

ORDINANCE NO. 554 -2018

**ORDINANCE AMENDING TITLE 17 (ZONING) REGARDING  
TRANSITORY ACCOMMODATIONS**

**BE IT ORDAINED:**

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

1. On May 7, 1998, the Board of County Commissioners (Board) adopted the 1998 Kitsap County Comprehensive Plan. Adoption of the 1998 plan satisfied the requirements set forth in the Growth Management Act (GMA).
2. Subsequently, Kitsap County has amended its Comprehensive Plan in 2006, 2012 and, most recently, in 2016.
3. Each of these updates included amendments to development regulations including Title 17 (Zoning).
4. Kitsap County and other Central Puget Sound jurisdictions have experienced a homelessness crisis based on the lack of affordable housing and other societal issues in the community.
5. These issues have led to a spike in the number of unsheltered citizens in need of safe, temporary housing opportunities.
6. Attempts to use the transitory accommodations code as approved in 2017 has reached roadblocks due to the current real estate market, number of eligible facilities, limited amounts of affordable, vacant land in unincorporated urban areas and regulations of local incorporated jurisdictions.

**Section 2.** **General Procedural Findings.** The Kitsap County Board of Commissioners makes the following findings regarding the public participation process:

1. Kitsap County has worked with housing agencies, advocate organizations and community and religious institutions for over 20 years to address emergent and systemic issues related to affordable housing and homelessness.
2. On February 22, 2016, Kitsap County, adopted an emergency ordinance to address transitory accommodations regulations based on a growing homelessness crisis in Kitsap County.
3. On August 22, 2016, this emergency ordinance was extended for an additional six-months to allow finalization of these regulations into permanent code.

4. On March 22, 2017, the Board of County Commissioners approved permanent code amendments regarding transitory accommodations in urban areas.
5. On January 24, 2018, Kitsap County released draft amendments to Title 17 to allow transitory accommodations in rural areas and allow flexibility in the types of construction materials for single-family facilities.
6. February 20, 2018, following timely and effective public notice, the Planning Commission held a work-study session to review and discuss the proposed planning documents.
7. On February 26, 2018, Kitsap County issued the Notice of Planning Commission Public Hearing in the legal publication of record in regards to the contents of the planning documents.
8. On March 13, 2018, following timely and effective public notice, the Planning Commission held a public hearing to consider written and oral testimony on the draft code amendments and deliberated, reaching a recommendation on the proposed draft amendments with revisions.
9. On March 19, 2017, Kitsap County, as lead agency for the State Environmental Policy Act (SEPA), issued a Determination of Non-Significance on the proposed code amendments.
10. On March 13, 2018, the Planning Commission approved Findings of Fact on the proposed code amendments and forwarded them to the Board of Commissioners for consideration.
11. On April 2, 2018, the SEPA appeal period concluded and no comments or appeals were filed.
12. On March 26, 2018, the Board of County Commissioners, following timely and effective public notice, held a public hearing to receive public testimony on the proposed code amendments.

**Section 3. Substantive Findings.** The Board of County Commissioners makes the following findings with respect to the amendments to Title 17 of the Kitsap County Code:

1. These amendments were developed according to and are found to comply with the requirements of the GMA, Ch. 36.70A RCW.
2. There has been public participation in the review of the proposed amendments, as required by the GMA, and consistent with the State Environmental Policy Act and Kitsap County Code.

3. The Board bases its findings and conclusions on the entire record and all of the testimony, oral or written, and exhibits submitted to the Board. Any finding that should be deemed a conclusion, and any conclusion that should be deemed a finding, is hereby adopted as such.
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**Section 4.** Section 17.410.040(A) Kitsap County Code, last amended by Ordinance 541-17, is amended as follows:

