



ORDINANCE NO. 536-2016

AN ORDINANCE AMENDING KITSAP COUNTY CODE CONCERNING
AGRICULTURE

WHEREAS, Kitsap County has received many requests to provide predictability and flexibility in the agricultural use permitting process. The County has an interest in ensuring the compatibility of agricultural activities with their surroundings and in minimizing potential safety hazards created by the placement and design of agricultural elements; and

WHEREAS, agriculture benefits Kitsap County by supporting the local food system, providing tourism opportunities to the public; and

WHEREAS, the Washington Constitution, Article XI, Section 11, confers upon county legislative authorities the police power to adopt regulations necessary to protect the health, safety and well-being of its residents; and

WHEREAS, RCW 36.32.120(7) provides that the county legislative authorities shall make and enforce, by appropriate resolutions or ordinances, all such police and sanitary regulations as are not in conflict with state law; and

WHEREAS, the state Growth Management Act (GMA), Chapter 36.70A RCW, requires that Kitsap County adopt development regulations that are consistent with and implement the comprehensive plan; and

WHEREAS, the Kitsap County Board of Commissioners (Board) finds that the requirement of an agricultural use permit or registration for more intensive agricultural uses, accessory agricultural uses, or agritourism uses provides assurance of the safe design, placement, and construction in unincorporated Kitsap County. The Board further finds that the agriculture regulations are consistent with GMA and the County's comprehensive land use plan.

BE IT ORDAINED:

Section 1. Section 17.110.050 shall be amended as indicated in Appendix A: Definitions.

Section 2. Section 17.410.040 shall be amended as indicated in Appendix B: Zoning Use Tables.

Section 3. Section 17.410.050 shall be amended as indicated in Appendix C: Footnotes for zoning use tables.

1 **NEW SECTION. Section 4.** A new Chapter 17.455 “Agriculture Code” is added to the Kitsap
2 County Code as follows:

3 **Chapter 17.455 AGRICULTURE CODE (Formerly Chapter N/A)**

4 Sections:

- 5 **17.455.010 Purpose.**
- 6 **17.455.020 Applicability.**
- 7 **17.455.030 Definitions.**
- 8 **17.455.040 Additional Regulatory References.**
- 9 **17.455.050 Agricultural Use: Primary.**
- 10 **17.455.060 Agricultural Use: Accessory or Agritourism.**
- 11 **17.455.070 Livestock Management.**
- 12 **17.455.080 Agriculture Structure Requirements.**
- 13 **17.455.090 Existing Agricultural Uses, Activities, or Structures.**
- 14 **17.455.100 Right to Farm and Notifications.**

5 **17.455.010 Purpose.**

6 The purpose of this section is to:

- 7 A. Encourage agricultural uses and activities in rural Kitsap County;
- 8 B. Provide guidance for rural land owners to engage in the local food system through agricultural uses
9 and activities, accessory agricultural and agritourism uses;
- 10 C. Protect and promote the local food system and agriculture in the Kitsap County economy;
- 11 D. Empower farmers and other rural land owners to continue or start new businesses that support local
12 agriculture and the local food system;
- 13 E. Provide for agritourism in Kitsap County that permits visitors to experience local agricultural lands;
- 14 F. Encourage the conservation of lands which have the growing capacity, productivity, soil composition,
15 and surrounding land use to have long-term commercial significance for agriculture and associated
16 resource production;
- 17 G. Enable implementation of the Kitsap County Comprehensive Plan Goals and the Kitsap County
18 Agricultural Strategic Plan;
- 19 H. Provide local right to farm provisions consistent with Chapter RCW 7.48; and
- 20 I. Provide a framework of standards that will allow agriculture to thrive while protecting water, land,
21 and air resources and public health in Kitsap County.

22 **17.455.020 Applicability.**

23 Primary agricultural uses and accessory agricultural uses or agritourism, as defined by this chapter, shall
24 be allowed in Farm Focus Areas and in zones as indicated in Table 1: Kitsap County Agriculture Use
25 Permissibility. Farms that file a schedule F or schedule C with the Internal Revenue Service or have an
26 agricultural land designation tax exemption status with the Kitsap County Assessor shall have the same
27 permissibility and protections as Farm Focus Areas.

1
2
3
4**Table 1: Kitsap County Agriculture Use Permissibility**

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density	Permissibility
Rural Residential	Rural Residential	RR	1 dwelling unit / 5 acres	P
Rural Protection	Rural Protection	RP	1 dwelling unit / 10 acres	P
Rural Wooded	Rural Wooded	RW	1 dwelling unit / 20 acres	P
Forest Resource Lands	Forest Resource Lands	FRL	1 dwelling unit / 40 acres	P
Mineral Resource	Mineral Resource Overlay	MR	Not applicable	P
Urban Low-Density Residential	Urban Restricted	UR	1 – 5 dwelling units / acre	P (2) / --
	Greenbelt	GB	1 – 4 dwelling units / acre	P
	Urban Low Residential	UL	5 – 9 dwelling units / acre	-- (1)
	Urban Cluster Residential	UCR	5 – 9 dwelling units / acre	-- (1)
Urban Medium-Density Residential	Urban Medium Residential	UM	10 – 18 dwelling units / acre	--
Urban High-Density Residential	Urban High Residential	UH	19 – 30 dwelling units / acre	--
Urban Low Intensity Commercial	Urban Village Center	UVC	Up to 18 dwelling units / acre	--
	Neighborhood Commercial	NC	10 – 30 dwelling units / acre	--
Urban High Intensity Commercial	Commercial	C	10 – 30 dwelling units / acre	--
	Regional Center	RC	10 – 60 dwelling units / acre	--
	Low Intensity Commercial	LIC	10 – 30 dwelling units / acre	--
Rural Commercial	Rural Commercial	RCO	Not applicable	-- (1)
Urban and Rural Industrial	Business Park	BP	Not applicable	P
	Business Center	BC	Not applicable	P
	Industrial	IND	Not applicable	P
	Rural Industrial	RI	Not applicable	P
Public Facilities	Parks	P	Not applicable	P

Comprehensive Plan Land Use Designation	Zone Classification	Map Symbol	Density	Permissibility
Limited Area of More Intensive Rural Development (LAMIRD) Type I	Keyport Village Commercial	KVC	0 – 5 dwelling units / acre	-- (1)
	Keyport Village Low Residential	KVLR	2 dwelling units / acre	P
	Keyport Village Residential	KVR	5 dwelling units / acre	P
	Manchester Village Commercial	MVC	0 – 5 dwelling units / acre	-- (1)
	Manchester Village Low Residential	MVLR	2 dwelling units / acre	P
	Manchester Village Residential	MVR	4 dwelling units / acre	P
	Port Gamble Rural Historic Town Commercial	RHTC	2.5 dwelling units / acre	-- (1)
	Port Gamble Rural Historic Town Residential	RHTR	2.5 dwelling units / acre	P
	Port Gamble Rural Historic Waterfront	RHTW	2.5 dwelling units / acre	P
	Suquamish Village Commercial	SVC	Not applicable	-- (1)
	Suquamish Village Low Residential	SVLR	2 dwelling units / acre	P
	Suquamish Village Residential	SVR	2 dwelling units / acre	P
Limited Area of More Intensive Rural Development (LAMIRD) Type III	Rural Employment Center	REC	Not applicable	P
	Twelve Trees Employment Center	TTEC	Not applicable	P

- 1
- 2 Footnotes:
- 3 (1) Residents or community gardens may keep up to 8 hens (no roosters) and 2 bee colonies for their
- 4 own use.
- 5 (2) Use prohibited within the Gorst Urban Growth Area.
- 6

1 **17.455.030 Definitions**

2 For the purposes of this chapter, the following definitions shall apply.

3 **Agricultural Activity:** means a condition or activity that occurs on a farm in connection with the
4 production of farm products and includes, but is not limited to, marketed produce at roadside stands or
5 farm markets; noise; odors; dust; fumes; operation of machinery and irrigation pumps; ground and aerial
6 application of seed, fertilizers, conditioners, and plant protection products; keeping of bees for production
7 of agricultural or apicultural products; employment and use of labor; roadway movement of equipment
8 and livestock; protection from damage by wildlife; prevention of trespass; construction and maintenance
9 of buildings, fences, roads, bridges, ponds, drains, ditches, waterways, and similar features and
10 maintenance of stream banks and watercourses; and conversion from one agricultural activity to another,
11 including a change in the type of farm product being produced. The term includes use of new practices
12 and equipment consistent with technological development within the agricultural industry.

13 **Agricultural use, accessory or agritourism:** means a use that directly supports, promotes and is
14 incidental to a permitted primary agricultural use or agricultural activity on a farm. Such accessory and
15 agritourism uses shall include, but are not limited to, temporary mobile slaughtering units or other
16 activities which add value to a farm product such as processing or a commercial kitchen, warehousing of
17 farm products, cold storage, farm stands or farm markets, community supported agriculture (CSA), u-pick
18 self harvest activities and sales, educational how-to-farm workshops, farm tours, recreational hayrides and
19 corn mazes, equine riding lessons and training clinics, seasonal harvest and holiday activities and other
20 similar uses and activities.

21 **Agricultural use, primary:** means using land for the production of food and fiber, dairying, pasturage,
22 equine boarding or training, horticulture, floriculture, viticulture, apiaries, animal husbandry, and
23 wholesale nurseries.

24 **Agriculture Structure:** means a structure designed and constructed for agricultural use and activities or
25 to store, repair, service or maintain farm implements, hay, grain, poultry, livestock or other horticultural
26 products, for occasional or seasonal processing, treating, or packaging, of farm products, and for stabling
27 or training equines, or riding lessons and training clinics.

28 **Assembly Event:** means a use or activity where a group of persons gather to participate in a commercial
29 or marketed event or activity including, but not limited to, entertainment, recreational or celebratory
30 events or activities, conventions, retreats, or weddings.

