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**BE IT ORDAINED:**

**Section 1.** Findings of fact were made by the Planning Commission regarding recommendations to amend the Kitsap County Code Title 17 ‘Zoning’.

**Section 2.** Section 17.410.040 ‘Zoning use tables, adopted by Ordinance 534-2016, is amended as indicated in Appendix A: Chapter 17.410 ‘Allowed Uses’.

**Section 3.** Section 17.410.050 ‘Footnotes for zoning use tables,’ adopted by Ordinance 534-2016, is amended as indicated in Appendix A: Chapter 17.410 ‘Allowed Uses.’

**Section 4.** Section 17.420.050 ‘Tables,’ adopted by Ordinance 534-2016, is amended as indicated in Appendix B: Chapter 17.410 ‘Density, Dimensions, and Design.’

**Section 5.** Section 17.420.060 ‘Footnotes for tables,’ adopted by Ordinance 534-2016, is amended as indicated in Appendix B: Chapter 17.410 ‘Density, Dimensions, and Design.’

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

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

**Section 8. Typographical/Clerical Errors.** Should any amendment made to this Ordinance that was passed by the Board during its deliberations be inadvertently left out of the final printed version of the plan, maps, or code, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board, and shall be corrected.

**Section 9. Effective Date.** This Ordinance shall take effect immediately.

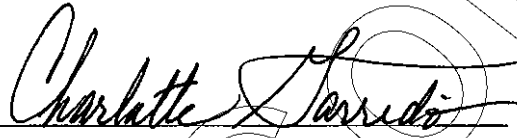
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ADOPTED this 2<sup>nd</sup> day of August, 2016.

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



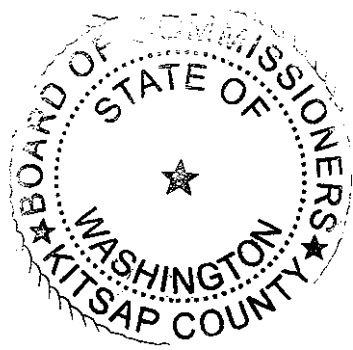
**EDWARD E. WOLFE, Commissioner (Chair)**



**CHARLOTTE GARRIDO, Commissioner**



**ROBERT GELDER, Commissioner**

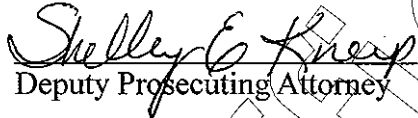


ATTEST:



Dana Daniels, Clerk of the Board

APPROVED AS TO FORM:



Deputy Prosecuting Attorney

Attachment: Code Update: Reasonable Measures APPENDIX.

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# Appendix A and B

## APPENDIX A: Chapter 17.410 Allowed Uses

Sections:

**17.410.040 Zoning use tables.**

**17.410.050 Footnotes for 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).

## Appendix A and B

13. Rural Employment Center (REC).
14. Twelve Trees Employment Center (TTEC).

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Code Update: Reasonable Measures  
**Appendix A and B**

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)	UM (30)(47) (48)	UH (19)(47) (48)	
<b>RESIDENTIAL USES</b>												
100	C	C	C	--	--	P	P	P	P	P	P	--
102	P	P	P	--	--	P	P	P	P	P	P	--
104	P	P	P	P	P	P	P	P	P	P	P	P
106	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--	ACUP P (41)	--	ACUP P (41)	P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)
108	ACUP C (34)	ACUP C (34)	ACUP C (34)	--	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	P	ACUP C (34)	ACUP C (34)	--
110	--	--	--	--	--	--	--	--	--	ACUP	ACUP	--
112	--	--	--	--	--	--	--	C	ACUP	C	ACUP	ACUP
114	--	--	--	--	--	ACUP	ACUP	ACUP	P	ACUP	ACUP	--
116	P (3)	P (3)	P (3)	P (3)	--	P (3)	P	P (3)	P	P	P	--
118	P	P	P	P	P	P	P	P	P	P	P	P

Code Update: Reasonable Measures  
**Appendix A and B**

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)
120 Dwelling, multifamily	--	--	--	--	--	--	C	C	C	ACUP	P	P		
122 Dwelling, single-family attached	C	C	--	C	--	P	P	P	P	P	P	ACUP		
124 Dwelling, single-family detached	P (43)	P (43)	P (43)	C (43)	--	P (43)	P (43)	P (43)	P (43)	P (43)	P (43)	P (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	P	P	P	ACUP	ACUP	ACUP		
130 Hotel/motel (1) (52)	--	--	--	--	--	--	--	--	--	--	--	ACUP		
132 Mobile homes	P (43)	P	P	P (43)	P	C (24) (43)	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		
<b>COMMERCIAL/BUSINESS USES</b>														
200 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P		
202 Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--	--		

Code Update: Reasonable Measures  
Appendix A and B

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)	
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	
220 Boat/marine supply stores	--	--	--	--	--	--	--	--	--	--	--	
222 Brew pubs	--	--	--	--	--	--	--	--	--	--	--	
224 Clinic, medical	--	--	--	--	--	--	--	--	--	--	ACUP (37)	
226 Conference center	--	--	--	--	--	--	--	P	--	--	--	



Code Update: Reasonable Measures  
**Appendix A and B**

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)
228 Custom art and craft stores	--	--	--	--	--	--	--	--	--	--	--
230 Day-care center (14)	C	C	--	--	--	C	C	C	C	ACUP (37)	ACUP (37)
232 Day-care center, family (14)	P	P	--	--	--	P	C	P	P	ACUP (37)	ACUP (37)
234 Drinking establishments	--	--	--	--	--	--	--	--	--	--	--
236 Engineering and construction offices	--	--	--	--	--	--	--	--	--	--	--
238 Espresso stands (58)	--	--	--	--	--	--	--	--	--	--	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)

Code Update: Reasonable Measures  
Appendix A and B

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	
248	--	--	--	--	--	(19)	--	--	--	(30)(47) (48)	(19)(47) (48)	ACUP (37)
250	--	--	--	--	--	--	--	--	--	--	--	ACUP (37)
252	--	--	--	--	--	--	--	--	C (28)	--	--	ACUP (37)
254	--	--	--	--	--	--	--	--	--	--	--	--
256	--	--	--	--	--	--	--	--	--	--	--	--
258	--	--	--	--	--	--	--	--	--	--	--	--
260	--	--	--	--	--	--	--	--	--	--	--	--
262	C (12)	C (12)	--	--	--	--	--	--	--	--	--	--
264	P	P	P	--	--	P (80)	P	P	P	P	P	--

Code Update: Reasonable Measures  
Appendix A and B

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 Laundromats and laundry services	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
268 Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	--	--	
270 Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	
272 Nursery, retail	C	C	--	--	--	--	--	--	--	--	--	
274 Nursery, wholesale	P	P	P	--	--	--	--	--	--	--	--	
276 Off-street private parking facilities	--	--	--	--	--	--	--	--	--	--	--	
278 Personal services – skin care, massage, manicures, hairdresser/barber	--	--	--	--	--	--	--	--	C	--	ACUP (37)	
280 Pet shop – retail and grooming	--	--	--	--	--	--	--	--	--	--	ACUP (37)	
282 Research laboratory	--	--	--	--	--	--	--	--	--	--	--	
284 Restaurants	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)	
286 Restaurants, high-turnover	--	--	--	--	--	--	--	--	--	--	--	

Code Update: Reasonable Measures  
Appendix A and B

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	
	(8)	(8)	(8)	(8)	(12)	(19)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)	
288 Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--
290 Temporary offices and model homes (27)	ACUP	ACUP	--	--	--	P	P	P	P	P	P	P
292 Tourism facilities, including outfitter and guide facilities	--	--	--	--	--	--	--	--	--	--	--	--
294 Tourism facilities, including seaplane and tour boat terminals	--	--	--	--	--	--	--	--	--	--	--	--
296 Transportation terminals	--	--	--	--	--	--	--	--	--	--	--	--
298 Veterinary clinics/animal hospitals	C (8)	C (8)	--	--	--	--	--	--	--	--	C (9) (37)	C (9) (37)
<b>RECREATIONAL/CULTURAL USES</b>												
300 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P
302 Amusement centers	--	--	--	--	--	--	--	--	--	--	--	--
304 Carnival or circus	--	--	--	--	--	--	--	--	--	--	--	--
306 Club, civic or social (12)	C (12)	C (12)	--	--	C (12)	C (12)	C (12)	C	ACUP	ACUP	ACUP	ACUP