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

Use	Rural				Resource		Urban Residential					High Density
	Low Density				UR (19)(101)	GB (60)(101)	UL (19)(48) (101)	UCR (48) (101)	UM (30)(47) (48)(101)	UH (19)(47) (48)(101)		
	RR (101)	RP (101)	RW (101)	FRL (101)							MRO	
<b>RESIDENTIAL USES</b>												
100	Accessory dwelling units (1)	C	C	C	--	--	P	P	P	P	P	--
102	Accessory living quarters (1)	P	P	P	--	--	P	P	P	P	P	--
104	Accessory use or structure (1)(17)(18)(51)	P	P	P	P	P	P	P	P	P	P	P
106	Adult family home	ACUP P (41)	ACUP P (41)	ACUP P (41)	--	--	ACUP P (41)	--	ACUP P (41)	ACUP P (41)	ACUP P (41)	ACUP P (41)
108	Bed and breakfast house or vacation rental	ACUP C (34)	ACUP C (34)	ACUP C (34)	--	--	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	ACUP C (34)	--
109	<u>Boarding House (102)</u>	--	--	--	--	--	ACUP (98)	ACUP (98)	ACUP (98)	ACUP (98)	ACUP (98)	P (99) (102)
110	Caretaker's dwelling	--	--	--	--	--	--	--	--	--	ACUP	--
112	Convalescent home or congregate care facility (97)	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP

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

Use	Rural				Resource		Urban Residential						High Density
	Low Density						Medium Density	High Density					
	RR (101)	RP (3)	RW (101)	FRL	MRO	UR (19)(101)			GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)	
114 Cottage housing developments	--	--	--	--	--	--	ACUP	ACUP	ACUP	P	ACUP	ACUP	--
116 Dwelling, duplex	P (3)	P (3)	P (3)	P (3)	--	--	P (3)	P	P	P	P	P	--
118 Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P	P	P
120 Dwelling, multifamily	--	--	--	--	--	--	--	C	C	C	ACUP	P	P
122 Dwelling, single-family attached	C	C	--	C	--	--	C	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 (26)(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	P	C (24)(43)	C	C	C	C (43)	C	-- (43)
134 Residential care facility	--	--	--	--	--	--	ACUP	ACUP	ACUP	ACUP	P	P	P

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

Use	Rural				Resource		Urban Residential					High Density
	RR (101)		RP (101)	RW (101)	FRL	MRO	Low Density			Medium Density		
	RR (101)	RP (101)	RW (101)	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)	UH (19)(47)(48)(101)	
	<b>COMMERCIAL/BUSINESS USES</b>											
200	Accessory use or structure (1)(17)(51)	P	P	P	P	P	P	P	P	P	P	P
202	Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--
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	Nonmotorized recreation rentals (95)	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP
220	Boat/marine supply stores	--	--	--	--	--	--	--	--	--	--	--
222	Brew pubs	--	--	--	--	--	--	--	--	--	--	--

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

Use	Rural				Resource		Urban Residential					High Density
	RP (101)		RW (101)		FRL	MRO	Low Density			Medium Density		
	RR (101)	RP (101)	RP (101)	RW (101)	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)	
224	Clinic, medical	--	--	--	--	--	--	--	--	--	--	ACUP (37)
226	Conference center	--	--	--	--	--	--	--	P	--	--	--
228	Custom art and craft stores	--	--	--	--	--	--	--	--	--	--	--
230	Day-care center (14)	C	C	--	--	--	--	C	C	C	ACUP (37)	ACUP (37)
232	Day-care center, family (14)	P	P	--	--	--	--	P	C	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	--	--	--	--	--	--	--	--	--	--	--

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

Use	Rural				Resource		Urban Residential					High Density	
					FRL	MRO	Low Density			Medium Density			
	RR (101)	RP (101)	RW (101)				UR (19)(101)	GB (60)(101)	UL (19)(48)(101)		UCR (48)(101)		UJ (30)(47)(48)(101)
245 Fitness Center	--	--	--	--	--	--	--	--	--	--	--	UH (19)(47)(48)(101)	ACUP (37)
246 General office and management services – less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)
248 General office and management services – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	--	ACUP (37)
250 General office and management services – 10,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--	ACUP (37)
252 General retail merchandise stores – less than 4,000 s.f.	--	--	--	--	--	--	--	--	--	--	C (28)	--	ACUP (37)
254 General retail merchandise stores – 4,000 to 9,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	--	--
256 General retail merchandise stores – 10,000 to 15,000 s.f.	--	--	--	--	--	--	--	--	--	--	--	--	--
258 General retail merchandise stores – 15,001 to 24,999 s.f.	--	--	--	--	--	--	--	--	--	--	--	--	--
260 General retail merchandise stores – 25,000 s.f. or greater	--	--	--	--	--	--	--	--	--	--	--	--	--
262 Kennels or pet day-cares (1)	C (12)	C (12)	--	--	--	--	--	--	--	--	--	--	--