31 **Best Management Practices (BMPs):** means established management practices that farmers use to
32 provide for the economic, environmental and agronomic efficiency of a farm when raising crops and/or
33 livestock to achieve the least possible adverse impact on the environment, and to minimize possible
34 adverse impacts on human, animal and plant health. These practices are highly adaptable and reflect the
35 individual conditions and capabilities of the farm where they are applied. One guide for BMPs is the
36 Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG).

37

1

2 **Farm:** means any size parcel, or parcels owned or leased by the same person or entity, wherein a
3 majority of the net developable acreage is managed for primary agriculture uses. Multiple contiguous
4 parcels in the same ownership or leased may be considered one parcel for the purposes of livestock
5 management calculations. Multiple non-contiguous parcels under the same ownership or leased may be
6 considered a single farm.

7 **Farm Equipment:** means, but is not limited to, tractors, trailers, combines, tillage implements, balers,
8 and other equipment, including attachments and accessories that are used in agricultural activities such as
9 planting, cultivating, irrigation, harvesting, butchering, slaughtering, and marketing of agricultural,
10 horticultural, or livestock products.

11 **Farm Focus Areas:** means areas identified by the Kitsap County Agricultural Strategic Plan that are
12 prioritized by using subjective criteria which includes density of agricultural uses, lot sizes, and proximity
13 to water service areas, watersheds and water quality hazard areas.

14 **Farm Personnel:** means an individual involved in the operational aspects of a farm including the farm
15 owner and family, employees, interns, and volunteers.

16 **Farm Plan:** means a written report that explains how a crop or livestock operation can be conducted
17 using best management practices (BMPs).

18 **Farm Product:** means part or all of a plant or animal, or byproduct thereof useful to humans and
19 includes, but is not limited to, forages and sod, fruits, vegetables, flowers, seeds, grasses, trees, livestock,
20 dairy, poultry, freshwater fish, apiaries, equine, or any other product which incorporates the use of food,
21 feed, fiber, or fur.

22 **Farm Stand or Farm Market:** means a structure located on a farm which is used for the sale of farm
23 products grown, produced or processed primarily in Kitsap County or counties immediately adjacent to
24 Kitsap County and from Washington State.

25 **Federal Safety Inspection Service Slaughter Plant Categorization:** The FSIS categorizes slaughter
26 plants by size based on the number of employees as follows:

- 27 A. Very small establishments: have fewer than ten employees;
- 28 B. Small establishments: have from ten employees to 500; and
- 29 C. Large establishments: have more than 500 employees.

30 **Farm Stay:** means any type of paid accommodation on a working farm where guests partake in
31 operating the farm.

32 **Locally Produced Food:** means food produced for an end user within 400 miles from its origin, or
33 within the state in which it is produced as defined by the United States Congress in the 2008 Food,
34 Conservation, and Energy Act.

35 **Livestock:** means a) horses, bovine, sheep, goats, swine, reindeer, donkeys, mules, llamas and any other

1 hoofed animal, large and small (small being one hundred fifty pounds or less) b) poultry c) and ratites.

2 **Mobile Slaughter Unit:** means a self-contained slaughter facility that can travel from site to site as
3 defined by the Federal Safety Inspection Service.

4 **Nursery, Wholesale:** means an establishment where trees, shrubs or other plants are propagated on the
5 property and/or continuously grown to a larger size for a period no less than one complete growing season
6 and that is not open to the public on a regular basis. Temporary outdoor stands for the periodic and
7 occasional sale of plants which are grown on the premises shall not disqualify an establishment for
8 definition as a wholesale nursery. No bark, mulch, fertilizer or other similar landscape supply may be
9 sold.

10 **Paddock:** means a small enclosure used to house livestock.

11 **Poultry:** means birds kept for their eggs, meat, or feathers.

12 **Tasting Room:** means a facility or portion of a facility supporting a winery, brewery, cidery, or distillery
13 where the public may sample products produced by the facility and which has ancillary farm-related retail
14 sales not including restaurant style food service.

15 **Temporary Farm Worker/Intern:** means an individual who works intermittently at one or more
16 agricultural worksites, not having a primary residence, and doesn't reside at the same worksite year-
17 round.

18 **Temporary structure:** means a structure which does not have or is not required by the International
19 Building Code to have a permanent attachment to the ground. Temporary structures are subject to
20 building permits.

21 **Winery, Brewery, Cidery, Distillery:** means a licensed facility designed for the crushing, fermentation,
22 and/or barrel aging of wine, beer, cider, or liquor, and which may include barrel rooms, bottling rooms,
23 tank rooms, laboratories, case goods storage, on-site sales, and offices. "Licensed" for the purposes of this
24 title means a facility that has met the requirements of RCW 66.24. and 27 CFR Chapter I, Subchapter A,
25 Part I.

26

1 **17.455.040 Additional Regulatory References**

2 Uses permitted by this section shall comply with the following regulatory elements:

- 3 A. Kitsap County fire codes and building codes unless specifically exempted in this chapter see section
4 "Agriculture Structures";
- 5 B. Kitsap County Code (KCC) Title 12 Stormwater Management;
- 6 C. KCC Title 15 Flood Zone;
- 7 D. KCC Chapter 17.465 Marijuana Regulations;
- 8 E. KCC Chapter 18.16 Timber Harvest;
- 9 F. KCC Title 19 Critical Areas Ordinance;
- 10 G. KCC Title 22 Shoreline Master Program;
- 11 H. Kitsap Public Health District (e.g., Sewage, Solid Waste, Food Handling or other applicable
12 regulations);
- 13 I. Livestock management using Best Management Practices (BMPs); and
- 14 J. Other applicable regulations from a County, State, or Federal Jurisdiction including, but not limited
15 to, the Washington State Department of Ecology and United States Department of Fish and Wildlife.
16 Examples of permit requirements include, but are not limited to, Washington Department of Ecology
17 Water Rights, and Washington Department of Fish and Wildlife Hydraulic Project Approval
18 requirements for surface water maintenance activities.

19 **17.455.050 Agricultural Use, Primary:**

20 A primary agricultural use, activity, and/or structure shall be a permitted use in the zones identified in the
21 "Applicability" section provided that the uses comply with this chapter. Agricultural uses, activities, and
22 structures are allowed on vacant land where such uses, activities and structures are allowed in the
23 applicable zone.

24 **17.455.060 Agricultural, Accessory Use or Agritourism:**

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

- 29 A. A farm stand or farm market is an allowed accessory agricultural use provided that:
- 30 1. At least 50% of farm products available for sale must be grown or processed on the farm where
31 the farm stand is located;
- 32 2. At least 75% of farm products available for sale must be grown or processed within Kitsap
33 County or counties immediately adjacent to Kitsap County;
- 34 3. Farm support items or other incidental items available for sale must directly relate to the farm
35 products sold at the farm stand such as seeds, garden and hand tools and supplies, feed and
36 forage, agricultural education and training or show materials, compost, and other similar items.
37 Sales of farm support or incidental items shall not exceed 10% of the products available for sale;
- 38 4. A farm stand does not include structures designed for occupancy as a residence or for activities
39 other than the sale of farm crops, livestock, and incidental items identified in KCC 17455.060

1 (A)(3) and does not include structures for banquets, public gatherings or public entertainment;
2 and

3 5. A farm stand shall use legal access, off-street parking, and implement traffic planning measures
4 so that adjacent properties are not impacted.

5 B. Mobile agricultural processing or production facilities, including for slaughtering, are allowed
6 provided that:

7 1. The facility and operations are shielded to minimize visibility from immediately adjacent
8 residences and public right-of-ways; and

9 2. The facility must have all appropriate registrations and licenses necessary to operate as a mobile
10 slaughtering facility.

11 C. A permanent use meeting the Food Safety and Inspection Service definition of a very small
12 processing facility or a very small slaughtering facility may be allowed on a farm as an accessory
13 agricultural use provided that a site plan review permit is acquired.

14 D. A permanent use meeting the Food Safety and Inspection Service definition of a small or large
15 processing or slaughtering facility may be an allowed use in industrial zones subject to a conditional
16 use permit (CUP).

17 E. A use meeting the state or federal definition for a, certified feed lot, public livestock market,
18 stockyard, warehouse, or grain elevator, may be allowed in industrial zones subject to a conditional
19 use permit (CUP).

20 F. A facility used to breed, maintain, and sell herding dogs as defined by the American Kennel Club or
21 livestock guardian dogs shall be considered an accessory agricultural use.

22 G. Farm stays and agricultural schools may be allowed as an accessory agricultural use subject to an
23 administrative conditional use permit (ACUP).

24 H. Wineries, Breweries, Cideries, and Distilleries: A winery, brewery, cidery, or distillery as defined in
25 this chapter is allowed as an accessory agricultural use provided that:

26 1. A tasting room under this chapter may be allowed in conjunction with a winery, brewery, or
27 distillery licensed by the Washington State Liquor Control Board subject to an administrative
28 conditional use permit (ACUP). As part of the ACUP applications shall include:

29 a. A site plan review with a fee established by county resolution;

30 b. A traffic management plan;

31 c. A parcel(s) without direct access to a Kitsap County maintained right-of-way shall require the
32 farm owner to obtain written consent by a majority of the owners of an easement used to
33 access the farm. A notice to title for each owner of the easement shall be required and
34 submittal of the associated fee established by county resolution.

35 d. A written agreement to not serve products in serving glassware, cups, or containers greater
36 than a four-ounce capacity.

37 2. Structures and equipment related to the operations of a winery, brewery, cidery, or distillery shall
38 comply with all KCC Title 14 and KCC Title 17 and are not exempted from building permits; and

39 3. Retail Sales are directly related to the facility, such as sales of wine, beer, cider, or spirits and
40 related merchandise.