Code Update: Reasonable Measures  
Appendix A and B

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)	--	--	--	(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 (37)			
316 Museum, galleries, aquarium, historic or cultural exhibits	--	--	--	--	--	--	--	--	--	--	--	ACUP (37)			
318 Parks and open space	P	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)	C (12)	--	--	--	--	--	--			
324 Recreational facilities, private	C (12)	C (12)	C	C	--	--	C	C	C	ACUP	C	ACUP			
326 Recreational facilities, public	ACUP	ACUP	C	C	--	--	P	P	P	P	P	ACUP			

Code Update: Reasonable Measures  
**Appendix A and B**

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)	(19)(47)	
328 Recreational vehicle camping parks	C (46)	C (46)	C (46)	--	--	C	C	C	--	--	--	--
330 Zoo	--	--	--	--	--	--	--	--	--	--	--	--
<b>INSTITUTIONAL USES</b>												
400 Accessory use or structure (1) (17) (51)	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
<b>INDUSTRIAL USES</b>												

Code Update: Reasonable Measures  
**Appendix A and B**

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)	
500 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P	
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	C	C	
510 Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--	--	
512 Contractor's storage yard (21)	C (12)	C (12)	--	--	--	ACUP	--	--	--	--	--	--	
514 Food production, brewery or distillery	--	--	--	--	--	--	--	--	--	--	--	--	
516 Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--	
518 Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--	--	
520 Manufacturing and fabrication, light	--	--	--	--	--	--	--	--	--	--	--	--	

Code Update: Reasonable Measures  
Appendix A and B

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	
	(18)	(18)	(18)	(18)	(18)	(19)	(60)	(19)(48)	(48)	(30)(47)(48)	(19)(47)(48)	
522 Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	--	--	--	--
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	--	--	--	--
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 (40)	C (40)	C (40)	C (40)	C (37) (40)	C (37) (40)	C (37) (40)
542 Storage, vehicle and equipment (1)	-- (18)	-- (18)	--	--	--	--	--	--	--	--	--	--



Code Update: Reasonable Measures  
Appendix A and B

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
	(22)	(22)		--	C	(19)	(60)	(19)(48)	(48)	(30)(47) (48)	(19)(47) (48)
544 Top soil production, stump grinding	C (22)	C (22)	--	--	C	--	--	--	--	--	--
546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	P	--	--	--	--	--	--
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)	--	--	--	--	--	--	--	--	--	--	--
<b>RESOURCE LAND USES</b>											
600 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P
602 Aggregate extractions sites	C	C	C	P (4)	P	--	--	--	--	--	--
604 Agricultural uses (15)	P (7)	P (7)	P (7)	--	P	P	P	P	P	P	P

Code Update: Reasonable Measures  
**Appendix A and B**

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)	(19)(47)	
						(80)					(48)	
606 Aquaculture practices	C	C	C	--	--	C	C	C	C	C	C	C
608 Forestry	P	P	P	P	P	--	P	P	--	P	P	P
610 Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	--	--	--	--
612 Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	P (2)	--	P (2)	P (2)	P (2)

Code Update: Reasonable Measures  
**Appendix A and B**

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)
<b>RESIDENTIAL USES</b>												
100 Accessory dwelling units (1)												
102 Accessory living quarters (1)												
104 Accessory use or structure (1) (17) (51)	P	P	P	P (84)	P	P	P	P	P	P		
106 Adult family home	ACUP P (41)		ACUP P (41)	ACUP P (41) (84)	ACUP P (41) (79)	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 (79)							
110 Caretaker's dwelling	ACUP	ACUP	ACUP	ACUP (84)	ACUP	P	P	P	P	P		P
112 Convalescent home or congregate care facility (97)	ACUP	C	ACUP	ACUP (84)	ACUP (79)							
114 Cottage housing developments	ACUP											
116 Dwelling, duplex	ACUP	P										
118 Dwelling, existing	P	P	P	P	P	P	P	P	P	P		

Code Update: Reasonable Measures  
**Appendix A and B**

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)	--	--	--	--	--	--	--	
<b>COMMERCIAL BUSINESS USES</b>													
200 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	P	P	P	P	P	

Code Update: Reasonable Measures  
**Appendix A and B**

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 (37)(42)	BP	IND (32)(42)	RI (12)(42)	Public Facilities (Reserved)				
202 Adult entertainment (1)	-	-	C	C (84)	-	-	C	-	C	-	-				
204 Ambulance service	C	C	P	P (84)	P	-	P	ACUP	-	-					
206 Auction house (55)	ACUP	-	P	P (84)	P	C	ACUP	P	C	-					
208 Auto parts and accessory stores (65)	-	P	P	P (84)	P (83)	C	-	-	-	-					
210 Automobile rentals	P (56)	P (56)	P	P (61)(84)	P (83)	-	-	-	-	-					
212 Automobile repair and car washes (65)	-	ACUP (54)	P	P (84)	P (83)	C	P (61)	ACUP (33)	C	-					
214 Automobile service station (6)	-	ACUP	P	P (61)(84)	P (79)(83)	C	C (33)	P (33)	C	-					
216 Automobile, recreational vehicle or boat sales	-	-	ACUP	ACUP (84)	P (83)	-	ACUP (35)	ACUP (36)	-	-					
218 Non-motorized recreation rentals (95)	P	P	P	P	P	P	-	-	-	P					
220 Boat/marine supply stores	-	-	P	P (84)	P (83)	C	-	-	-	-					
222 Brew pubs	ACUP	ACUP	P	P (84) C	P	-	ACUP (33)	ACUP (33)	-	-					

Code Update: Reasonable Measures  
**Appendix A and B**

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 (32)(42)	IND (32)(42)	RI (12)(42)	P (Reserved)		
224 Clinic, medical	ACUP (54)	ACUP	P (85) (87)	P (87)	P	--	P	ACUP (33)	C	--	--		
226 Conference center	P	P	P (85)	C (85)	P	--	--	--	--	ACUP			
228 Custom art and craft stores	P (54)	P (54)	P (85) (87)	C (85) (87)	P	C	--	--	--	--	--		
230 Day-care center (14)	P (54)	P (54)	P (85)	C (85)	P (79)	ACUP (33)	P (33)	P (33)	--	ACUP (79)			
232 Day-care center, family (14)	ACUP (54)	ACUP (54)	P (61) (84)	P (61) (84)	P (79)	--	P (33) (61)	P (33)	--	--			
234 Drinking establishments	ACUP	C	C (87)	C (87)	P	C	P (33)	C (33)	--	--			
236 Engineering and construction offices	P (54)	P (54)	P (84)	P (84)	P	ACUP	P (33)	P (33)	ACUP (72)	--			
238 Espresso stands (58) (72)	--	P	P (61) (84)	P (61) (84)	P	ACUP	P (33) (61)	P (33)	ACUP	--			

Code Update: Reasonable Measures  
**Appendix A and B**

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)				
240 Equipment rentals	ACUP	-	P	P (61)(84)	-	ACUP	P	P	ACUP (73)	-	-					
242 Farm and garden equipment and sales	-	-	P	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	P (33)	-	-	-					
248 General office and management services – 4,000 to 9,999 s.f.	ACUP	ACUP	P	P (84)	P	C	P	-	-	-	-					
250 General office and management services – 10,000 s.f. or greater	ACUP	-	P	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	P (84)	P	C	-	-	-	-	-					
256 General retail merchandise stores – 10,000 to 15,000 s.f.	C	-	P	P (84)	-	-	-	-	-	-	-					



