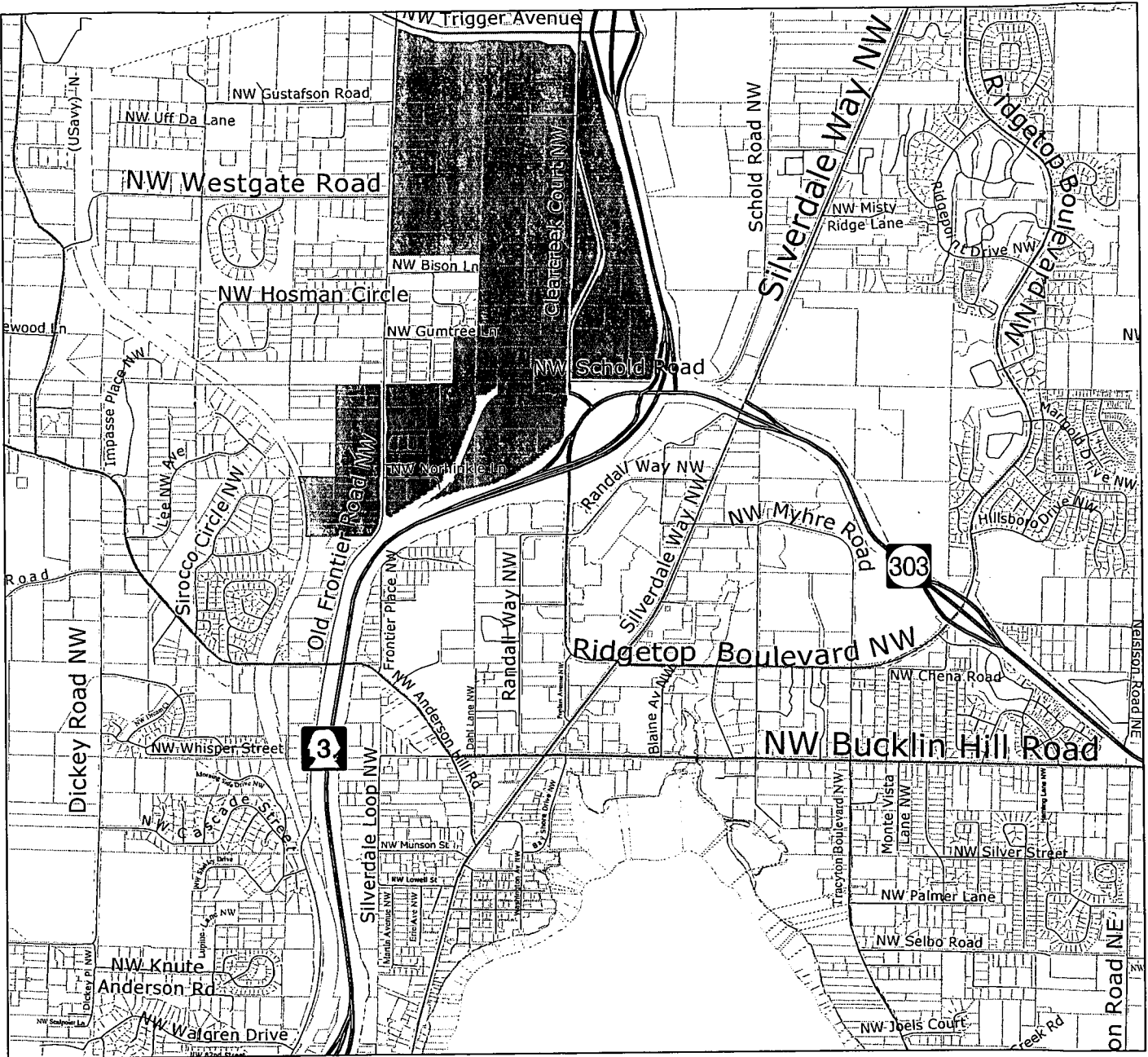
Once established by the County, applicants may request review by the Silverdale Design Committee to address site-specific project modifications to these standards. Such modifications may be requested to:

- 1) Address site constraints such as topography or critical areas that make specific design standards infeasible in the area in which they are required; and/or
- 2) Allow for innovative and sustainable development techniques.
- 3) Allow for deviations from the standards set forth herein as long as sections 10.2 and 10.3 are achieved.