41 I. Assembly Events: Assembly events as defined in this chapter are allowed on a farm provided that:

42 1. The event(s) must be incidental and secondary to a primary agricultural use and may be subject to
43 an assembly permit pursuant to KCC Title 14;

- 1 2. All operations comply with KCC Title 10 Peace, Safety and Morals;
- 2 3. A parcel(s) without direct access to a Kitsap County maintained right-of-way shall require the
3 farm owner to obtain written consent by a majority of the owners of an easement used to access
4 the farm. A notice to title for each owner of the easement shall be required and submittal of a fee
5 established by county resolution;
- 6 4. Attendance shall not exceed 200 persons at any given time. A venue where the attendance will
7 exceed 200 persons may be allowed subject to an administrative conditional use permit (ACUP);
- 8 5. Up to eight assembly events per calendar year are allowed provided that:
9 a. Not more than one event can occur per twelve days;
10 b. A permit is obtained after a Site Plan Review and submittal of a fee established by county
11 resolution;
- 12 c. Access, egress, and parking facilities must be clearly identified on-site. Adjacent properties
13 can be used for parking if:
14 i. A written agreement between the assembly event location owner and the owner of the
15 parcel used for parking is provided; and
16 ii. The off-site parking is included in the site plan review.
17 d. Written notification shall be provided to the owner of any parcel immediately adjacent to the
18 farm either six weeks prior to each event, or four weeks prior to the first event of the year
19 where such notice is provided with a calendar indicating the date of future events. Noticing
20 shall include the event, hours of the event, and contact information for the event manager that
21 is available at all times during the event;
- 22 6. Nine or more assembly events may be allowed subject to an administrative conditional use permit
23 (ACUP). Kitsap County staff may restrict the number of events or timing of events during the
24 administrative conditional use permit process;
- 25 7. Each scheduled assembly event shall be considered a separate assembly event from any that
26 preceded or came after;
- 27 8. The duration of an assembly event or activity shall not exceed 48 consecutive hours including set-
28 up and clean-up;
- 29 9. Sanitation and solid waste shall conform to Kitsap Public Health District requirements; and
- 30 10. Land use approvals for events or activities are transferrable with the land. Occupancy and
31 assembly permits are not transferrable.
- 32 J. Farm workers or interns may be housed on a farm in structures permitted through one of the two
33 following processes:
34 1. A temporary permit issued pursuant to KCC Chapter 17.455.090 for a farm worker or intern to
35 occupy a recreational vehicle (RV) on the farm where he or she works subject to the following
36 conditions:
37 a. The subject property must be located on a farm;
38 b. The RV must be occupied by the farm worker or intern;
39 c. The RV must be provided with water, electrical power, and obtain health district approval;
40 d. The location of the RV must meet all setbacks required by the underlying zone;
41 e. The minimum RV size shall be 200 square feet; and
42 f. A permit will be required each time the RV is placed on a parcel. If the RV is placed on the
43 same parcel each year the application fee will be half of the initial fee.

- 1 2. Where farm workers are needed to assist in the operation of a farm, a manufactured home or
 2 mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the
 3 individual and their family subject to the following limitations:
- 4 a. The subject property must be located on a farm;
 - 5 b. The farm worker must be actively working on the farm where the manufactured or mobile
 6 home is located;
 - 7 c. The manufactured/mobile home must meet the setback requirements of the zone in which it is
 8 situated;
 - 9 d. A permit must be obtained for a manufactured/mobile home. Such permit shall remain in
 10 effect for one year and may, upon application, be extended for one-year periods, provided
 11 there has been compliance with the requirements of this section;
 - 12 e. The manufactured/mobile home must be removed when the structure is no longer used for
 13 housing a farm worker; and
 - 14 f. Placement of the manufactured/mobile home is subject to applicable health district standards
 15 for water service and sewage disposal.

16 **17.455.070 Livestock and Dairy Management**

17 The purpose of the livestock and dairy management section is to allow farmers with smaller parcels the
 18 opportunity to participate in animal based agriculture while minimizing negative impact to neighboring
 19 properties.

- 20 A. Best Management Practices shall govern animal densities.
- 21 B. Manure piles and animal enclosures, including active pastures, shall maintain minimum horizontal
 22 separations for new and existing public/private water supplies pursuant to Kitsap Public Health
 23 District drinking water regulations.

24 **17.455.080 Agriculture Structure Requirements**

25 All agricultural structures, including those exempted from a building permit, shall be constructed to the
 26 standards in KCC Title 14 Building Construction code. An agriculture structure where public access is
 27 allowed shall require a building permit and certificate of occupancy regardless of size or exemptions
 28 stated below.

- 29 A. Setbacks: Agricultural structures shall comply with all setback requirements explicitly stated or
 30 referenced in this section.
 - 31 1. Structures which house, confine, or feed livestock shall be located no closer than fifty feet from
 32 any perimeter parcel line and must comply with the underlying zone minimum setback
 33 requirements for internal parcel lines..
 - 34 2. Animal enclosures, including active pastures, shall maintain minimum horizontal separations for
 35 new and existing public/private water supplies pursuant to Kitsap Public Health District drinking
 36 water regulations;
 - 37 3. Setbacks pursuant to KCC Title 19 Critical Areas Ordinance and KCC Title 22 Shoreline Master
 38 Program.

39 B. Building Permit Exemptions:

- 1 1. Temporary growing structures used solely for the commercial production of horticultural plants
- 2 including ornamental plants, flowers, vegetables, and fruits are not considered structures subject
- 3 to the State Building Code, Chapter 19.27 RCW, pursuant to RCW 19.27.065.; and
- 4 2. An agricultural structure is exempt from acquiring a building permit provided that;
- 5 a. Agricultural buildings are no larger than 864 square feet; erected exclusively for the storage
- 6 of livestock, feed, and/or farm implements; located no closer than ten feet from the nearest
- 7 structure and not attached to any structure; does not contain plumbing, except as necessary to
- 8 maintain farm animals; does not contain a heat source, such as a wood stove or electric heat,
- 9 unless specifically permitted;
- 10 b. Agricultural buildings that contain plumbing other than that as authorized above must obtain
- 11 a plumbing installation permit and health department approval;
- 12 c. Agricultural buildings that contain a heat source for an agricultural purpose must obtain a
- 13 wood stove permit or an electrical permit as appropriate; and
- 14 d. All exempt permanent agricultural structures are registered with the Kitsap County
- 15 Department of Community Development and are fully taxable as land improvements by the
- 16 Kitsap County Assessor.
- 17 C. Existing and Ongoing Structure: A legally constructed non-conforming agricultural structure may
- 18 allow access to the general public subject to an assembly permit pursuant to KCC Title 14.
- 19 D. Maintenance: Maintenance or repair of an existing structure with materials comparable to the
- 20 existing structure, or new materials, is allowed, so long as any required permit is secured for repair or
- 21 maintenance in accordance with KCC Title 14 Building.

22 **17.455.090 Existing Agricultural Uses, Activities, or Structures**

23 An agricultural use, agricultural activity, use of a structure or a structure that was legally established at or
 24 prior to the date of the applicable regulations or surrounding non-agricultural uses or activities shall be
 25 allowed to continue; provided that they comply with Kitsap County Code Title 19 'Critical Areas
 26 Ordinance' definitions and regulations.

27 **17.455.100 Right to Farm and Notifications**

28 The conservation and protection of agricultural lands or farms in Kitsap County is considered
 29 economically and nutritionally beneficial. Protection of these lands will enhance the cultural and
 30 economic diversity and retain the Kitsap County character.

31 Right to Farm protection for agricultural uses and activities that are consistent with best management
 32 practices included in this code shall apply to all farms which were established prior to surrounding non-
 33 agricultural uses or activities.

- 34 A. In addition to RCW Chapter 7.48 (Right to Farm), Kitsap County declares that agricultural operations
- 35 in conformance with agricultural best management practices are not a public or private nuisance
- 36 under this code;
- 37 B. No agricultural operation or any of its appurtenances will be considered by Kitsap County to be or
- 38 become a nuisance, private or public, by any changes in or on the surrounding land; provided, that the
- 39 provisions of this subsection shall not apply whenever a nuisance results from the unlawful operation
- 40 of any such agricultural operation or its appurtenances.

1 C. Notification. All landowners in Kitsap County shall receive a notice in the annual tax statement
2 newsletter that unincorporated parcels in Kitsap County may be within or near agricultural lands on
3 which a variety of commercial activities may occur.

4 **Section 5.** Severability. If any provision of this ordinance or its application to any person or
5 circumstance is held invalid or unconstitutional, the remainder of the ordinance or its application
6 to other persons or circumstances shall not be affected.

7 **Section 6.** Recitals. The recitals herein shall be findings of fact and are incorporated herein by
8 reference.