Code Update: Reasonable Measures  
**Appendix A and B**

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)		
258 General retail merchandise stores – 15,001 to 24,999 s.f.	C		P	P (84)	--	--	--	--	--	--	--	--		
260 General retail merchandise stores – 25,000 s.f. or greater	--	--	ACUP (62)	ACUP (62)(84)	ACUP	--	--	--	--	--	--	--		
262 Kennels or pet day-cares (1)	--	C	C	C (61)(84)	C	C	P	ACUP	C	--	--	--		
264 Kennels, hobby	P	P	--	--	--	--	--	--	--	--	--	--		
266 Laundromats and laundry services	P (54)	P (54)	P	P (84)	P	--	P (33)	P	ACUP	--	--	--		
268 Lumber and bulky building material sales	--	--	ACUP (42)	ACUP (42)(61) (84)	ACUP (42)	C (61)	P (61)	--	P	ACUP	--	--		
270 Mobile home sales	--	--	ACUP	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 (85)	--	--	--	--	--	--	--	--		



Code Update: Reasonable Measures  
**Appendix A and B**

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)		
278 Personal services – skin care, message, manicures, hairdresser/barber (66)	P (54)	P (54)	P (57)	P (87)	P	ACUP (54)	--	--	--	--	--	--		
280 Pet shop – retail and grooming	ACUP	ACUP	P	P (84)	P	ACUP (54)	--	--	--	--	--	--		
282 Research laboratory	--	--	--	--	--	--	P	P	C	--	--	--		
284 Restaurants	P (54)	P (54)	P	ACUP (85)	P	C	P (33)	ACUP (33)	--	--	--	--		
286 Restaurants, high-turnover (33)	ACUP	C	P	P (63) (84)	P	--	P (59)	P (59)	--	--	--	--		
288 Recreational vehicle rental	--	--	ACUP	ACUP (61) (84)	--	--	ACUP (61)	ACUP	--	--	--	--		
290 Temporary offices and model homes (27)	--	--	--	--	--	--	--	--	--	--	--	--		
292 Tourism facilities, including outfitter and guide facilities	P	--	P	P	P	ACUP	P	ACUP	--	--	--	--		
294 Tourism facilities, including seaplane and tour boat terminals	--	--	ACUP	ACUP (84)	--	C	--	--	--	--	--	--		
296 Transportation terminals	C	C	ACUP	ACUP C	C	--	P	ACUP	--	--	--	--		



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**Appendix A and B**

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)		
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				
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				
320 Race track, major	--	--	C	C (61)(84)	--	--	C (61)	C	--	C (12)				
322 Race track, minor	--	--	--	--	--	--	--	--	--	C (12)				
324 Recreational facilities, private	ACUP	ACUP	ACUP	ACUP	ACUP	C	P	C	--	ACUP				
326 Recreational facilities, public	ACUP	ACUP	ACUP	ACUP	P	ACUP	P	C	--	ACUP				
328 Recreational vehicle camping parks	--	C	C	--	--	--	--	--	--	ACUP				
330 Zoo	--	--	C	C (61)(84)	C	--	--	--	--	--				
<b>INSTITUTIONAL USES</b>														

Code Update: Reasonable Measures  
**Appendix A and B**

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)		
400 Accessory use or structure (1) (17) (51)	P	P	P	P	P	P	P	ACUP	ACUP	ACUP	ACUP	P		
402 Government/public structures	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	P	P	C	P			
404 Hospital	C	+	ACUP	ACUP (84)	ACUP	-	C	C	C	--	--			
406 Places of worship (12)	C	C	ACUP	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	ACUP	ACUP	P		
<b>INDUSTRIAL USES</b>														
500 Accessory use or structure (1) (17) (51)	P	P	P	P (84)	P	P	P	P	ACUP	P	ACUP	P	--	
502 Air pilot training schools	P	-	P	P (84)	-	-	P	P	P	P	P	--	--	
504 Assembly and packaging operations	C	-	C	C (61) (84)	-	-	P	-	ACUP	C	ACUP	--	--	
506 Boat yard	-	-	ACUP	ACUP	-	-	P	ACUP	ACUP	C	ACUP	--	--	

Code Update: Reasonable Measures  
**Appendix A and B**

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)						
508 Cemeteries, mortuaries, and crematoriums (10)	C	C	ACUP (61) (84)	ACUP (61) (84)	--	C	ACUP (61)	--	C	--	--	ACUP	C	--			
510 Cold storage facilities (69)	--	--	--	--	--	C	--	ACUP	C	--	--	ACUP	P	C			
512 Contractor's storage yard (21)	--	--	--	--	--	--	P (61)	--	P	ACUP	--	ACUP	ACUP	--			
514 Food production, brewery or distillery	--	--	C	C (61) (84)	--	C	ACUP	ACUP	C	C	--	ACUP	C	--			
516 Fuel distributors	--	--	C	C (61) (84)	--	C	C (61)	--	C	C	--	C	C	--			
518 Helicopter pads (13)	C	--	C	C (84)	C	ACUP	ACUP	--	ACUP	ACUP	--	ACUP	ACUP	--			
520 Manufacturing and fabrication, light	C	--	C	C (61) (84)	--	P	P	P	C	--	--	P	C	--			
522 Manufacturing and fabrication, medium	--	--	--	--	--	--	C (52) (61)	ACUP	P	C	--	ACUP	C	--			
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	ACUP	ACUP	--	--	ACUP	ACUP	--			
526 Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	C	--	--	C	C	--			
528 Recycling centers	--	--	--	--	--	C	--	--	ACUP	C	--	ACUP	C	--			

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**Appendix A and B**

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)
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 (61)(84)	C (61)(84)	--	C (75)	P (61)	P	ACUP	--	--	
538 Storage, outdoor	--	--	--	--	--	C (75)	ACUP (61)	P	P (75)	--	--	
540 Storage, self-service	C	C	ACUP (61)(84)	ACUP (61)(84)	ACUP (79)	C (75)	ACUP (61)	P	P (75)	--	--	
542 Storage, vehicle and equipment (1)	--	--	ACUP	--	--	C	ACUP (61)	P	C (75)	--	--	
544 Top soil production, stump grinding	--	--	--	--	--	C	--	ACUP	ACUP	--	--	
546 Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	--	--	--	--	--	--	P (61)	C	C	--	--	



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**Appendix A and B**

Table 17.4.10.040(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)
548 Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	--	--	--	--	--	--	--	--	C (74)	--	--	
550 Warehousing and distribution (68)	--	--	--	--	--	--	P (61)	P	P	ACUP	--	
552 Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	C	C	--	
<b>RESOURCE/LAND USES</b>												
600 Accessory use or structure (1) (17) (51)	P	P	P	P (84)	P	P	P	ACUP	ACUP	P	P	
602 Aggregate extractions sites	--	--	--	--	--	C	P	--	C	C	--	
604 Agricultural uses (15)	--	P	P	P (84)	P (79)	P	P	P	P	P	P (79)	
606 Aquaculture practices	C	C	C	C (84)	C	C	P	--	C	C	P	
608 Forestry	--	P	P	P (84)	P (79)	P	P	P	P	P	P (79)	
610 Shellfish/fish hatcheries and processing facilities	--	--	--	--	--	--	--	--	C	C	--	

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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)
612 Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	--	P (2)	P (2)	P (2) (84)	P (2)	P (2)	P (2)	P (2)	P (2)	--	P	