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

Use	Rural				Resource		Urban Residential					High Density	
	Rural				Resource		Low Density						Medium Density
	RR (101)	RP (101)	RW (101)	FRL	MRO	UR (19)(101)	GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)			
264 Kennels, hobby	P	P	P	--	--	--	P	P	P	P	P	--	
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	--	--	--	--	--	--	--	--	--	--	--	--	

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

Use	Rural				Resource		Urban Residential					
					FRL	MRO	Low Density			UCR	Medium Density	High Density
	RR (101)	RP (101)	RW (101)	UR (19)(101)			GB (60)(101)	UL (19)(48)(101)	UM (30)(47)(48)(101)			
284 Restaurants	--	--	--	--	--	--	UR (19)(101)	GB (60)(101)	UL (19)(48)(101)	UCR (48)(101)	UM (30)(47)(48)(101)	UH (19)(47)(48)(101)
286 Restaurants, high-turnover	--	--	--	--	--	--	--	--	--	--	--	--
288 Recreational vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--
290 Temporary offices and model homes (27)	ACUP	ACUP	--	--	--	--	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)

Section 5. Section 17.410.040(B) Kitsap County Code, last amended by Ordinance 541-17, is amended as follows:

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

Use	Commercial						Industrial						Public Facilities			
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(29)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)						
<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	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)	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)	ACUP C (34)	--	--	--	--	--	--	--	--	--	--
109 Boarding House (102)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	P (99)	ACUP (99)	

Table 17-410.040(B) Commercial, Industrial, Parks, and Public Facility Zones

Use	Commercial						Industrial						Public Facilities	
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(29)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)	Public Facilities			
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	--	--	--	--	--	--			
114 Cottage housing developments	ACUP	--	--	--	--	--	--	--	--	--	--			
116 Dwelling, duplex	ACUP	P	--	--	--	--	--	--	--	--	--			
118 Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P			
120 Dwelling, multifamily	ACUP	P	ACUP	ACUP C (85)	P	--	--	--	--	--	--			
122 Dwelling, single-family attached	P	P	ACUP	ACUP (84)	P	--	--	--	--	--	--			
124 Dwelling, single-family detached	--	P	--	--	--	--	--	--	--	--	--			
126 Guest house (1)	--	--	--	--	--	--	--	--	--	--	--			
128 Home business	P	ACUP	--	--	--	ACUP	--	--	--	--	--			

Table 17.410-.040(B) Commercial, Industrial, Parks, and Public Facility Zones

Use	Commercial						Industrial						Public Facilities				
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(29)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)							
(1)(53)																	
130 Hotel/motel	ACUP	C	P	P (84)	ACUP	--	--	ACUP	--	--	--	--	--	--	--	--	--
132 Mobile homes	-- (43)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
134 Residential care facility	ACUP	--	ACUP	ACUP (84)	ACUP	--	--	ACUP	--	--	--	--	--	--	--	--	--
<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	P	P	P	P	P
202 Adult entertainment (1)	--	--	C	C (84)	--	--	--	--	--	--	C	--	--	--	--	--	--
204 Ambulance service	C	C	P	P (84)	P	--	--	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	--	--	--	--
206 Auction house (55)	ACUP	--	P	P (84)	P	C	C	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	P	C	--	--

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

Use	Commercial						Industrial						Public Facilities	
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(29)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)	Public Facilities			
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 P (33)	C	--	--	--	--	
214 Automobile service station (6)	--	ACUP	P	P (61)(84)	P (79)(83)	C	C(33)	C (33)	P (33)	C	--	--	--	
216 Automobile, recreational vehicle or boat sales	--	--	ACUP	ACUP (84)	P (83)	--	ACUP (35)	ACUP (35)	ACUP (35)	--	--	--	--	
218 Nonmotorized 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 C	P	--	ACUP (33)	ACUP (33)	ACUP (33)	--	--	--	--	