9 **Section 7.** Effective Date. This Ordinance shall take effect September 2, 2016

10 ADOPTED this 8th day of August, 2016.

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



Edward E. Wolfe

EDWARD E. WOLFE, Commissioner (Chair)

Charlotte Garrido

CHARLOTTE GARRIDO, Commissioner

Robert Gelder

ROBERT GELDER, Commissioner

27 ATTEST:

Dana Daniels

Dana Daniels, Clerk of the Board

32 APPROVED AS TO FORM:

Shelley B. Kneip

34 Deputy Prosecuting Attorney

Agriculture Code Final Draft Ordinance: Appendices

APPENDIX A: Section 17.110.050 Agricultural Uses

Sections:

17.110.050 RESERVED. Agricultural uses.

17.110.050 RESERVED. Agricultural uses.

~~"Agricultural uses" means the use of the land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, wholesale nurseries, floriculture, viticulture and wineries, apiaries, and animal and poultry husbandry, and the necessary accessory uses; provided, however, that the operation of any such accessory use shall be incidental to that of normal agriculture activities, and provided further, that the above uses shall not include slaughter houses and meat packing or commercial feed lots.~~

Agriculture Code Final Draft Ordinance: Appendices

APPENDIX B: Section 17.410.040 Zoning Use Tables**17.410.040 Zoning use tables.**

There are three separate tables addressing the following general land use categories and zones:

- A. Rural, Resource, and Urban Residential Zones.
1. Rural Residential (RR).
 2. Rural Protection (RP).
 3. Rural Wooded (RW).
 4. Forest Resource Lands (FRL).
 5. Mineral Resource Overlay (MRO).
 6. Urban Restricted (UR).
 7. Greenbelt (GB).
 8. Urban Low Residential (UL).
 9. Urban Cluster Residential (UCR).
 10. Urban Medium Residential (UM).
 11. Urban High Residential (UH).
- B. Commercial, Industrial, and Parks Zones.
1. Urban Village Center (UVC).
 2. Neighborhood Commercial (NC).
 3. Commercial (C).
 4. Regional Center (RC).
 5. Low Intensity Commercial (LIC).
 6. Rural Commercial
 7. Business Park (BP).
 8. Business Center (BC).
 9. Industrial (IND).
 10. Rural Industrial (RI).
 11. Parks (P).
- C. Limited Areas of More Intensive Rural Development (LAMIRD).
1. Keyport Village Commercial (KVC).
 2. Keyport Village Low Residential (KVLR).
 3. Keyport Village Residential (KVR).
 4. Manchester Village Commercial (MVC).
 5. Manchester Village Low Residential (MVLR).
 6. Manchester Village Residential (MVR).
 7. Port Gamble Rural Historic Town Commercial (RHTC).
 8. Port Gamble Rural Historic Town Residential (RHTR).
 9. Port Gamble Rural Historic Town Waterfront (RHTW).
 10. Suquamish Village Commercial (SVC).
 11. Suquamish Village Low Residential (SVLR).
 12. Suquamish Village Residential (SVR).
 13. Rural Employment Center (REC).
 14. Twelve Trees Employment Center (TTEC).

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410-040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR		RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
	(19)	(60)	(19)(48)	(48)	(19)	(47)	(48)	(48)	(48)	(47)	(48)	
RESIDENTIAL USES												
100	Accessory dwelling units (1)	C	C	C	--	--	P	P	P	P	P	--
102	Accessory living quarters (1)	P	P	P	--	--	P	P	P	P	P	--
104	Accessory use or structure (1) (17) (18) (51)	P	P	P	P	P	P	P	P	P	P	P
106	Adult family home	ACUP P (41)	ACUP P (41)	ACUP C (41)	--	--	ACUP P (41)	--	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)
108	Bed and breakfast house or vacation rental	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)
110	Caretaker's dwelling	--	--	--	--	--	--	--	--	--	ACUP	--
112	Convalescent home or congregate care facility (97)	--	--	--	--	--	--	--	C	ACUP	C	ACUP
114	Cottage housing developments	--	--	--	--	--	ACUP	ACUP	ACUP	P	ACUP	--
116	Dwelling, duplex	P (3)	P (3)	P (3)	P (3)	--	P (3)	P (3)	P (3)	P (3)	P	--
118	Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural						Resource			Urban Residential					
	RR	RP	RW	FRL	MRO	UR	Low Density			Medium Density	High Density				
							GB	UL	UCR						
120 Dwelling, multifamily	--	--	--	--	--	C	--	--	--	UR (19)	GB (60)	UL (19)(48)	UCR (48)	UM (30)(47)(48)	UH (19)(47)(48)
122 Dwelling, single-family attached	C	C	--	C	--	--	--	--	--	P	C	C	ACUP	P	P
124 Dwelling, single-family detached	P (43)	P (43)	P (43)	C (43)	--	P (43)	C (43)	--	--	P (43)	P (43)	P (43)	P (43)	P (43)	ACUP (43)
126 Guest house (1)	P	P	P	--	--	P	--	--	--	P	P	P	P	P	--
128 Home business (1) (52)	ACUP	ACUP	ACUP	C (23)	--	P	C (23)	--	--	P	P	P	P	ACUP	ACUP
130 Hotel/motel (1) (52)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	ACUP
132 Mobile homes	P (43)	P	P	P (43)	P	C (24) (43)	C (24) (43)	P	P	C (24) (43)	C (24) (43)	C (24) (43)	C (24) (43)	C (24) (43)	-- (43)
134 Residential care facility	--	--	--	--	--	ACUP	--	--	--	ACUP	ACUP	ACUP	P	P	P
COMMERCIAL/BUSINESSES															
200 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
202 Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410-040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural			Resource			Urban Residential					
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	Medium Density	High Density	
						(19)	(60)	(19)(48)	(48)	(30)(47) (48)	UH (19)(47) (48)	
204 Ambulance service	--	--	--	--	--	--	--	--	--	--	--	--
206 Auction house	--	--	--	--	--	--	--	--	--	--	--	--
208 Auto parts and accessory stores	--	--	--	--	--	--	--	--	--	--	--	--
210 Automobile rentals	--	--	--	--	--	--	--	--	--	--	--	--
212 Automobile repair and car washes	--	--	--	--	--	--	--	--	--	--	--	--
214 Automobile service station (6)	--	--	--	--	--	--	--	--	--	--	--	--
216 Automobile, recreational vehicle or boat sales	--	--	--	--	--	--	--	--	--	--	--	--
218 Non-motorized recreation rentals (95)	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP
220 Boat/marine supply stores	--	--	--	--	--	--	--	--	--	--	--	--
222 Brew pubs	--	--	--	--	--	--	--	--	--	--	--	--
224 Clinic, medical	--	--	--	--	--	--	--	--	--	--	ACUP (37)	--
226 Conference center	--	--	--	--	--	--	--	P	--	--	--	--

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource		Urban Residential					
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	Medium Density	High Density	
	(19)	(60)	(19)(48)	(30)(47)	(48)	(19)	(60)	(19)(48)	(48)	(30)(47)	(19)(47)	
228 Custom art and craft stores	--	--	--	--	--	--	--	--	--	--	--	--
230 Day-care center (14)	C	C	--	--	--	C	C	C	C	ACUP (37)	ACUP (37)	ACUP (37)
232 Day-care center, family (14)	P	P	--	--	--	P	C	P	P	ACUP (37)	ACUP (37)	ACUP (37)
234 Drinking establishments	--	--	--	--	--	--	--	--	--	--	--	--
236 Engineering and construction offices	--	--	--	--	--	--	--	--	--	--	--	--
238 Espresso stands (58)	--	--	--	--	--	--	--	--	--	--	P (37)	P (37)
240 Equipment rentals	--	--	--	--	--	--	--	--	--	--	--	--
242 Farm and garden equipment and sales	--	--	--	--	--	--	--	--	--	--	--	--
244 Financial, banking, mortgage and title institutions	--	--	--	--	--	--	--	--	--	--	--	--
246 General office and management services -- less than 4,000 s.f.	--	--	--	--	--	--	--	--	C (28)	ACUP (37)	ACUP (37)	ACUP (37)

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410-040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
	(19)	(60)	(19)(48)	(30)(47)	(48)	(19)	(60)	(19)(48)	(48)	(30)(47)	(19)(47)	
248	General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	ACUP (37)
250	General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	ACUP (37)
252	General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	C (28)	--	--	ACUP (37)
254	General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--
256	General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--	--	--	--	--	--	--	--	--
258	General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--	--	--	--	--	--	--	--	--
260	General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--
262	Kennels or pet day-cares (1)	C (12)	C (12)	--	--	--	--	--	--	--	--	--
264	Kennels, hobby	P	P	P	--	P	P	P	P	P	P	P

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
						(19)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)	
266	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
268	--	--	--	--	--	--	--	--	--	--	--	
270	--	--	--	--	--	--	--	--	--	--	--	
272	C	C	--	--	--	--	--	--	--	--	--	
274	P	P	P	--	--	--	--	--	--	--	--	
276	--	--	--	--	--	--	--	--	--	--	--	
278	--	--	--	--	--	--	--	--	C	--	ACUP (37)	
280	--	--	--	--	--	--	--	--	--	--	ACUP (37)	
282	--	--	--	--	--	--	--	--	--	--	--	
284	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
286	--	--	--	--	--	--	--	--	--	--	--	

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410-040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural			Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
						(19)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)
288	--	--	--	--	--	--	--	--	--	--	--
290	ACUP	ACUP	--	--	--	P	P	P	P	ACUP	ACUP
292	--	--	--	--	--	--	--	--	--	--	--
294	--	--	--	--	--	--	--	--	--	--	--
296	--	--	--	--	--	--	--	--	--	--	--
298	C (8)	C (8)	--	--	--	--	--	--	--	--	C (9) (37)
RECREATIONAL/CULTURAL USES											
300	P	P	P	P	P	P	P	P	P	P	P
302	--	--	--	--	--	--	--	--	--	--	--
304	--	--	--	--	--	--	--	--	--	--	--
306	C (12)	C (12)	--	--	C (12)	C (12)	C (12)	C	ACUP	ACUP	ACUP

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource		Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
	(12)	(12)				(19)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)
308 Golf courses	C (12)	C (12)	--	--	--	C (80)	C	C	ACUP	C	ACUP
310 Marinas	--	--	--	--	--	C (80)	C	C	ACUP	C	C
312 Movie/Performance theaters, indoor	--	--	--	--	--	--	--	--	--	--	--
314 Movie/Performance theaters, outdoor	--	--	--	--	--	--	--	--	--	--	ACUP
316 Museum, galleries, aquarium, historic or cultural exhibits	--	--	--	--	--	--	--	--	--	--	ACUP
318 Parks and open space	P	P	P	P	P	P	P	P	P	P	P
320 Race track, major	--	--	--	--	--	--	--	--	--	--	--
322 Race track, minor	--	--	C (12)	C (12)	C (12)	--	--	--	--	--	--
324 Recreational facilities, private	C (12)	C (12)	C	--	--	C	C	C	ACUP	C	ACUP
326 Recreational facilities, public	ACUP	ACUP	C	--	--	P	P	P	P	P	ACUP