An applicant must show such modifications maintain the district's design intent and principles and are consistent with other applicable sections of Kitsap County Code Title 17 (Zoning).

After completion of review, the committee shall provide their written recommendations to the appropriate approval body as prescribed by Kitsap County Code Title 21 (Land Use Procedures).

# Waaga Way Town Center (WTC)



## Silverdale Design District

Proposed - February 2009



Kitsap County Department of  
Community Development  
614 Division Street, MS-36  
Port Orchard, Washington 98366  
VOICE (360) 337-7181 \* FAX (360) 337-4925



Ord # 425-2009

## ATTACHMENT B

### KITSAP COUNTY CODE TITLE 17 (ZONING) WAAGA WAY TOWN CENTER AMENDMENTS TO THE CONSOLIDATED USE TABLE

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)
<b>RESIDENTIAL USES</b>						
Accessory dwelling units	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 <u>ACUP</u>	X <u>ACUP</u>	R	X <u>ACUP</u>	X <u>ACUP</u>	X <u>ACUP</u>
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



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)
Manufactured homes	X	X (43)	R	X	X	X
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
<b>COMMERCIAL/BUSINESS USES</b>						
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	P	X	R	P	P	ACUP
Automobile rentals	P (56)	P (56)	R	P	P (61)	ACUP
Automobile repair and car washes	ACUP (54)	X	R	P	P	ACUP
Automobile service station (6)	ACUP	X	R	P	P (61)	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	P	P	ACUP
Conference Center	X	P	R	P	P	ACUP
Custom art and craft stores	P (54)	P (54)	R	P	P	ACUP
Day-care center (14)	ACUP (54)	ACUP (54)	R	P	P	P

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)
Day-care center, family (14)	P (54)	P (54)	R	P	P (61)	ACUP
Drinking establishments	C	ACUP	R	C	C	C
Engineering and construction offices	P (54)	P (54)	R	P	P	ACUP
Espresso stands (33) (58)	P	X	R	P	P (61)	P
Equipment rentals	X	ACUP		P	P (61)	ACUP
Farm and garden equipment and sales	X	X	R	P	P (61)	ACUP
Financial, banking, mortgage and title institutions	P (54)	P (54)	R	P	P	ACUP
General office and management services – less than 4,000 s.f.	P	P	R	P	P	ACUP
General office and management services – 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	P	P	ACUP
General retail merchandise stores – less than 4,000 s.f.	P	P	R	P	P	ACUP
General retail merchandise stores – 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	P	P	ACUP
General retail merchandise stores – 25,000 s.f. or greater	X	X	R	ACUP (62)	ACUP (62)	X
Kennels or Pet day-cares	C	X	R	C	C (61)	C
Kennels, hobby	P	P	R	X	X	P

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)
Laundromats and laundry services	P (54)	P (54)	R	P	P	ACUP
Lumber and bulky building material sales	X	X	R	ACUP (42)	ACUP (42) (61)	X
Mobile home sales	X	X	R	ACUP	ACUP (61)	X
Nursery, retail	ACUP	ACUP	R	P	P	ACUP
Nursery, wholesale	ACUP	ACUP	R	P	P (61)	ACUP
Off-street private parking facilities	ACUP	ACUP	R	P	P	ACUP
Personal services – skin care, massage, manicures, hairdresser/barber	P (54)	P (54)	R	P	P	ACUP
Pet shop – retail and grooming	ACUP	ACUP	R	P	P	ACUP
Research Laboratory	X	X	R	X	X	X
Restaurants	P (54)	P (54)	R	P	P	ACUP
Restaurants, High-turnover	C	ACUP	R	P	P (63)	ACUP
Recreation Vehicle Rentals	X	X	R	ACUP	ACUP (61)	X
Temporary offices and model homes	X	X	R	X	X	X
Tourism facilities, including outfitter and guide facilities	X	P	R	P	P	X
Tourism terminals, including seaplane and tour-boat terminals	X	X	R	ACUP	ACUP	X
Transportation terminals	C	X C	R	ACUP	ACUP	ACUP
Veterinary clinics/Animal hospitals	ACUP	ACUP	R	P	P	C