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

Use	Commercial								Industrial					Public Facilities	
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(29)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)	Public Facilities				
224 Clinic, medical	ACUP	ACUP	P	P (87)	P	--	P	ACUP	C						
226 Conference center	P	P	P	C (85)	P	--	P	--	--					ACUP	
228 Custom art and craft stores	P (54)	P (54)	P	P	P	C	P	--	--						
230 Day-care center (14)	P (54)	P (54)	P	C (85)	P	ACUP	P (33)	P (33)	P (33)					ACUP	
232 Day-care center, family (14)	ACUP (54)	ACUP (54)	P	P (61)(84)	P	--	P (33)	P (33)	--					-- (79)	
234 Drinking establishments	ACUP	C	C	C (87)	P	C	P (33)	C (33)	--					--	
236 Engineering and construction offices	P (54)	P (54)	P	P (84)	P	ACUP	P	P (33)	P (33)	ACUP (72)				--	
238 Espresso stands (58) (72)	--	P	P	P (61)(84)	P	ACUP	P	P (33)	P (33)	ACUP				--	

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

Use	Commercial						Industrial					Public Facilities	
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)			
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	P C (85)(87)	P	--	P	P (33)	ACUP (33)	--	--		
245 Fitness Center	C	--	P	P	--	P (100)	P (100)	--	P (100)	P (100)	--		
246 General office and management services -- less than 4,000 s.f.	P	P	P	P	P	ACUP	P	P					
248 General office and management services -- 4,000 to 9,999 s.f.	ACUP	ACUP	P	P (84)	P	C	P	P			--		
250 General office and management services -- 10,000 s.f. or greater	ACUP	--	P	P (84)	P	--	P	P			--		



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

Use	Commercial						Industrial						Public Facilities	
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(29)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)	Public Facilities	Public Facilities		
252 General retail merchandise stores – less than 4,000 s.f.	P	P	P	P	P	ACUP P (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)	--	--	--	--	--	--	--	--		
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 ACUP	C	ACUP	C	--		

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

Use	Commercial							Industrial					Public Facilities	
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(29)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)	P (101)	(Reserved)		
264 Kennels, hobby	P	P	P	P	P	ACUP (42)	ACUP (42)(61)(84)	ACUP (42)	ACUP (42)	ACUP (42)	ACUP (42)	ACUP (42)		
266 Laundromats and laundry services	P (54)	P (54)	P	P (84)	P	ACUP (42)	ACUP (42)(61)(84)	ACUP (42)	ACUP (42)	ACUP (42)	ACUP (42)	ACUP (42)		
268 Lumber and bulky building material sales	--	--	ACUP (42)	ACUP (42)(61)(84)	ACUP (42)	ACUP (42)	ACUP (42)(61)(84)	ACUP (42)	ACUP (42)	ACUP (42)	ACUP (42)	ACUP (42)		
270 Mobile home sales	--	--	ACUP	ACUP (61)(84)	ACUP	ACUP	ACUP (61)(84)	ACUP	ACUP	ACUP	ACUP	ACUP		
272 Nursery, retail	ACUP	ACUP	P	P (84)	P	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP		
274 Nursery, wholesale	ACUP	ACUP	P	P (61)(84)	P	P	P (61)(84)	P	P	P	P	P		
276 Off-street private parking facilities	ACUP	ACUP	P	P	C (85)	P	C (85)	P	P	P	P	P		
278 Personal services – skin care, massage, manicures, hairdresser/barber (66)	P (54)	P (54)	P	P (87)	P	ACUP (54)	ACUP (54)	ACUP (54)	ACUP (54)	ACUP (54)	ACUP (54)	ACUP (54)		
280 Pet shop – retail and grooming	ACUP	ACUP	P	P (84)	P	ACUP (54)	ACUP (54)	ACUP (54)	ACUP (54)	ACUP (54)	ACUP (54)	ACUP (54)		