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410-040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
	(46)	(46)	(46)			(19)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)	
328 Recreational vehicle camping parks	C (46)	C (46)	C (46)	--	--	C	C	C	--	--	--	--
330 Zoo	--	--	--	--	--	--	--	--	--	--	--	--
INSTITUTIONAL USES												
400 Accessory use or structure (1)	P	P	P	P	P	P	P	P	P	P	P	P
402 Government/public structures	ACUP	ACUP	--	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP
404 Hospital	--	--	--	--	--	--	--	--	--	--	--	C
406 Places of worship (12)	C (12)	C (12)	--	--	--	C	C	C	C	C	C	ACUP
408 Private or public schools (20)	C	C	--	--	--	C	C	C	C	C	C	C
410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	C	C	C (5)	C	C	C	C	ACUP	C	C	ACUP
INDUSTRIAL USES												
500 Accessory use or structure (1)	P	P	P	P	P	P	P	P	P	P	P	P

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
	(12)	(12)	(12)	(12)	(12)	(19)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)	
502 Air pilot training schools	--	--	--	--	--	--	--	--	--	--	--	--
504 Assembly and packaging operations	--	--	--	--	--	--	--	--	--	--	--	--
506 Boat yard	--	--	--	--	--	--	--	--	--	--	--	--
508 Cemeteries, mortuaries, and crematoriums (10)	C	C	C	--	--	C	C	C	C	C	C	C
510 Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--	--
512 Contractor's storage yard (21)	C	C	--	--	ACUP	--	--	--	--	--	--	--
514 Food production, brewery or distillery	--	--	--	--	--	--	--	--	--	--	--	--
516 Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--
518 Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--	--
520 Manufacturing and fabrication, light	--	--	--	--	--	--	--	--	--	--	--	--
522 Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--	--
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	--	--	--	--

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410-040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural			Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)	(19)
526 Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	--	--	--
528 Recycling centers	--	--	--	--	--	--	--	--	--	--	--
530 Rock crushing	--	--	C	C	ACUP	--	--	--	--	--	--
532 Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--
534 Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--
536 Storage, indoor	--	--	--	--	--	--	--	--	--	--	--
538 Storage, outdoor	--	--	--	--	--	--	--	--	--	--	--
540 Storage, self-service	--	--	--	--	--	C	C	C	C	C	C
542 Storage, vehicle and equipment (1)	(18)	(18)	--	--	--	--	--	--	--	--	--
544 Top soil production, stump grinding	C	C	--	--	C	--	--	--	--	--	--
546 Transshipment facilities, including docks, wharves,	--	--	--	--	P	--	--	--	--	--	--

Agriculture Code Final Draft Ordinance: Appendices

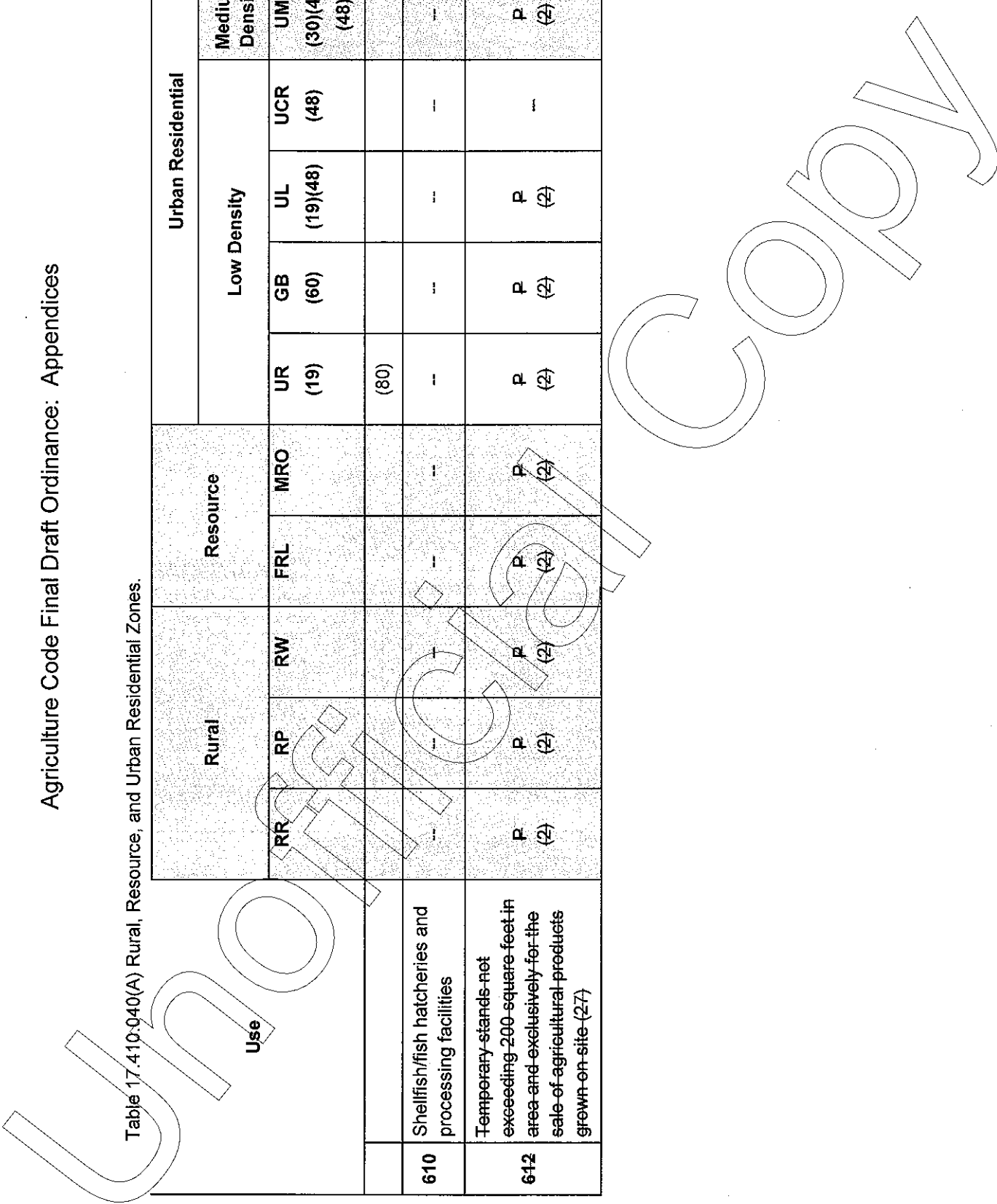
Table 17.410.040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential					
	RR	RP	RW	FRL	MRO	Low Density					Medium Density	High Density	
						UR	GB	UL	UCR	UM			UH
	(19)	(60)	(19)(48)	(48)	(30)(47)	(48)	(19)(47)	(48)					
marine rails, cranes, and barge facilities													
548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	--	--	--	--	--
550 Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	--	--
552 Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	--	--	--
RESOURCE LAND USES													
600 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P	P
602 Aggregate extractions sites	C	C	C	P (4)	P	P	P	P	P	P	P	P	P
604 Agricultural uses (15)	P (7)	P (7)	P (7)	--	P	P	P	P	P	P	P	P	P
606 Aquaculture practices	C	C	C	--	--	C	C	C	C	C	C	C	C
608 Forestry	P	P	P	P	P	P	P	P	P	P	P	P	P

Agriculture Code Final Draft Ordinance: Appendices

Table 17.4.10:040(A) Rural, Resource, and Urban Residential Zones.

Use	Rural				Resource			Urban Residential				
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
	(2)	(2)	(2)	(2)	(2)	(19)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)	
610												
612	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)



Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)
RESIDENTIAL USES												
100												
102												
104	P	P	P	P	P	P	P	P	P	P		
106	ACUP P (41)		ACUP P (41)	ACUP P (84)	ACUP P (41)(79)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)		
108	ACUP C (34)	ACUP C (34)			ACUP (79)							
110	ACUP	ACUP	ACUP	ACUP (84)	ACUP	P	P	P	P	P	P	
112	ACUP	C	ACUP	ACUP (84)	ACUP (79)							
114	ACUP											
116	ACUP	P										
118	P	P	P	P	P	P	P	P	P	P		

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial							Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)	
120 Dwelling, multifamily	ACUP	P	ACUP	ACUP C (85)	P (79)	--	--	--	--	--	--		
122 Dwelling, single-family attached	P	P	ACUP	ACUP (84)	P (79)	--	--	--	--	--	--		
124 Dwelling, single-family detached	--	P	--	--	--	--	--	--	--	--	--		
126 Guest house (1)	--	--	--	--	--	--	--	--	--	--	--		
128 Home business (1) (53)	P	ACUP	--	--	--	ACUP	--	--	--	--	--		
130 Hotel/motel	ACUP	C	P	P (84)	ACUP (79)	--	--	--	--	--	--		
132 Mobile homes	-- (43)	--	--	--	--	--	--	--	--	--	--		
134 Residential care facility	ACUP	--	ACUP	ACUP (84)	ACUP (79)	--	--	--	--	--	--		
COMMERCIAL/BUSINESS USES													
200 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P		

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial							Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)	
202 Adult entertainment (1)	--	--	C (84)	C (84)	--	--	C	--	C	--	--		
204 Ambulance service	C	C	P (84)	P (84)	P	--	P	ACUP	ACUP	--	--		
206 Auction house (55)	ACUP	--	P (84)	P (84)	P	C	ACUP	ACUP	P	C	--		
208 Auto parts and accessory stores (65)	--	P	P (84)	P (84)	P (83)	C	--	--	--	--	--		
210 Automobile rentals	P (56)	P (56)	P (61)(84)	P (61)(84)	P (83)	--	--	--	--	--	--		
212 Automobile repair and car washes (65)	--	ACUP (54)	P (84)	P (84)	P (83)	C	P (61)	ACUP (33)	P (33)	C	--		
214 Automobile service station (6)	--	ACUP	P (61)(84)	P (61)(84)	P (79)(83)	C	C (33)	C (33)	P (33)	C	--		
216 Automobile, recreational vehicle or boat sales	--	--	ACUP (84)	ACUP (84)	P (83)	--	ACUP (35)	--	ACUP (35)	--	--		
218 Non-motorized recreation rentals (95)	P	P	P	P	P	P	--	--	--	--	P		
220 Boat/marine supply stores	--	--	P (84)	P (84)	P (83)	C	--	--	--	--	--		
222 Brew pubs	ACUP	ACUP	P (84)	P (84)	P	--	ACUP (33)	ACUP (33)	ACUP	--	--		