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)
<b>RECREATIONAL/CULTURAL USES</b>						
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) (61)	ACUP (11)
Club, Civic or Social (12)	ACUP	ACUP	R	P	P	ACUP
Golf courses	ACUP	ACUP	X	ACUP	ACUP (61)	ACUP
Marinas	ACUP	C	X	ACUP	ACUP (61)	C
Movie/Performance Theaters, indoor	ACUP	P	R	P	P	ACUP
Movie/Performance Theaters, outdoor	X	ACUP	R	C	ACUP	C
Museum, galleries, aquarium, historic or cultural exhibits	ACUP	P	R	P	P	ACUP
Parks and open space	P	P	P	P	P	P
Race track, major	X	X	X	C	C (61)	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 (61)	X
<b>INSTITUTIONAL</b>						
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)	C	C	R	ACUP	ACUP	C
Private or Public Schools (20)	C	C	R	ACUP	ACUP	C

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)
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
<b>INDUSTRIAL USES</b>						
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P
Air pilot Training schools	X	P	R	P	P	X
Assembly and packaging operations	X	C	R	C	C (61)	C
Boat Yard	X	X	R	ACUP	ACUP (61)	X
Cemeteries, mortuaries, and crematoriums (10)	C	C	R	ACUP	ACUP (61)	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 (61)	C
Fuel distributors	X	X	R	C	C (61)	X
Helicopter pads (13)	X	C	R	C	C	C
Manufacturing and fabrication, light	X	C	R	C	C (61)	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 materials	X	X	R	X	X	X
Storage, indoor	X	X	R	C	C (61)	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)
Storage, outdoor	X	X	R	X	X	X
Storage, self-service	C	C	R	ACUP	ACUP (61)	ACUP (40)
Storage, vehicle and equipment (1)	X	X	R	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
<b>INSTITUTIONAL USES</b>						
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 and processing facilities	X	X	R	X	X	X
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)

17.381.040.C Airport and Industrial Zones.

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
<b>RESIDENTIAL USES</b>				
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)	ACUP P (41)	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
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
<b>COMMERCIAL/BUSINESS USES</b>				
Accessory use or structure (1) (17) (51)	P	P	P	P
Adult entertainment (1)	X	C	X	C
Ambulance service	X	P	ACUP	ACUP
Auction house	X	ACUP	ACUP	P
Auto parts and accessory stores	X	X	X	X
Automobile rentals	X	X	X	X

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Automobile repair and car washes	X	P (61)	ACUP	P (33)
Automobile service station (6)	X	C (33)	C (33)	P (33)
Automobile, recreational vehicle or boat sales	X	ACUP (35)	X	ACUP (35)
Boat/marine supply stores	X	X	X	X
Brew pubs	X	ACUP (33)	ACUP (33)	ACUP
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)	P (33)	P (33)
Day-care center, family (14)	X	P (33) (61)	P (33)	X
Drinking establishments	C	P (33)	C (33)	X
Engineering and construction offices	X	P (33)	P (33)	P (33)
Espresso stands (58)	X	P (33) (61)	P (33)	P (33)
Equipment rentals	X	P	P	P
Farm and garden equipment and sales	X	X	X	X
Financial, banking, mortgage and title institutions	X	P (33)	P (33)	ACUP (33)
General office and management services – less than 4,000 s.f.	X	P	P	P (33)
General office and management services – 4,000 to 9,999 s.f.	X	P	P	X
General office and management services – 10,000 s.f. or greater	X	P	P	X
General retail merchandise stores – less than 4,000 s.f.	X	P (33)	X P (33)	ACUP (33)
General retail merchandise stores – 4,000 to 9,999 s.f.	X	X	X	X



Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
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	X	P	ACUP	ACUP
Kennels, hobby	X	X	X	X
Laundromats and laundry services	X	P (33)	P	ACUP
Lumber and bulky building material sales	X	P (61)	X	P
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	P	P
Restaurants	ACUP	P (33)	C (33)	ACUP (33)
Restaurants, High-turnover (33)	X P (59)	X P (59)	X P (59)	X P (59)
Recreational Vehicle Rentals	X	ACUP (61)	ACUP	ACUP
Temporary offices and model homes (27)	X	X	X	X
Tourism facilities, including outfitter and guide facilities	X P	P	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