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**APPENDIX**

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		
<b>RESIDENTIAL USES</b>																
100	ACUP	P	P	--	C	C	C	C	--	C	ACUP	ACUP	--	--	--	
102	ACUP	P	P	--	P	C	C	P	P	C	P	P	--	--	--	
104	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	--	--	
106	ACUP	C	C	C (41)	C (41)	C (41)	ACUP (41)	P (41)	ACUP (41)	P (41)	ACUP (41)	P (41)	ACUP (41)	P (41)	--	
108	ACUP (34)	P (34)	P (34)	--	ACUP (34)	C (34)	ACUP (34)	C (34)	ACUP (34)	C (34)	ACUP (34)	C (34)	ACUP (34)	C (34)	--	
110	ACUP	--	--	--	--	--	P	--	P	--	--	--	P	--	P	
112	ACUP	C	C	ACUP	--	--	ACUP	C	--	ACUP	--	--	--	--	--	
114	C	ACUP	ACUP	--	--	--	--	C	C	--	C	--	--	C	--	
116	C	ACUP (3)	ACUP (3)	--	P (3)	P (3)	P	P	--	P	--	C	--	C	--	
118	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
120	C	C	C	--	--	ACUP	ACUP	ACUP	--	ACUP	--	--	--	--	--	

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APPENDIX

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		
122 Dwelling, single-family attached	C (26)	P	P	--	P	P	P	P	--	C	P	P	--	--		
124 Dwelling, single-family detached	C (26) (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	--	--	--	--		
<b>COMMERCIAL/BUSINESS USES</b>																
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		

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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		
208	ACUP	--	--	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)	--	--	

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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				
230 Day-care center (14)	C	C	C	ACUP	C	C	ACUP	C	ACUP	ACUP	ACUP	C	C	C	P	P
232 Day-care center, family (14)	C	C	C	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	C	C	--	--
234 Drinking establishments	C	--	--	C	--	--	C	--	C	--	--	C	--	--	P	--
236 Engineering and construction offices	ACUP	--	--	P (90)	--	--	ACUP	--	ACUP	--	--	C	--	--	P (76)	P (76)
238 Espresso stands (58)	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	C	--	--	P	P
240 Equipment rentals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--
242 Farm and garden equipment and sales	C	--	--	--	--	--	--	--	--	--	--	C	--	--	P	--
244 Financial, banking, mortgage and title institutions	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	C	--	--	P (76)	P (76)
246 General office and management services – less than 4,000 s.f.	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	ACUP	ACUP	--	P	P
248 General office and management services – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	PBD (38)	--	PBD (38)	--	--	ACUP	ACUP	--	ACUP	P

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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		
250 General office and management services – 10,000 s.f. or greater	ACUP	--	--	--	--	--	--	--	--	--	--	ACUP	--	--	C	P
252 General retail merchandise stores – less than 4,000 s.f.	ACUP	--	--	P	--	--	ACUP	--	--	ACUP	--	ACUP	--	--	P	--
254 General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP	--	--	ACUP	--	--	PBD	--	--	PBD	--	ACUP	--	--	ACUP	--
256 General retail merchandise stores – 10,000 to 15,000 s.f.	C	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--
258 General retail merchandise stores – 15,001 to 24,999 s.f.	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
260 General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
262 Kennels or pet day-cares (1)	C	--	--	--	C	C	--	--	--	--	--	--	--	--	P	P
264 Kennels, hobby	C	C	C	--	P	P	--	P	--	--	P	--	--	--	--	--
266 Laundromats and laundry services	C	--	--	C	--	--	ACUP	--	--	ACUP	--	ACUP	--	--	--	--
268 Lumber and bulky building material sales	--	--	--	--	--	--	--	--	--	ACUP	--	ACUP	--	--	P	--

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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		
270	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
272	ACUP	C	C	ACUP (91)	C	C	ACUP	--	ACUP	--	C	ACUP	P	--	P	--
274	ACUP	C	C	--	C	C	ACUP	--	ACUP	--	C	ACUP	P	--	P	--
276	C	--	--	C	--	--	ACUP	--	ACUP	--	--	--	--	--	--	--
278	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	ACUP	--	--	--	--
280	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	C	P (76)	--	P (76)	--
282	C	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P
284	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	ACUP	P (76)	--	P (76)	P (76)
286	C	--	--	ACUP (92)	--	--	C	--	C	--	--	C	P (76)	--	P (76)	--
288	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
290	C	--	--	--	ACUP	ACUP	--	ACUP	--	ACUP	--	--	ACUP (76)	--	ACUP (76)	ACUP (76)

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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		
292	C	--	--	P (93)	--	--	--	--	C	C	--	ACUP (76)	--	P		
294	C	--	--	--	--	--	--	C	C	--	--	--	--	--		
296	--	--	--	--	--	--	--	C	--	--	--	ACUP	ACUP	ACUP		
298	ACUP	--	--	ACUP	--	--	ACUP	--	--	ACUP	C	ACUP	ACUP	ACUP		
<b>RECREATIONAL/CULTURAL USES</b>																
300	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	--	
302	C (11)	--	--	C (11)	--	--	-- (11)	--	-- (11)	--	--	--	--	--	--	
304	C (11)	--	--	C (11)	--	--	-- (11)	--	-- (11)	--	--	--	--	--	--	
306	ACUP	--	--	P	ACUP	ACUP	ACUP	C	ACUP	ACUP	C	ACUP	ACUP	C	--	
308	C	--	--	--	--	--	ACUP	C	ACUP	ACUP	C	ACUP	ACUP	C	--	
310	ACUP	--	--	ACUP	--	--	--	--	ACUP	ACUP	C	ACUP	ACUP	C	--	

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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	--	--	--	--	--	--
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	C	C	C	C	C	C
326	C	C	C	C	C	C	ACUP	C	ACUP	ACUP	C	C	C	C	C	C
328	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
330	ACUP	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>INSTITUTIONAL USES</b>																
400	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	P	P



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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					
402 Government/public structures	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP		ACUP	C	C	C	P		
404 Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
406 Places of worship (12)	ACUP	C	C	ACUP	C	C	C	C	ACUP		C	C	C	C	--	--	
408 Private or public schools (20)	ACUP	C	C	ACUP	C	C	ACUP	C	ACUP		C	C	C	C	P		
410 Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	C	C	ACUP	C	C	PBD						P			ACUP	ACUP
<b>INDUSTRIAL USES</b>																	
500 Accessory use or structure (1) (17) (51)	ACUP	P	P	ACUP	--	--	P	P	P	P	P	P	P	P	P	P	P
502 Air pilot training schools	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P
504 Assembly and packaging operations	--	--	--	--	--	--	PBD		PBD							ACUP	P
506 Boat yard	ACUP	--	--	--	--	--	ACUP		ACUP							P	P
508 Cemeteries, mortuaries, and crematoriums (10)	C	--	--	--	C	C	--	--	--	--	--	--	--	--	--	--	--

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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		
510 Cold storage facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	
512 Contractor's storage yard (21)	C	--	--	--	C	C	--	--	ACUP	--	--	--	P	P	--	
514 Food production, brewery or distillery	--	--	--	--	--	--	C	--	C	--	--	--	P	P	P	
516 Fuel distributors	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	
518 Helicopter pads (13)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	
520 Manufacturing and fabrication, light	--	--	--	--	--	--	PBD	--	PBD	--	--	--	P	P	P	
522 Manufacturing and fabrication, medium	--	--	--	--	--	--	--	--	PBD	--	--	--	ACUP	ACUP	ACUP	
524 Manufacturing and fabrication, heavy	--	--	--	--	--	--	--	--	PBD	--	--	--	C	C	C	
526 Manufacturing and fabrication, hazardous	--	--	--	--	--	--	--	--	PBD	--	--	--	C	C	C	
528 Recycling centers	--	--	--	--	--	--	--	--	C	--	--	--	ACUP	ACUP	--	
530 Rock crushing	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	
532 Slaughterhouse or animal processing	--	--	--	--	--	--	--	--	--	--	--	--	ACUP	ACUP	--	

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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				
534 Storage, hazardous materials	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	
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	--	

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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		
550 Warehousing and distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	P		
552 Wrecking yards and junk yards (1)	--	--	--	--	--	--	--	--	--	--	--	C	--	--		
<b>RESOURCE/LAND USES</b>																
600 Accessory use or structure (1) (17) (51)	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P	X	
602 Aggregate extractions sites	--	--	--	--	--	--	--	--	--	--	--	--	P	P		
604 Agricultural uses (15)	--	P	P	--	P	P	P	P	P	P	P	P	P	--		
606 Aquaculture practices	--	C	C	--	C	C	--	--	--	--	--	C	C	--		
608 Forestry	--	--	--	--	P	P	P	P	P	P	P	P	P	--		
610 Shellfish/fish hatcheries and processing facilities	C	--	--	--	--	--	--	PBD	--	--	--	C	C	--		
612 Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	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)	--	

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### 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. 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

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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.