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial							Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)	
224 Clinic, medical	ACUP	ACUP	P	P (87)	P	--	P	ACUP	C	--	--		
226 Conference center	P	--	P	C (85)	P	--	--	--	--	ACUP			
228 Custom art and craft stores	P (54)	P (54)	P	P C (85) (87)	P	C	--	--	--	--	--		
230 Day-care center (14)	P (54)	P (54)	P	P C (85)	P (79)	ACUP	P (33)	P (33)	--	ACUP -- (79)			
232 Day-care center, family (14)	ACUP (54)	ACUP (54)	P	P (61) (84)	P (79)	--	P (33) (61)	P (33)	--	--			
234 Drinking establishments	ACUP	C	C	C (87)	P	C	P (33)	C (33)	--	--			
236 Engineering and construction offices	P (54)	P (54)	P	P (84)	P	ACUP	P	P (33)	ACUP (72)	--			
238 Espresso stands (58) (72)	--	P	P	P (61) (84)	P	ACUP	P (33) (61)	P (33)	ACUP (72)	--			
240 Equipment rentals	ACUP	--	P	P (61) (84)	--	ACUP	P	P	ACUP (73)	--			

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial							Industrial					Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)		
242 Farm and garden equipment and sales	-	-	P (61) (84)	P (61) (84)	P	ACUP	-	-	C	-	-	-		
244 Financial, banking, mortgage and title institutions	P (54)	P (54)	P (85) (87)	P (85) (87)	P	-	P (33)	ACUP (33)	-	-	-	-		
246 General office and management services -- less than 4,000 s.f.	P	P	P	P	P	ACUP	P (33)	P (33)	-	-	-	-		
248 General office and management services -- 4,000 to 9,999 s.f.	ACUP	ACUP	P (84)	P (84)	P	C	P	-	-	-	-	-		
250 General office and management services -- 10,000 s.f. or greater	ACUP	-	P (84)	P (84)	P	-	P	-	-	-	-	-		
252 General retail merchandise stores -- less than 4,000 s.f.	P	P	P	P	P	ACUP (33)	P (33)	ACUP (33)	-	-	-	-		
254 General retail merchandise stores -- 4,000 to 9,999 s.f.	ACUP	ACUP	P (84)	P (84)	P	C	-	-	-	-	-	-		
256 General retail merchandise stores -- 10,000 to 15,000 s.f.	C	-	P (84)	P (84)	-	-	-	-	-	-	-	-		
258 General retail merchandise stores -- 15,001 to 24,999 s.f.	C	-	P (84)	P (84)	-	-	-	-	-	-	-	-		

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIG (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)
260 General retail merchandise stores – 25,000 s.f. or greater	ACUP (62)	ACUP (62)	ACUP (62)	ACUP (62) (84)	ACUP (62)	--	--	--	--	--	--	
262 Kennels or pet day-cares (1)	C	C	C	C (61) (84)	C	C	ACUP	ACUP	C	--	--	
264 Kennels, hobby	P	P	P	--	--	--	--	--	--	--	--	
266 Laundromats and laundry services	P (54)	P (54)	P (54)	P (84)	P	--	P (33)	P ACUP	--	--	--	
268 Lumber and bulky building material sales	--	--	ACUP (42)	ACUP (42) (61) (84)	ACUP (42)	C	P (61)	P ACUP	ACUP	--	--	
270 Mobile home sales	--	--	ACUP (61)	ACUP (61) (84)	--	--	--	--	--	--	--	
272 Nursery, retail	ACUP	ACUP	P	P (84)	P	ACUP	--	--	--	--	--	
274 Nursery, wholesale	ACUP	ACUP	P	P (61) (84)	P	P	--	--	P	--	--	
276 Off-street private parking facilities	ACUP	ACUP	P	P C (85)	--	--	--	--	--	--	--	
278 Personal services – skin care, massage, manicures, hairdresser/barber (66)	P (54)	P (54)	P	P (87)	P	ACUP (54)	--	--	--	--	--	

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial							Industrial					Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)		
280 Pet shop – retail and grooming	ACUP	ACUP	P	P	P	ACUP (54)	--	--	--	--	--	--		
282 Research laboratory	--	--	--	--	--	--	P	P	C	--	--	--		
284 Restaurants	P (54)	P (54)	P	ACUP (85)	P	C	P (33)	C (33)	ACUP (33)	--	--	--		
286 Restaurants, high-turnover (33)	ACUP	C	P	P (63)(84)	P	--	P (59)	P (59)	P (59)	--	--	--		
288 Recreational vehicle rental	--	--	ACUP	ACUP (61)(84)	--	--	ACUP (61)	ACUP	ACUP	--	--	--		
290 Temporary offices and model homes (27)	--	--	--	--	--	--	--	--	--	--	--	--		
292 Tourism facilities, including outfitter and guide facilities	P	--	P	P	P	ACUP	P	P	ACUP	--	--	--		
294 Tourism facilities, including seaplane and tour boat terminals	--	--	ACUP	ACUP (84)	--	C	--	--	--	--	--	--		
296 Transportation terminals	C	C	ACUP	ACUP (85)	C	--	P	--	ACUP	--	--	--		
298 Veterinary clinics/animal hospitals	ACUP	ACUP	P	P (84)	P	ACUP	P	ACUP	ACUP	--	--	--		

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)/(57)	NC (19)/(30) (48)/(57)	CO (19)/(29) (30)/(48)	RC (19)/(48) (57)/(88)	LIC (48)/(57)	RCO (12)/(64)	BC (31)/(42)	BP	IND (32)/(42)	RI (12)/(42)	P	P (Reserved)
RECREATIONAL/CULTURAL USES												
300	Accessory use or structure (1)	P	P	P	P	P	P	P	P	P	P	
302	Amusement centers	C (11)	C ACUP (11)	C ACUP (11)	C ACUP (11)	ACUP (11) (79)	-	-	C (11)	-	ACUP	
304	Carnival or circus	ACUP (11)	C	ACUP (11)	ACUP (11) (61) (84)	ACUP (11) (79)	-	-	ACUP (11)	-	ACUP	
306	Club, civic or social (12)	ACUP	ACUP	P	P ACUP (85)	P	ACUP	-	ACUP	-	ACUP	
308	Golf courses	ACUP	ACUP	ACUP	ACUP (61) (84)	-	-	-	-	-	ACUP	
310	Marinas	C	ACUP	ACUP	ACUP (61) (84)	-	-	C	C	C	ACUP	
312	Movie/Performance theaters, indoor	P	ACUP	P	P ACUP (85)	P	-	-	-	-	-	
314	Movie/Performance theaters, outdoor	ACUP	-	C	ACUP	C	C	C	ACUP	C	ACUP	C

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial					Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)	
316 Museum, galleries, aquarium, historic or cultural exhibits (67)	P	ACUP	P	P C (85)	P	C	P	ACUP	--	--	ACUP		
318 Parks and open space	P	P	P	P	P	P	P	P	P	P	P		
320 Race track, major	--	--	C	C (61)(84)	--	--	C (61)	C	--	C (12)	C (12)		
322 Race track, minor	--	--	--	--	--	--	--	C	--	C (12)	C (12)		
324 Recreational facilities, private	ACUP	ACUP	ACUP	ACUP	ACUP	C	P	C	--	ACUP	ACUP		
326 Recreational facilities, public	ACUP	ACUP	ACUP	ACUP	P	ACUP	P	C	--	ACUP	ACUP		
328 Recreational vehicle camping parks	--	C	C	--	--	--	--	--	--	ACUP	ACUP		
330 Zoo	--	--	C	C (61)(84)	C	--	--	--	--	--	--		
INSTITUTIONAL USES													
400 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	ACUP	ACUP	P	P		
402 Government/public structures	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	P	C	P	P		
404 Hospital	C	--	ACUP	ACUP (84)	ACUP	--	C	C	C	--	--		

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)/(57)	NC (19)/(30) (48)/(57)	CO (19)/(29) (30)/(48) (57)	RC (19)/(48) (57)/(88)	LIG (48)/(57)	RCO (12)/(64)	BC (31)/(42)	BP	IND (32)/(42)	RI (12)/(42)	P	(Reserved)
406 Places of worship (12)	C	C	ACUP (84)	ACUP (84)	ACUP	C	C	--	C	--	--	
408 Private or public schools (20)	C	C	ACUP	ACUP	ACUP	C	P	ACUP	C	--	--	
410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	ACUP	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	P		
INDUSTRIAL USES												
500 Accessory use or structure (1) (17) (51)	P	P	P	P (84)	P	P	P	P	P	P	--	
502 Air pilot training schools	P	--	P	P (84)	--	--	P	P	--	--	--	
504 Assembly and packaging operations	C	--	C	C (61) (84)	--	--	P	--	C	--	--	
506 Boat yard	--	--	ACUP	ACUP (61) (84)	--	--	P (61)	ACUP	C	--	--	
508 Cemeteries, mortuaries, and crematoriums (10)	C	C	ACUP	ACUP (61) (84)	C	ACUP (61)	--	ACUP	C	--	--	
510 Cold storage facilities (69)	--	--	--	--	C	--	ACUP	P	C	--	--	
512 Contractor's storage yard (21)	--	--	--	--	--	P (61)	--	P	ACUP	--	--	