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
<b>RECREATIONAL/CULTURAL USES</b>				
Accessory use or structure (1) (17)	P	P	P	P
Amusement centers	X	X (14)	X (14)	C (11)
Carnival or Circus	X	X (14)	X (14)	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	C	ACUP	X
Museum, galleries, aquarium, historic or cultural exhibits	ACUP	P	ACUP	X
Parks and open space	P	P	P	P
Race track, major	X	C (61)	C	C
Race track, minor	X	X	X	C
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
<b>INSTITUTIONAL USES</b>				
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
<b>INDUSTRIAL USES</b>				
Accessory use or structure (1) (17) (51)	P	P	P	ACUP

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Air pilot Training schools	P	P	P	P
Assembly and packaging operations	ACUP	P	X	ACUP
Boat Yard	X	P (61)	ACUP	ACUP
Cemeteries, mortuaries, and crematoriums (10)	X	ACUP (61)	X	ACUP
Cold storage facilities	X	X	ACUP	P
Contractor's storage yard (21)	X	P (61)	X	P
Food Production, Brewery or Distillery	X	ACUP	ACUP	C
Fuel distributors	X	C (61)	X	C
Helicopter pads (13)	P	ACUP	X	ACUP
Manufacturing and fabrication, light	ACUP	P	P	P
Manufacturing and fabrication, medium	ACUP	C (52) (61)	ACUP	P
Manufacturing and fabrication, heavy	X	X	X	ACUP
Manufacturing and fabrication, hazardous	X	X	X	C
Recycling centers	X	X	X	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	P (61)	P	P
Storage, outdoor	C	ACUP (61)	X	P
Storage, self-service	X	ACUP (61)	X	P
Storage, vehicle and equipment (1)	X	ACUP (61)	X	P

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Top soil production, stump grinding	X	X	X	ACUP
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	P (61)	C	C
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	P	X	X	C
Warehousing and distribution	ACUP	P (61)	P	P
Wrecking yards and junk yards (1)	X	X	X	C
<b>RESOURCE USES</b>				
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)

**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 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. 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 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 an existing residential structure. Day-care centers shall have a minimum site size of ten thousand square feet and shall provide and thereafter maintain outdoor play areas with a minimum area of seventy-five square feet per child of total capacity. A site-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. Adequate off-street parking and loading space shall be provided.
15. The number of animals on a particular property shall not exceed one large livestock, three small livestock, five ratites, six small animals, or twelve poultry:
  - a. Per 40,000 square feet of lot area for parcels one acre or smaller or for parcels five acres or smaller located within two hundred (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 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 Design District boundaries must be consistent with the Silverdale Design 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 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 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. The use shall be accessory and shall not occupy more than 25% of the project area.
36. Requires a 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:
  - a. Not more than two individuals shall be the recipients of special care;
  - b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-family dwelling or manufactured/mobile home as between the recipients or providers of special care;
  - c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
  - d. A permit must be obtained from the director authorizing such special care manufactured/mobile home. Such permit shall remain in effect for one year and may, upon application, be extended for one-year periods provided there has been compliance with the requirements of this section;
  - e. The manufactured/mobile home must be removed when the need for special care ceases; and
  - f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.
44. Certain development standards may be modified for mixed use developments, as set forth in Section 17.382.035 and Chapter 17.400 of this 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 greater than 20 acres in size.
47. As a hearing examiner conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:



- a. The project must include a combination of UM and/or UH and commercially zoned land;
  - b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project;
  - c. All setbacks from other residentially zoned land must be the maximum required by the zones included in the project;
  - d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and
  - e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit.
48. Within urban growth areas, all new residential subdivisions, single-family or 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.
    - c. 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.

60. All development within Illahee shall be consistent with the Illahee Community Plan.
61. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
62. General retail merchandise stores greater than 125,000 square feet in size are prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards). Additional square footage may be allowed for projects greater than twenty-five (25) acres in size.
63. Restaurants, high-turnover that provide drive-thru service must be compatible with the pedestrian focus of the Waaga Way Town Center (see the Silverdale Design Standards). Such businesses shall minimize potential conflicts with pedestrian and bicycle traffic and gathering areas by subordinating the drive-thru service to the overall development design.