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 <u>one large livestock, three small livestock, five ratites, six small animals, or twelve poultry</u> 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.

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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. Single family detached dwellings shall only be allowed when the existing parcel size as of August 31, 2016 would only allow the development of one dwelling unit.
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. The overall project shall include a residential component. A mixed use project shall be required to meet the minimum density for the zone in which it is located.
38. Customer service-oriented uses over five thousand square feet are prohibited.

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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:
- Not more than two individuals shall be the recipients of special care;
  - No rent, fee, payment or charge in lieu thereof may be made for use of the single-family dwelling or manufactured/mobile home as between the recipients or providers of special care;
  - The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
  - A permit must be obtained from the director authorizing such special care manufactured/mobile home. Such permit shall remain in effect for one year and may, upon application, be extended for one-year periods, provided there has been compliance with the requirements of this section;
  - The manufactured/mobile home must be removed when the need for special care ceases; and
  - Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.
44. Certain development standards may be modified for mixed use developments, as set forth in Section 17.420.035 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 conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:
- The project must include a combination of UM and/or UH and commercially zoned land;
  - The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project;
  - All setbacks from other residentially zoned land must be the maximum required by the zones included in the project;
  - Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and
  - 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 unless exemptions identified in KCC 17.460.020 allow for the implementation of a dry sewer.
49. Mixed use development is prohibited outside of urban growth areas.



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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 Illahee shall be consistent with the Illahee Community Plan.
61. Use prohibited in the Waaga Way Town Center area (see the Silverdale Design Standards).
62. General retail merchandise stores greater than 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.

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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.

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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.

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### APPENDIX B: Chapter 17.420 DENSITY, DIMENSIONS, AND DESIGN

Sections:

17.420.050 Tables.

17.420.060 Footnotes for tables.

#### **17.420.050 Tables.**

There are four separate tables addressing the density, dimensions, and design standards as applied to 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 (MVLRL).
  - 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).

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11. Suquamish Village Low Residential (SVLR).
12. Suquamish Village Residential (SVR).
13. Rural Employment Center (REC).
14. Twelve Trees Employment Center (TTEC).

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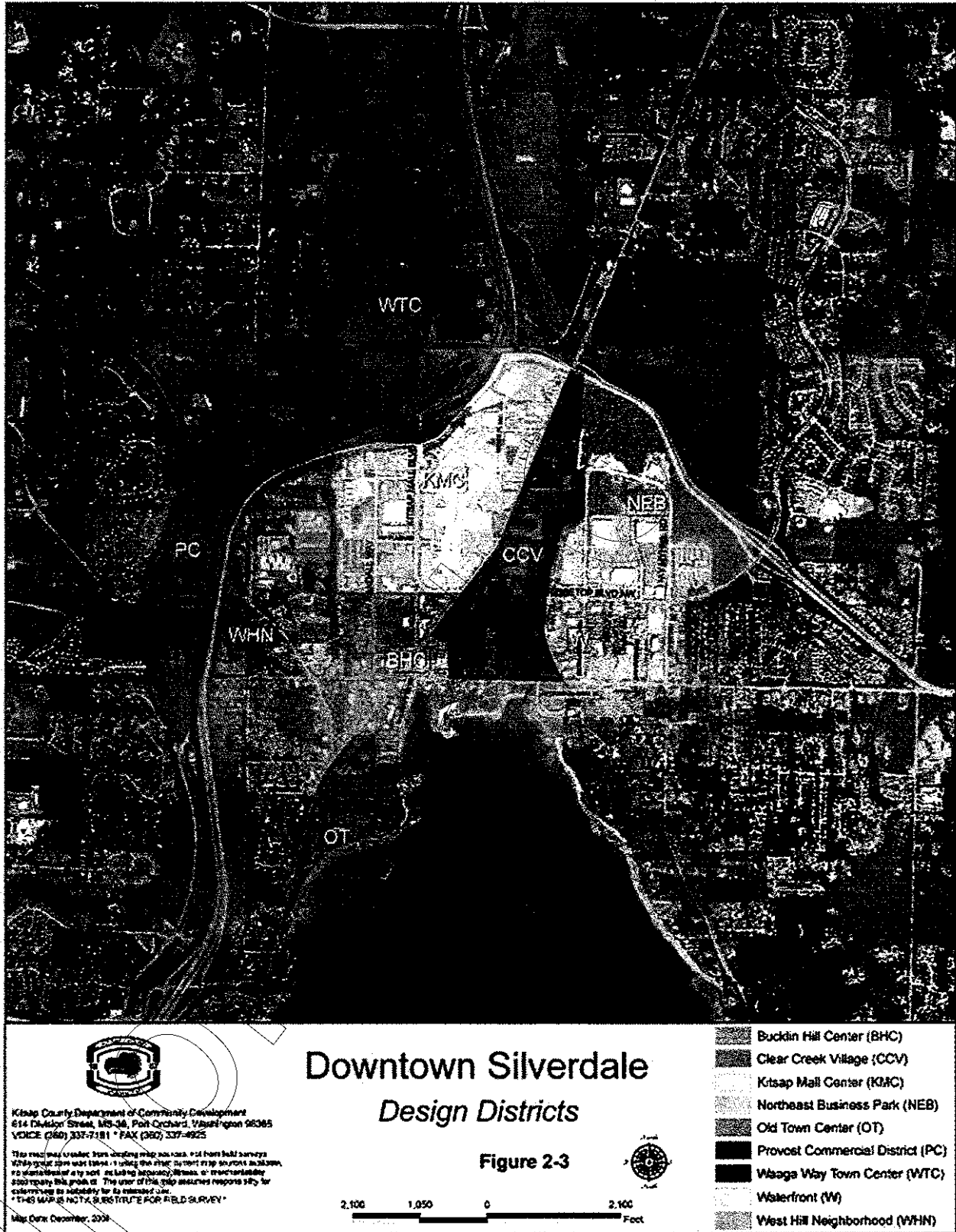
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D. Silverdale Regional Center and Design District Density and Dimension Table.

1. Old Town
2. Bucklin Hill Center
3. Clear Creek Village
4. Kitsap Mall Center
5. West Hill
6. Northeast Business
7. Waterfront

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Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural				Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
Min. density (du/acre)	NA	NA	NA	NA	NA	1 (3) (18)	1 (3) (18)	5	5	10	19	
Max. density (du/acre)	NA	NA	NA	NA	NA	5 (18)	4 (18)	9	9	18	30	
Min. lot size	5 acres	10 acres	20 acres	40 acres	20 acres	5,800 sf	5,800 sf	2,400 s.f.	2,400 sf	None for multi-family; 2,400 s.f. for single-family	None	
Max. lot size	NA	NA	NA	NA	NA	NA	NA	9000 sf (25)	9000 sf (25)	NA	NA	
Min Lot width (feet)	140	140	140	140	60 (31)	60	60	40	40	0 for multi-family; 40 for single-family	60	
Min Lot depth (feet)	140	140	140	140	NA	60	60	60	60	0 for multi-family; 60 for single-family	60	
Max. height (feet) (40)	35 (2)	35 (2)	35 (2)	35 (1)	NA	35 (50)	35 (50)	35	35	45 (17)	55 (17)	
Max. impervious surface coverage	NA	NA	NA	NA	NA	50% 55%	40%	NA	NA	85%	85%	
Max. lot coverage	NA	NA	NA	NA	NA	50% 55%	40%	NA	NA	85%	85%	

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Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural			Resource			Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH	
	(50)	(29)	(50)	(29)	(29)	(33)(53)	(33)(50)	(5)(33)	(5)	(5)	(33)	(55)
<b>Setbacks (34) (38)</b>												
Min. front (feet) (41)(42) (43)	50 (29)	50 (29)	50 (29)	50 (29)	NA	20 (29) 15 (54)	20 (29)	20 for garage or carport; 10 for habitable area (29)	10 for single-family, duplex & townhouse; 10 for multi-family adjacent or abutting residential, otherwise 0 (29)	Multi-family = 10 Single-family = 20 for garage or carport; 10 for habitable area (29)	20 (29)	
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Side (feet) (42)(43) (48)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	5 (29)	5 (29)	If on an alley, 10 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (28) (29)	5 feet for a garage or carport opening directly onto the alley or 5 feet in all other instances (29)	5 (29)	

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Table 17.420.050(A) Rural, Resource, and Urban Residential Zones Density and Dimensions Table.