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)
514 Food production, brewery or distillery	---	---	C (61)	C (61)(84)	---	C (12)(64)	ACUP	ACUP	C	---	---	---
516 Fuel distributors	---	---	C (61)	C (61)(84)	---	---	---	C	C	---	---	---
518 Helicopter pads (13)	C	---	C (84)	C (84)	C	---	ACUP	ACUP	ACUP	---	---	---
520 Manufacturing and fabrication, light	C	---	C (61)	C (61)(84)	---	---	P	P	C	---	---	---
522 Manufacturing and fabrication, medium	---	---	---	---	---	C (52)	ACUP	P	C	---	---	---
524 Manufacturing and fabrication, heavy	---	---	---	---	---	---	---	ACUP	---	---	---	---
526 Manufacturing and fabrication, hazardous	---	---	---	---	---	---	---	C	---	---	---	---
528 Recycling centers	---	---	---	---	---	C	---	ACUP	C	---	---	---
530 Rock crushing	---	---	---	---	---	---	---	C	C	---	---	---
532 Slaughterhouse or animal processing	---	---	---	---	---	C (70)	---	C	C (70)	---	---	---
534 Storage, hazardous materials	---	---	---	---	---	C (75)	---	C	C (75)	---	---	---
536 Storage, indoor	---	---	C	C	---	C	P	P	ACUP	---	---	---

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)/(57)	NC (19)/(30) (48)/(57)	CO (19)/(29) (30)/(48) (57)	RC (19)/(48) (57)/(88)	LIC (48)/(57)	RCO (12)/(64)	BC (31)/(42)	BP	IND (32)/(42)	RI (12)/(42)	P	(Reserved)
538 Storage, outdoor				(61) (84)		(75)	(61)					
540 Storage, self-service						C (75)	ACUP (61)	P	P (75)			
542 Storage, vehicle and equipment (1)	C	C	ACUP (61) (64)	ACUP (79)	C (75)	ACUP (61)		P	P (75)			
544 Top soil production, stump grinding					C	ACUP (61)		P	C (75)			
546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities						C			ACUP			
548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)												
550 Warehousing and distribution (68)							P (61)	P	ACUP			
552 Wrecking yards and junk yards (1)												

Agriculture Code Final Draft Ordinance: Appendices

Table 17.410.040(B) Commercial, Industrial, Parks, and Public Facility Zones.

Use	Commercial						Industrial				Public Facilities	
	UVC (30) (48)(57)	NC (19)(30) (48)(57)	CO (19)(29) (30)(48) (57)	RC (19)(48) (57)(88)	LIC (48)(57)	RCO (12)(64)	BC (31)(42)	BP	IND (32)(42)	RI (12)(42)	P	(Reserved)
RESOURCE LAND USES												
600	P	P	P	P	P	P	P	P	P	P	P	
602	-	-	-	-	-	C	P	-	C	C	-	
604	-	P	P	P	P	P	P	P	P	P	-	(79)
606	C	C	C	C	C	C	P	-	C	C	P	
608	-	P	P	P	P	P	P	P	P	P	P	(79)
610	-	-	-	-	-	-	-	-	C	C	-	
612	-	P	P	P	P	P	P	P	P	P	P	

Table 17.4.10-040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS															TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD				REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC			
RESIDENTIAL USES																	
100	ACUP	P	P	--	C	C	C	C	--	C	ACUP	ACUP	ACUP	ACUP	--	--	
102	ACUP	P	P	--	P	C	C	P	P	P	P	C	P	P	--	--	
104	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	P	--	
106	ACUP	C	C	C (41)	C (41)	C (41)	ACUP (41)	ACUP (41)	ACUP (41)	ACUP (41)	ACUP (41)	ACUP (41)	ACUP (41)	ACUP (41)	P	--	
108	ACUP (34)	P (34)	P (34)	--	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	--
110	ACUP	--	--	--	--	--	P	--	P	--	--	--	--	--	P	P	
112	ACUP	C	C	ACUP	--	--	ACUP	C	--	--	--	--	--	--	--	--	
114	C	ACUP	ACUP	--	--	--	--	C	C	--	--	--	--	C	--	--	
116	C	ACUP (3)	ACUP (3)	--	P (3)	P (3)	P	P	--	P	C	--	C	C	--	--	
118	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
120	C	C	C	--	--	--	ACUP	ACUP	--	ACUP	ACUP	--	ACUP	ACUP	--	--	

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD			REC	TTEC
	KVC (26)	KVLR (43)	KVR (43)	MVC (50)	MVLR (43)	MVR (43)	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR (43)	SVR (43)	REC	TTEC		
122 Dwelling, single-family attached	C	P	P	--	P	P	P	P	--	C	P	P	--	--		
124 Dwelling, single-family detached	C (43)	P (43)	P (43)	--	P (43)	P (43)	P (43)	P (43)	--	C	P (43)	P (43)	--	--		
126 Guest house (1)	--	--	--	--	P	P	P	P	--	C	P	P	--	--		
128 Home business (1) (52)	ACUP	ACUP	ACUP	--	ACUP	ACUP	P	P	--	--	ACUP	ACUP	--	--		
130 Hotel/motel	ACUP	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--		
132 Mobile homes	C (43)	C (43)	C (43)	--	--	--	--	--	--	--	--	--	--	--		
134 Residential care facility	ACUP	ACUP	ACUP	--	--	--	--	--	--	C	--	--	--	--		
COMMERCIAL/BUSINESS USES																
200 Accessory use or structure (1) (17) (51)	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	P	
202 Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
204 Ambulance service	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP	
206 Auction house	--	--	--	--	--	--	--	--	--	--	--	--	P (76)	P Indoor Only		

Table 17.410-040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS															TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC			
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR					
208	ACUP	--	--	C	--	--	--	--	--	--	C	--	--	P	--	(76)	
210	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
212	ACUP	--	--	--	--	--	ACUP	--	--	--	C	--	--	ACUP (76)	--	--	
214	--	--	--	--	--	--	ACUP	--	--	--	ACUP (36)	--	--	ACUP	--	--	
216	--	--	--	--	--	--	--	--	ACUP	--	--	--	--	--	--	--	
218	P	--	--	P	--	--	P	--	P	--	P	--	--	--	--	--	
220	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	C	--	--	P (76)	--	--	
222	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	--	C	--	--	ACUP	--	--	
224	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	--	C	--	--	C	P	--	
226	--	--	--	--	--	--	ACUP	--	ACUP	--	--	--	--	--	--	--	
228	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	P	--	--	P (76)	--	--	

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC		
	KVG	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
230	C	C	C	ACUP	C	C	ACUP	ACUP	ACUP	ACUP	ACUP	C	C	C	P	P
232	C	C	C	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	C	C	--	--
234	C	--	--	C	--	--	C	--	--	--	C	C	--	--	P	--
236	ACUP	--	--	P (90)	--	--	ACUP	--	--	ACUP	ACUP	C	--	--	P (76)	P (76)
238	ACUP	--	--	P	--	--	ACUP	--	--	ACUP	ACUP	C	--	--	P	P
240	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
242	C	--	--	--	--	--	--	--	--	--	--	C	--	--	P	--
244	ACUP	--	--	P	--	--	ACUP	--	--	ACUP	ACUP	C	--	--	P (76)	P (76)
246	ACUP	--	--	P	--	--	ACUP	--	--	ACUP	ACUP	ACUP	--	--	P	P
248	ACUP	--	--	ACUP	--	--	PBD (38)	--	--	PBD (38)	ACUP	ACUP	ACUP	--	ACUP	P

Table 17.410-040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC		
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
250	ACUP	--	--	--	--	--	--	--	--	--	ACUP	--	--	--	C	P
252	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	ACUP	--	--	--	P	--
254	ACUP	--	--	ACUP	--	--	PBD	--	PBD	--	ACUP	--	--	--	ACUP	--
256	C	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--
258	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
260	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
262	C	--	--	--	C	C	--	--	--	--	--	--	--	--	P	P
264	C	C	C	--	P	P	--	P	--	--	P	P	--	--	--	--
266	C	--	--	C	--	--	ACUP	--	ACUP	--	ACUP	ACUP	--	--	--	--
268	--	--	--	--	--	--	--	--	ACUP	--	ACUP	ACUP	--	--	P	--

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD			REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC		
270	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
272	ACUP	C	C	ACUP P (91)	C	C	ACUP	--	ACUP	ACUP	C	C	P	--	--	--
274	ACUP	C	C	--	C	C	ACUP	--	ACUP	ACUP	C	C	P	--	--	--
276	C	--	--	C	--	--	ACUP	--	ACUP	ACUP	--	--	--	--	--	--
278	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	--	--	--	--
280	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	C	--	P (76)	--	--	--
282	C	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P
284	ACUP	--	--	P	--	--	ACUP	--	ACUP	ACUP	--	--	P (76)	P (76)	P (76)	P (76)
286	C	--	--	ACUP (92)	--	--	C	--	C	C	--	--	P (76)	--	--	--
288	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
290	C	--	--	--	ACUP	ACUP	--	--	ACUP	ACUP	--	--	ACUP (76)	ACUP (76)	ACUP (76)	ACUP (76)

Table 17.410-040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD			REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC		
292	C	--	--	P (93)	--	--	--	--	C	C	--	ACUP (76)	--	P		
294	C	--	--	--	--	--	--	--	C	C	--	--	--	--		
296	--	--	--	--	--	--	--	--	C	C	--	ACUP	--	ACUP		
298	ACUP	--	--	ACUP	--	--	ACUP	--	--	--	C	ACUP	C	ACUP		
RECREATIONAL/CULTURAL USES																
300	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	--	
302	C (11)	--	--	C (11)	--	--	(11)	--	--	--	--	--	--	--	--	
304	C (11)	--	--	C (11)	--	--	(11)	--	--	--	--	--	--	--	--	
306	ACUP	--	--	P	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	ACUP	C	--	--	
308	C	--	--	--	--	--	ACUP	C	ACUP	ACUP	C	ACUP	C	--	--	
310	ACUP	--	--	ACUP	--	--	--	--	PBD	ACUP	C	ACUP	C	--	--	