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

Use	Commercial						Industrial						Public Facilities	
	UVC (30) (48)(57) (101)	NC (19)(30) (48)(57) (101)	C (19)(29)(30) (48)(57) (101)	RC (19)(48) (57)(88) (101)	LIC (48)(57) (101)	RCO (12)(64) (101)	BC (31)(42) (101)	BP (101)	IND (32)(42) (101)	RI (12)(42) (101)	Public Facilities			
282 Research laboratory	--	--	--	--	--	P	P	P	P	C	--	--		
284 Restaurants	P (54)	P (54)	P	P ACUP (85)	P	C	P (33)	C (33)	ACUP (33)	--	--	--		
286 Restaurants, high-turnover (33)	ACUP	C	P	P (63) (84)	--	--	P (59)	P (59)	P (59)	--	--	--		
288 Recreational vehicle rental	--	--	ACUP	ACUP (61)(84)	--	--	ACUP (61)	ACUP	ACUP	--	--	--		
290 Temporary offices and model homes (27)	--	--	--	--	--	--	--	--	--	--	--	--		
292 Tourism facilities, including outfitter and guide facilities	P	--	P	P	P	ACUP P	P	ACUP P	ACUP P	--	--	--		
294 Tourism facilities, including seaplane and tour boat terminals	--	--	ACUP	ACUP (84)	--	C	--	--	--	--	--	--		

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

Use	Commercial						Industrial						Public Facilities	
	UVC (30) (48) (101)	NC (19) (48) (101)	C (30) (57) (101)	C (19) (48) (101)	RC (19) (57) (101)	LIC (48) (101)	RCO (12) (101)	BC (31) (101)	BP (101)	IND (32) (101)	RJ (12) (101)	Public Facilities	Public Facilities	
296 Transportation terminals	C	C	ACUP	ACUP	ACUP C (85)	C	--	P	--	ACUP	--	--		
298 Veterinary clinics/animal hospitals	ACUP	ACUP	P	P	P (84)	P	ACUP	P	ACUP	ACUP	--	--		

**Section 6.** Section 17.410.040(C) Kitsap County Code, last amended by Ordinance 541-17, is amended as follows:

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

Use	TYPE 1 LAMIRDS												TYPE LAMIRDS	
	Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC (101)	TTEC (101)
	KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)	REC (101)	TTEC (101)
<b>RESIDENTIAL USES</b>														
100	ACUP	P	P	--	C	C	C	C	--	C	ACUP	ACUP	ACUP	--
102	ACUP	P	P	--	P	P	C	P	P	C	P	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)	ACUP (41)	ACUP (41)	ACUP (41)	ACUP (41)	ACUP (41)	ACUP (41)	--
108	ACUP (34)	P (34)	P (34)	--	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	ACUP (34)	--
109	C (98)	C (98)	C (98)	--	--	--	ACUP (98)	ACUP (98)	--	--	--	--	--	--

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

Use	TYPE I LAMIRDS												TYPE LAMIRDS		3		
	Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD		Historic			Suquamish LAMIRD				REC	TTEC
	KVC (101)	KVR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)	REC (101)	TTEC (101)			
110 Caretaker's dwelling	ACUP	--	--	--	--	--	P	--	P	--	--	--	P	--	P	--	
112 Convalescent home or congregate care facility (97)	ACUP	C	C	ACUP	--	--	ACUP	C	--	--	--	--	--	--	--	--	
114 Cottage housing developments	C	ACUP	ACUP	--	--	--	--	C	C	--	C	--	--	--	--	--	
116 Dwelling, duplex	C	ACUP (3)	ACUP (3)	--	P (3)	P (3)	P	P	--	--	C	--	--	--	--	--	
118 Dwelling, existing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
120 Dwelling, multifamily	C	C	C	--	--	--	ACUP	ACUP	--	--	--	--	--	--	--	--	
122 Dwelling, single-family attached	C (26)	P	P	--	P	P	P	P	P	P	P	P	P	P	P	P	
124 Dwelling, single-family detached	C (26)(43)	P (43)	P (43)	--	P (43)	P (43)	P (43)	P (43)	P (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	P	P	P	