Standard	Rural			Resource		Urban Low Density Residential				Urban Medium/High Density Residential	
	RR	RP	RW	FRL	MRO	UR	GB	UL	UCR	UM	UH
	(33)(53)	(33)(53)	(33)(50)	(5)(33)	(5)	(33)(53)	(33)(50)	(5)(33)	(5)	(5)	(33) (55)
Rear (feet) (42)(43) (48)	20 feet; 5 feet for accessory structures (29)	20 feet; 5 feet for accessory structures (29)	20 (29)	20 (29)	NA	10 (29) 15 (54)	10 (29)	If on an alley, 20 feet for a garage or carport opening directly onto the alley. (29)	5 If on an alley, 20 feet for a garage or carport opening directly onto the alley (28) (29)	10 if on an alley, 20 feet for a garage or carport opening directly onto the alley - alley - (29)	10 (29)

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Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.

Standard	Commercial							Industrial					Public Facilities
	UVC (5)	NC (5)(33) (33)	CO (5)(25) (33)	RC (5)(25)(33)	LIC (51)	RCO (12)(64)	BC	BP	IND (5)(36)	RI	P		
Min. density (du/acre) (57)	10 (19)	10 (44)	10 (44)	10 (44)	10 (44)	None	NA	NA	NA	NA	NA	NA	
Max. density (du/acre)	18 (19)	30	30	30	20 base 30 max (53)	None	NA	NA	NA	NA	NA	NA	
Min. lot size	NA	NA	NA	NA	NA	NA	NA	7 acres (49)	NA	NA	NA	NA	
Max. lot size	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Min Lot width (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Min Lot depth (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	200	NA	NA	
Max. height (feet) (40)	45	35 (17)	35 (17)	35 (17)	25 base, 45 max (53)	35 (17)	35 (17)	35 (17)	35 (17)	35 (17)	35 (17)	35 (17)	
Max. impervious surface coverage	85%	85%	85%	85%	35% base, 50% max (53)	85%	NA	50%	NA	85%	NA	NA	

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Table 17.420.050(B) Commercial, Industrial, and Parks Zones Density and Dimensions Table.

Standard	Commercial							Industrial				Public Facilities	
	UVC (5)	NC (5)(33) (33)	CO (5)(25) (33)	RC (5)(25)(33)	LIG (51)	RCO (12)(64)	BC	BP	IND (5)(36)	RI	P	--	
Max. lot coverage	Total gross floor area devoted to nonresidential use in any one structure shall not exceed 25,000 square feet.	NA	NA	See Table 17.420.050 D	35%	None	60% building coverage or as determined by master plan process.	NA	60% lot coverage	NA	NA	NA	
Min. front (feet) (29) (41) (42) (43) (46) (48)	None	20	20		None	20 (26)	20 (23) (26)	20 (23) (26)	20 (27)	20 (26)	20, 0 (54)		
Max. front (feet) (41) (42) (43) (48)	NA	NA	NA		10 (52)	NA							
Side (feet) (29) (42) (43) (48)	None	10 (21)	10 (21)	See Table 17.420.050 D	0	20, 50 when abutting residential (26)	20 (23) (26)	20 (23) (26)	None (27)	20, 50 when abutting residential (26)	10		
Rear (feet) (29) (42) (43) (48)	None	10 (21)	10 (21)		15	20, 50 when abutting residential (26)	20 (23) (26)	20 (23) (26)	None (27)	20, 50 when abutting residential (26)	10, 0 (54)		

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Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.

Standard	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS			
	Keyport Rural Village				Manchester Village				Port Gamble Rural Historic				Suquamish Village				REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR	SVC	SVLR	SVR	REC	TTEC	
Min. density (du/acre)	NA	NA	NA	0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Max. density (du/acre)	5	2 (45)	5	5 (15)	2 (15)	4 (15)	2.5 (7)	2.5 (7)	2.5	4 (15)	2	2	2	2	NA	NA	NA	
Min. lot size	NA	12,500 s.f.	4,000 s.f.	NA	21,780 s.f. (12)	10,890 s.f. (12)	None	3,500 s.f. (7)	NA	NA	NA	NA (11)	4,500 s.f. (4) (11)	4,000 s.f. (4) (11)	NA	NA	NA	
Max. lot size	NA	NA	NA	NA	NA	NA	None	7,500 s.f. (7)	NA	NA	NA	NA (11)	NA (11)	NA (11)	NA	NA	NA	
Min Lot. width (feet)	30	80	40	NA	60 (12)	60 (12)	NA	NA	NA	60 (12)	60 (12)	NA	50 (4) (11)	40 (4) (11)	NA	NA	NA	
Min Lot. depth (feet)	NA	80	80	NA	60 (12)	60 (12)	NA	NA	NA	60 (12)	60 (12)	NA	90 (4) (11)	75 (4) (11)	NA	NA	NA	
Max. height (feet) (40)	35	35	35	28 (13)	35 (14)	35 (14)	35 (8)	30	35 (22)	35 (14)	35	35	30, Max of 2 habitable floors	30, Max of 2 habitable floors	35	35	35	

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Table 17.420.050(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.

Standard	TYPE 1 LAMIRDS														TYPE 3 LAMIRDS	
	Keyport Rural Village				Manchester Village			Port Gamble Rural Historic				Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR				
Max. impervious surface coverage	NA	50% for residential properties less than or equal to 0.50 acres	50% for residential properties less than or equal to 0.50 acres	50% for residential properties less than or equal to 0.50 acres	50% for residential properties less than or equal to 0.50 acres	50% for residential properties less than or equal to 0.50 acres	NA	NA	NA	40% (6)	40% (6)	40% (6)	40% (6)	85%	85%	
Max. lot coverage	NA	40% for residential properties greater than or equal to 0.51 acres	40% for residential properties greater than or equal to 0.51 acres	40% for residential properties greater than or equal to 0.51 acres	40% for residential properties greater than or equal to 0.51 acres	40% for residential properties greater than or equal to 0.51 acres	50%	50% or 2,000 s.f. whichever is greater	50%	NA	NA	NA	NA	NA	NA	NA

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Table 17.420.060(C) Limited Areas of More Intensive Rural Development (LAMIRD) Density and Dimensions Table.

TYPE 1 LAMIRDS													TYPE 3 LAMIRDS	
Standard	Keyport Rural Village			Manchester Village			Port Gamble Rural Historic			Suquamish Village			REC	TTEC
	KVC	KVLR	KVR	MVC (47)	MVLR	MVR	RHTC	RHTR	RHTW	SVC	SVLR	SVR		
Min. front (feet) (41) (42) (43) (48)	NA	10, 20 for garage	10, 5 for porch, 20 feet for garage (46)	NA	20	20	None	20 (9)	None	10 (11)	20 (11)	20 (11)	20	20
Max. front (feet)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Side (feet) (42) (43) (48)	NA	5	5	NA	5	5	Per Title 14	5 (10)	Per Title 14	0 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)
Rear (feet) (42) (43) (48)	NA	5	5	NA	5	5	Per Title 14	5 (10)	Per Title 14	10 (11) (21)	5 (11)	5 (11)	10 (21)	10 (21)

Setbacks (34) (38)



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Table 17.420.050D Silverdale Regional Center and Design District Density and Dimension Table.