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD			REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
312	C	--	--	ACUP	--	--	ACUP	--	--	--	--	--	--	--	--	--
314	C	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--
316	ACUP	--	--	ACUP (94)	--	--	ACUP	C	ACUP	ACUP	ACUP	--	--	--	--	--
318	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
320	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
322	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
324	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	ACUP	C	C	C	--	--
326	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	ACUP	C	C	C	--	--
328	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
330	ACUP	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
INSTITUTIONAL USES																
400	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	P	P
Accessory use or structure (1) (17) (51)																

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD				REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC		
402	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C	C	C	P	
404	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
406	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C	--	--		
408	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	C	C	ACUP	ACUP	P	
410	ACUP	C	C	ACUP	C	C	PBD	--	PBD		C	C	ACUP	ACUP		
INDUSTRIAL USES																
500	ACUP	P	P	ACUP	--	--	P	R	P	P	P	P	P	P	P	P
502	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
504	--	--	--	--	--	--	PBD	--	PBD		--	--	ACUP	ACUP	P	
506	ACUP	--	--	--	--	--	ACUP	--	ACUP	--	--	--	P	P	P	
508	C	--	--	--	C	C	--	--	--	--	--	--	--	--	--	--
510	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	

Table 17.410-040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village			Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD				REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
512 Contractor's storage yard (21)	C	--	--	--	C	C	--	--	ACUP	--	--	--	P	--		
514 Food production, brewery or distillery	--	--	--	--	--	C	--	--	C	--	--	--	P	P		
516 Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--	P	--		
518 Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--	--	C	C		
520 Manufacturing and fabrication, light	--	--	--	--	--	PBD	--	--	PBD	--	--	--	P	P		
522 Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	PBD	--	--	--	ACUP	ACUP		
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	PBD	--	--	--	C	C		
526 Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	PBD	--	--	--	C	C		
528 Recycling centers	--	--	--	--	--	--	--	--	C	--	--	--	ACUP	--		
530 Rock crushing	--	--	--	--	--	--	--	--	--	--	--	--	C	--		
532 Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	--		
534 Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	--	C	P		

Table 17.410-040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keyport Rural Village			Manchester LAMIRD			Rural Historic LAMIRD			Suquamish LAMIRD			REC	TTEC		
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR	REC	TTEC		
536 Storage, indoor	--	--	--	--	--	--	--	--	ACUP	--	--	--	P	P		
538 Storage, outdoor	--	--	--	--	--	--	--	--	ACUP	--	--	--	P	--		
540 Storage, self-service	C	--	--	--	--	--	--	--	--	--	--	--	P	P		
542 Storage, vehicle and equipment (1)	--	-- (18)	--	--	-- (18)	-- (18)	--	-- (18)	ACUP (18)	--	-- (18)	-- (18)	P	P -- Indoor or Covered Only		
544 Top soil production, stump grinding	--	--	--	--	--	--	--	--	ACUP	--	--	--	P	--		
546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	--	--	C	--	--	--	C	--		
548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	--		
550 Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	P		
552 Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	--	--	C	--		

Table 17.410.040(C) Limited Areas of More Intensive Rural Development (LAMIRD).

Use	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keypoint Rural Village				Manchester LAMIRD			Rural Historic LAMIRD				Suquamish LAMIRD			REC	TTEC
	KVC	KVLR	KVR	MVC (50)	MVLR	MVR	RHTC (25)	RHTR (25)	RHTW (25)	SVC	SVLR	SVR				
600	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	P	X
602	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
604	--	P	P	--	P	P	P	P	P	P	P	P	P	P	P	--
606	--	C	C	--	C	C	--	--	--	--	--	--	--	--	--	C
608	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	--
610	C	--	--	--	--	--	--	PBD	--	--	--	--	--	--	--	C
612	ACUP	ACUP (2)	ACUP (2)	--	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	--

RESOURCE LAND USES

APPENDIX C: Section 17.410.050 Footnotes for Zoning Use Tables

17.410.050 Footnotes for zoning use table.

- A. Where noted on the preceding use tables, the following additional restrictions apply:
1. Where applicable subject to Section 17.410.060, 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 five thousand 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 or 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. RESERVED. 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, 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 two hundred feet of a lot in a residential zone.
 11. A circus, carnival, animal display, or amusement ride 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 set back a minimum of fifty feet in FRL, MRO, RW, RP, RR, RCO, RI 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. Heliports for the purpose of medical emergency facilities 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 incidences 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 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 sight-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. RESERVED.

Animal Density Thresholds		
On parcels less than 5 acres, livestock management is allowed as an agricultural use provided that the number of animals shall not exceed one large livestock, three small livestock, five ratites, six small animals, or twelve poultry subject to the following variables:		
Density Threshold	Per 40,000 square feet	Per 20,000 square feet
Parcel Size	1 acre or less Or A parcel that is 5 acres or less if within 200 feet of a lake or year-round stream	Greater than 1 acre, but less than or equal to 5 acres
Density Bonus:	The above specifications may be exceeded by a factor of 2 if: No dwelling unit or occupied structure exists within 300 feet of the lot on which the animals are maintained.	

~~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), or rural residential (RR) zone, or within two hundred feet of any residence on adjacent property within any other zone; provided, a pasture (greater than twenty thousand 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. RESERVED.
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 twenty-five feet in width and capable of providing functional screening of the use. Minimum lot size shall be one hundred thousand 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 17.360 C.025.
26. RESERVED.
27. Subject to the temporary permit provisions of Chapter 17.105.
28. Allowed only within a commercial center limited in size and scale (e.g., an intersection or corner development).
29. RESERVED.
30. The Design Standards for the Community of Kingston set 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 17.440. 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 17.440.025, 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 or vacation rentals 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 twenty-five percent 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. RESERVED.
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 to six residents (excluding proprietors) are permitted uses. Adult family homes serving more than six 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 sight-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 17.420.035 and Chapter 17.430.
45. RESERVED.
46. Allowed only as an accessory use to a park or recreational facility greater than twenty 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 multi-family developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units.

49. Mixed use development is prohibited outside of urban growth areas.
50. The 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 17.105.090(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 17.410.060(B).
54. The gross floor area shall not exceed four thousand 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 the 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 eight and one-half feet in width and twenty 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 Chapter 17.490, 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. RESERVED.
60. All development in Ilahee shall be consistent with the Ilahee Community Plan.
61. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
62. General retail merchandise stores greater than one hundred twenty-five thousand 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 acres in size.
63. Restaurants, high-turnover that provide drive-through 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-through service to the overall development design.
64. When a component of development is located within the rural commercial or rural industrial zone and involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type III hearing examiner decision.
65. No car washes allowed in RCO or RI.
66. Personal service businesses in the RCO are limited to four chairs and are intended for local use only.

67. No aquariums are allowed in the RCO zone. Galleries, museums, historic and cultural exhibits should be geared toward the character of the rural area, rural history, or a rural lifestyle.
68. In the RI zone, warehousing and distribution should be focused on agricultural, food, or forestry uses only.
69. In the RI zone, cold storage facilities are only allowed for agricultural and food uses.
70. In the RCO and RI zones, slaughterhouses and animal processing may have a retail component not to exceed four thousand square feet.
71. In the RCO zone, custom art and craft stores are limited to studio type and size only.
72. Must be accessory to an immediate primary use.
73. Heavy construction, farming and forestry equipment only.
74. Allowed for existing airports only.
75. All storage must be screened from public view by a twenty-five-foot buffer in order to meet rural compatibility. Applicant must also demonstrate how the storage would serve the immediate population.
- 76.

0 – 4,000 square feet = P

4,001 – 10,000 square feet = ACUP

10,001 – 15,000 square feet = C

15,001 square feet and above = X

77. RESERVED.
78. RESERVED.
79. No residential uses are allowed within the portion of the Gorst urban growth area between the Sinclair Inlet shoreline and State Highways 3 and 16.
80. Use prohibited within the Gorst urban growth area.
81. Use permitted outright in the Gorst urban growth area.
82. Use requires a conditional use permit in the Gorst urban growth area.
83. In the Gorst urban growth area, must take access from state route. Auto uses with underground storage tanks (such as gas stations) shall not be located in the Gorst Creek floodplain.
84. Use prohibited on the Central Kitsap Community Campus. (See the Silverdale Design Standards.)
85. Use requires an administrative conditional use permit (ACUP) or hearings examiner conditional use permit (C) if located on the Central Kitsap Community Campus. (See Silverdale Design Standards.)
86. If located on the Central Kitsap Community Campus, any mixed use development must be in a single building, and total floor area devoted to commercial uses shall not exceed seventy percent. Other mixed use development standards and waivers set forth in Section 17.420.035 shall not apply to the Central Kitsap Community Campus. (See Silverdale Design Standards.)
87. If located on the Central Kitsap Community Campus, retail/office uses are allowed if accessory and directly related to priority public or community uses. (See the Silverdale Design Standards.)
88. Uses allowed on the Poplar's property, as defined by the Silverdale Design Standards, shall not be subject to footnotes 84 through 87 until such time it is substantially redeveloped; but will be subject to all Special provisions of this title.
89. Reserved.
90. Equipment storage located externally is not allowed.

91. Permitted in the Manchester Village Commercial zone if less than 5,000 square feet.
92. Drive through lanes are not allowed.
93. Terminals or facilities for motorized equipment are not allowed.
94. Any combination of structures shall not exceed 5,000 square feet. Zoos and aquariums are prohibited.
95. Allowed on all port district owned property.
96. RESERVED.
97. Cottage housing is an allowed use in conjunction with congregate care facilities and shall be reviewed under the congregate care facility permit review process.

Unofficial Copy