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

Use	TYPE 1 LAMIRDS												TYPE LAMIRDS	
	Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC	TTEC
	KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)	REC (101)	TTEC (101)
128 Home business (1) (52)	ACUP	ACUP	ACUP	--	ACUP	ACUP	P	P	--	--	ACUP	ACUP	--	--
130 Hotel/motel	ACUP	--	--	C	--	ACUP	--	ACUP	--	--	--	--	--	--
132 Mobile homes	C (43)	C (43)	C (43)	--	--	--	--	--	--	--	--	--	--	--
134 Residential care facility	ACUP	ACUP	ACUP	--	--	--	--	--	C	--	--	--	--	--
COMMERCIAL/BUSINESS USES														
200 Accessory use or structure (1) (17) (51)	ACUP	P	P	ACUP	P	P	P	P	P	P	P	P	P	P
202 Adult entertainment (1)	--	--	--	--	--	--	--	--	--	--	--	--	--	--
204 Ambulance service	--	--	--	--	--	--	--	--	--	--	--	ACUP	ACUP	ACUP
206 Auction house	--	--	--	--	--	--	--	--	--	--	--	P (76)	P (76)	P Indoor Only (76)

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

Use	TYPE 1 LAMIRDS												TYPE LAMIRDS		3	
	Keypoint Rural Village			Manchester LAMIRD			Rural LAMIRD			Suquamish LAMIRD			REC	TTEC		
	KVC (101)	KVLR (101)	KVVR (101)	MVC (50)	MVLR (101)	MVR (101)	RHTC (25)	RHTR (25)	RHTW (25)	SVC (101)	SVLR (101)	SVR (101)	(101)	(101)		
208 Auto parts and accessory stores	ACUP	--	--	C	--	--	--	--	--	--	--	C	--	--	P	--
210 Automobile rentals	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
212 Automobile repair and car washes	ACUP	--	--	--	--	--	ACUP	--	--	--	--	C	--	--	ACUP (76)	--
214 Automobile service station (6)	--	--	--	--	--	--	ACUP	--	--	--	--	ACUP (36)	--	--	ACUP	--
216 Automobile, recreational vehicle or boat sales	--	--	--	--	--	--	--	--	ACUP	--	--	--	--	--	--	--
218 Nonmotorized recreation rental (95)	P	--	--	P	--	--	P	--	--	--	--	P	--	--	--	--
220 Boat/marine supply stores	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	--	C	--	--	P (76)	--
222 Brew pubs	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	--	--	C	--	--	ACUP	--



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

Use	TYPE 1 LAMIRDS												TYPE LAMIRDS			
	Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD		Historic			Suquamish LAMIRD			REC (101)	TTEC (101)
	KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)				
224 Clinic, medical	ACUP	--	--	ACUP	--	--	ACUP	--	ACUP	--	ACUP	C	--	--	C	P
226 Conference center	--	--	--	--	--	--	ACUP	--	ACUP	--	ACUP	--	--	--	--	--
228 Custom art and craft stores	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	ACUP	P	--	--	P (76)	--
230 Day-care center (14)	C	C	C	ACUP	C	C	ACUP	C	ACUP	C	ACUP	C	C	C	P	P
232 Day-care center, family (14)	C	C	C	ACUP	ACUP	ACUP	ACUP	C	ACUP	C	ACUP	ACUP	C	C	--	--
234 Drinking establishments	C	--	--	C	--	--	C	--	C	--	C	C	--	--	P	--
236 Engineering and construction offices	ACUP	--	--	P (90)	--	--	ACUP	--	ACUP	--	ACUP	C	--	--	P (76)	P (76)
238 Espresso stands (58)	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	ACUP	C	--	--	P	P
240 Equipment rentals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--

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

Use	TYPE I LAMIRDS										TYPE LAMIRDS		3			
	Keypoint Rural Village		Manchester LAMIRD			Rural LAMIRD		Historic			Suquamish LAMIRD					
	KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)		REC (101)	TTEC (101)	
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)
245 Fitness Center	ACUP	--	--	ACUP	--	--	ACUP	--	--	ACUP	ACUP	--	--	--	P (100)	P (100)
246 General office and management services – less than 4,000 s.f.	ACUP	--	--	P	--	--	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	ACUP P

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

Use	TYPE 1 LAMIRDS												TYPE LAMIRDS		3
	Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD			Historic Suquamish LAMIRD			REC (101)	TTEC (101)	
	KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)			
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	--	--	--	--	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	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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