Standard	Old Town	Bucklin Hill Center	Clear Creek Village	Kitsap Mall Center	West Hill	Northeast Business	Waterfront
Min. density (du/acre) (57)	10	10	10	10	UH: 19 RC: 10	10	10
Max. density (du/acre) (56)	30/60	30/60	30/60	30/60	UH: 30/60 RC: 30/60	30/60	30/60
Min. height (feet)	n/a	35' fronting Silverdale Way	35' fronting Silverdale Way	35' fronting Silverdale Way	35' fronting Silverdale Way	35'	n/a
Max. height (feet) (33)(40)(56)	35/45 ft	55ft / 85 ft	55ft / 85 ft	55ft / 85 ft	UH: 55ft / 85ft RC: 55ft / 85ft	65ft / 125ft	55ft / 85ft
Max. impervious surface coverage	85%	85%	85%	85%	UH: 85% RC: NA	85%	85%
Max. lot coverage	NA	NA	NA	NA	NA	NA	NA
<b>Setbacks (34) (38)</b>							
Min. front (feet)	20	20 ft	20 ft	20 ft	UH: 20 ft RC: 20 ft	20 ft	20 ft
Max. front (feet) (29)(41)(42)(43)(45)	NA	NA	NA	NA	NA	NA	NA
Side (feet) (29)(42)(43)(45)(48)	10 ft	10 ft	10 ft	10 ft	UH: 5 ft RC: 10 ft	10 ft	10 ft
Rear (feet) (29)(42)(43)(48)	10 ft	10 ft	10 ft	10 ft	UH: 5 ft RC: 10 ft	10 ft	10 ft

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**17.420.060 Footnotes for tables.**

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

1. Except for those buildings directly associated with timber production and harvest.
2. Except for silos and other uninhabited agricultural buildings.
3. Properties within the urban restricted (UR) zone and Greenbelt (GB) may subdivide at densities below the minimum required for the zone under the following circumstances:
  - a. The reduced density provides a greater protection for critical areas or environmentally sensitive areas; and
  - b. The intent of the short subdivision or subdivision is to keep the property in the ownership of the immediate family members.
4. If a single lot of record, legally created as of April 19, 1999, is smaller in total square footage than that required under this chapter, or if the dimensions of the lot are less than required, said lot may be occupied by any reasonable use allowed within the zone subject to all other requirements of this chapter. If there are contiguous lots of record held in common ownership, each of the lots legally created as of April 19, 1999, and one or more of the lots is smaller in total square footage than required by this chapter, or the dimensions of one or more of them are less than required, said lots shall be combined to meet the minimum lot requirements for size and dimensions.
5. The Design Standards for the Community of Kingston sets forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.
6. Building replacements and remodels shall not create in excess of a total of forty percent impervious surface for lot area or more than the total existing impervious surface area, whichever is greater.
7. Excess area from acreage used to support proposed densities but not devoted to residential lots and public improvements such as streets and alleys shall be permanently dedicated and reserved for community open space, park land, and similar uses. For developments proposing densities no greater than one dwelling unit per five acres, the minimum and maximum lot sizes shall not apply, except that existing dwelling units shall be allocated lot area between three thousand five hundred and seven thousand five hundred square feet. New proposals may then proceed using the five-acre lot requirements of Section 17.130.030 for the rural residential (RR) zone.
8. Hotels may be developed with four above-ground floors and up to a height not exceeding fifty feet with approval of the fire marshal and relevant fire district.
9. May be reduced to ten feet for residential uses through the administrative conditional use or PBD process.
10. Uses allowed through the conditional use process shall provide minimum side setbacks of ten feet and minimum rear setbacks of twenty feet.
11. Any newly created lot within the Suquamish Rural Village shall be subject to Chapter 16.48 of this code, Short Subdivisions, and must meet the lot requirements below:
  - a. Lot Requirements.
    - i. Minimum lot size: twenty-one thousand seven hundred eighty square feet.
    - ii. Minimum lot width: one hundred feet.
    - iii. Minimum lot depth: one hundred feet.
  - b. Setbacks.
    - i. Front: twenty feet.
    - ii. Side: five feet.
    - iii. Rear: five feet.

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12. Nonconforming Lots.
- a. Nonconforming Lots in Single Ownership. If a single lot of record, legally created before the adoption of the Manchester Community Plan, is less than eight thousand seven hundred twelve square feet in size or does not meet the dimensional requirements of its zone, the lot may be occupied by any use allowed within the zone subject to all other requirements of this chapter.
  - b. Nonconforming Lots in Common Ownership. Contiguous lots of record held in common ownership, each lot legally created before adoption of the Manchester Community Plan, must be combined to meet the minimum lot requirements of its zone if one or more of the lots are less than eight thousand seven hundred twelve square feet in size or does not meet the dimensional requirements of its zone and, at the time of adoption of the Manchester Community Plan (March 18, 2002), either (i) a residential structure encumbered more than one of the contiguous lots or (ii) two or more of the contiguous lots were vacant. If one or more of the lots is sold or otherwise removed from common ownership after the adoption of the Manchester Community Plan, it will not be considered to meet the minimum lot requirements for non-conforming lots in single ownership. Property with two contiguous lots legally created before adoption of the Manchester Community Plan with a residential structure entirely on one lot may develop the second lot consistent with applicable zoning.
13. Residential structures within the MVC zone may not exceed twenty-eight feet.
14. Within the view protection overlay, the maximum height for buildings and new vegetation shall be twenty-eight feet. Height shall be measured from the average elevation of the property's buildable area to the structure's highest point. Kitsap County will not enforce vegetation height standards. Buildable area is considered all portions of the property except wetlands and/or geologically hazardous areas. Properties within the view protection overlay zone may build or have new vegetation as high as thirty-five feet under the following circumstances:
- a. There is no existing view of downtown Seattle, the Cascade Mountains, Mt. Rainier or the Puget Sound from the subject property or any adjacent property; or
  - b. The owners of all adjacent properties approve the building height prior to building permit issuance; or
  - c. It can be explicitly shown that the structure will not cause the blockage of existing views from any of the adjacent properties.
15. Clustering residential development is encouraged in all development. When clustering development, if a property owner designates forty percent of the gross acreage as naturally vegetated open space, he or she may create one additional lot for every five lots clustered. The additional lot may not reduce the naturally vegetated open space to an amount less than forty percent of the gross acreage of the development.
16. All properties within the Manchester Village must also meet the requirements of the Storm Water Management Ordinance, Chapters 12.04 through 12.32 of this code. The use of pervious materials and other new technologies may be used in the construction of these areas and structures to reduce the impervious surface calculation.
17. A greater height may be allowed as set forth below and in accordance with the procedures in Title 21 of this code. Such approval must be consistent with the recommendations of the fire marshal/fire district and compatible with surrounding uses and zones. Such approval shall result in a decrease in building coverage, an increase in public amenities, and/or a more creative or efficient use of land. The maximum building height approved by the director shall not exceed:
- a. In the NC, and P zones: forty-five feet.
  - b. In the UH and C zones: sixty-five feet.
  - c. In the UM, BP, BC, and IND zones: fifty-five feet.
  - d. Height and density requirements for Urban High and Regional Center reflected in Table 17.420.050D Silverdale Regional Center and Design District Density and Dimension Table,
18. The minimum and maximum densities within the range are based upon the net acreage of the property(s) after the removal of critical areas. In determining a development proposal's actual

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density within the range, the features of the subject parcel including on-site or adjacent wetlands, streams or steep slopes shall be considered first.

19. RESERVED.
20. RESERVED.
21. Twenty feet when abutting a residential zone.
22. Maximum height shall be thirty feet when located within the two-hundred-foot shoreline area.
23. The minimum site setback shall be seventy-five feet for any yard abutting a residential zone, unless, based upon a site-specific determination, berming and landscaping approved by the director is provided that will effectively screen and buffer the business park activities from the residential zone that it abuts; in which case, the minimum site setback may be reduced to less than seventy-five feet but no less than twenty-five feet. In all other cases, minimum site setbacks shall be twenty feet.
24. An individual structure intended for future mixed commercial and residential uses may initially be used exclusively for residential use if designed and constructed for eventual conversion to mixed commercial and residential use once the Urban Village Center matures.
25. For new building permit applications on vacant lots over 18,000 square feet located in Urban Low Residential (ULR) and Urban Cluster Residential (UCR) zones, the maximum lot size shall not exceed 9,000 square feet, provided however, that this restriction shall not apply if it conflicts with a condition imposed through subdivision approval.
26. No service road, spur track, or hard stand shall be permitted within required yard areas that abut a residential zone.
27. As approved by the director, wherever an industrial zone abuts a residential zone, a fifty-foot screening buffer area shall be provided. This screening buffer is intended to reduce impacts to abutting residential uses such as noise, light, odors, dust and structure bulk. No structures, open storage, or parking shall be allowed within this area. The director shall only approve screening buffers that improve the compatibility between the proposed use and the residential zone. The director may reduce this buffer to a minimum of twenty-five-foot width only when based upon a site-specific determination that topography, berming or other screening features will effectively screen industrial activities from the residential zone. Conversely, based upon a similar site-specific determination, the director may increase the buffer width from fifty feet to ensure adequate buffering and compatibility between uses.
28. Unless part of an approved zero-lot line development.
29. One-hundred-foot setback required for single-family buildings abutting FRL or RW zones.
30. No minimum lot size if property is used only for extraction.
31. Three hundred thirty feet if activity includes any uses in Section 17.470.020.
32. Existing lots developed with existing single-family residences are permitted to be maintained, renovated and structurally altered. Additions to existing residential structures in order to provide commercial uses are also permitted regardless of density.
33. Except for the height and density requirements reflected in Table 17.420.050D Regional Center and Design District Density and Dimension Table, all development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.
34. Development abutting a street for which a standard has been established by the Kitsap County Arterial Plan shall provide a special setback from the centerline of said street or a distance adequate to accommodate one-half of the right-of-way standard established by the arterial plans for the street. The building setback required by the underlying zone shall be in addition to the special setback and shall be measured from the edge of the special setback line. The special setback area shall be treated as additional required yard area and reserved for future street widening purposes.
35. RESERVED.
36. For standards applicable to master planned industrial developments and approved industrial parks, see Sections 17.320.090 and 17.330.090.

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37. Adjacent to airports, the director may impose height restrictions and/or other land use controls, as deemed essential to prevent the establishment of air space obstructions in air approaches to protect the public health, safety and welfare consistent with Federal Aviation Regulations (FAR) Part 77.
38. Cornices, canopies, eaves, belt courses, sills or other similar architectural features, or fireplaces may extend up to twenty-four inches into any required yard area.
39. RESERVED.
40. Height limitations set forth elsewhere in this title shall not apply to the following: barns, silos, or other farm buildings and structures, provided they are not less than fifty feet from every lot line; chimneys, spires on places of worship, belfries, cupolas, domes, smokestacks, flagpoles, grain elevators, cooling towers, solar energy systems, monuments, fire house towers, masts, aerials, elevator shafts, and other similar projections, and outdoor theater screens, provided said screens contain no advertising matter other than the name of the theater. The proponent seeking exception to the height limitation shall certify that the object being considered under this provision will not shade an existing solar energy system which, by the determination of the director, contributes substantially to the space or water-heating requirements of a building.
41. The following exceptions apply to front yard requirements for dwellings:
- If there are dwellings on both abutting lots with front yards less than the required depth for the zone, the front yard for the lot need not exceed the average front yard of the abutting dwellings.
  - If there is a dwelling on one abutting lot with a front yard less than the required depth for the zone, the front yard need not exceed a depth of half-way between the depth of the front yard on the abutting lot and the required front yard depth.
  - If a modification to the front-yard requirement is necessary in order to site dwellings in a manner that maximizes solar access, the director may modify the requirement.
  - On lots with multiple front yards, the front yard setback(s) in which the lot does not receive access may be modified by the director. Based upon topography, critical areas or other site constraints, the director may reduce these front yard setbacks to a minimum of twenty feet for properties requiring fifty feet and ten feet for properties requiring twenty feet. The director may not modify front yard setbacks from county arterials or collectors. Such reductions shall not have an adverse impact to surrounding properties.
42. The following exceptions apply to historic lots:
- Building setback lines that do not meet the requirements of this title but were legally established prior to the adoption of this title shall be considered the building line for alterations, remodels, and accessory structures on the lot or parcel; providing, that no structure or portion of such addition may further project beyond the established building line.
  - Any single-family residential lot of record as defined in Chapter 17.110 that has a smaller width or lot depth than that required by this title, or is less than one acre, may use that residential zoning classification that most closely corresponds to the dimension or dimensions of the lot of record, for the purpose of establishing setbacks from the property lines.
43. Any structure otherwise permitted under this section may be placed on a lot or parcel within a required yard area if the director finds that such a location is necessary because existing sewer systems or roadways make compliance with the yard-area requirements of this title impossible without substantial changes to the site.
44. Outside of the Silverdale Sub-Area, densities required only with mixed use development.
45. Density in the KVLR zone may be increased to three units per acre through a performance-based development (PBD) process pursuant to the regulations cited in Section 17.360 A.090(B).
46. Front porch must meet following requirements to qualify for five-foot front setback:
- Porch shall be forty percent open on each of two sides; no enclosed porches.
  - Minimum porch dimensions shall be four feet by six feet, or twenty-four square feet.
  - Porches shall not be less than four feet in width.

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47. The 2007 Manchester Community Plan, Appendix A – Manchester Design Standards sets forth policies and regulations for properties within the Manchester Village commercial district (MVC). All developments within the MVC district must be consistent with these standards.
48. Cornices, canopies, eaves, belt courses, sills, bay windows, fireplaces or other similar cantilevered features may extend up to twenty-four inches into any required yard area. In no case shall a habitable area be considered for encroachment into a required yard through any land use process. Additionally, fire escapes, open-uncovered porches, balconies, landing places or outside stairways may extend up to twenty-four inches into any required side or rear yards, and shall not extend more than six feet into any required front yard. This is not to be construed as prohibiting open porches or stoops not exceeding eighteen inches in height, and not closer than twenty-four inches to any lot line.
49. Minimum project size applies to the initial land use application for the property such as master plan, PBD or other mechanism. Subsequent subdivision through platting or binding site plan consistent with scope and conditions of the land use approval is not required to meet this minimum size.
50. New or remodeled structures within the Illahee View Protection Overlay Zone may not exceed twenty-eight feet. Kitsap County will not enforce vegetation height standards.
51. RESERVED.
52. No motor vehicle parking allowed within the front yard setback. See also Section 17.400.060 regarding conditions under which maximum setbacks may increase, as well as parking location standards.
53. Within the Gorst urban growth area, impervious surface coverage, and height may be increased to the maximum listed in the density and dimensions table through compliance with the incentive program described in Section 17.400.080(B).
54. Standard listed applicable to Gorst UGA only.
55. Parcels located within the Silverdale Regional Center shall refer to the design standards identified in Table 17.420.090 Silverdale Regional Center and Design District Density and Dimension Table.
56. Height and density may be increased through Chapter 17.450 Performance Based Development or if a project qualifies as mixed use development and meets modification or waiver request criteria as identified in 17.420.035 'Additional mixed use development standards'.
57. Mixed use projects are not required to meet the minimum density requirements.