Use	TYPE 1 LAMIRDS										TYPE LAMIRDS		3				
	Keyport Rural Village			Manchester LAMIRD			Rural LAMIRD		Historic Suquamish LAMIRD			REC (101)		TTEC (101)			
	KVC (101)	KVLR (101)	KVVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)				SVR (101)		
260	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
262	C	--	--	--	C	C	--	--	--	--	--	--	--	--	--	P	
264	C	C	C	--	P	P	--	P	--	--	P	P	--	--	--	--	
266	C	--	--	C	--	--	ACUP	--	ACUP	ACUP	--	--	ACUP	ACUP	--	--	
268	--	--	--	--	--	--	--	--	ACUP	ACUP	--	--	ACUP	ACUP	--	P	
270	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
272	ACUP	C	C	ACUP P (91)	C	C	ACUP	--	ACUP	ACUP	C	C	ACUP	ACUP	C	P	--
274	ACUP	C	C	--	C	C	ACUP	--	ACUP	ACUP	C	C	ACUP	ACUP	C	P	--

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

Use	TYPE 1 LAMIRDS												TYPE LAMIRDS		3				
	Keypoint Rural Village			Manchester LAMIRD			Rural LAMIRD		Historic			Suquamish LAMIRD				REC	TTEC		
	KVC (101)	KVLR (101)	KVR (101)	MVC (50) (101)	MVLR (101)	MVR (101)	RHTC (25) (101)	RHTR (25) (101)	RHTW (25) (101)	SVC (101)	SVLR (101)	SVR (101)	ACUP	ACUP		ACUP	ACUP	ACUP	ACUP
276	C	--	--	C	--	--	ACUP	--	ACUP	--	ACUP	--	ACUP	--	--	--	--	--	--
278	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	ACUP	--	ACUP	--	--	--	--	--	--
280	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	ACUP	--	ACUP	--	--	--	--	P (76)	--
282	C	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	P	P
284	ACUP	--	--	P	--	--	ACUP	--	ACUP	--	ACUP	--	ACUP	ACUP	--	--	--	P (76)	P (76)
286	C	--	--	ACUP (92)	--	--	C	--	C	--	C	--	C	C	--	--	--	P (76)	--
288	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
290	C	--	--	--	ACUP	ACUP	--	--	ACUP	--	ACUP	--	ACUP	--	--	--	--	ACUP (76)	ACUP (76)

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

Use	TYPE 1 LAMIRDS										TYPE LAMIRDS		3	
	Keyport Rural Village		Manchester LAMIRD		Rural LAMIRD		Historic		Suquamish LAMIRD		REC (101)	TTEC (101)		
	KVC (101)	KVLR (101)	KVR (101)	MVC (50)	MVLR (101)	MVR (101)	RHTC (25)	RHTR (25)	RHTW (25)	SVC (101)				SVLR (101)
292 Tourism facilities, including outfitter and guide facilities	C	--	--	P (93)	--	--	--	--	C	C	--	--	ACUP (76)	ACUP P
294 Tourism facilities, including seaplane and tour boat terminals	C	--	--	--	--	--	--	C	C	--	--	--	--	--
296 Transportation terminals	--	--	--	--	--	--	--	C	--	--	--	--	ACUP	ACUP
298 Veterinary clinics/animal hospitals	ACUP	--	--	ACUP	--	--	ACUP	--	--	ACUP	C	C	ACUP	ACUP

**Section 7.** Section 17.505.010 Kitsap County Code, last amended by Ordinance 541-17, is amended as follows:

**17.505.010 Purpose.**

In an effort to address homelessness issues in unincorporated Kitsap County, this chapter provides additional housing options for at-risk populations. Under the requirements of this chapter, transitory accommodations may be developed in unincorporated urban areas of Kitsap County to provide short-term housing for the homeless. Review of applications for these accommodations will ensure adequate public notice in advance of any approval and impose conditions as appropriate to ensure compatibility with the surrounding area. These accommodations may be created on a temporary basis or made permanent through a future land use approval process.

**Section 8.** Section 17.505.020 Kitsap County Code, last amended by Ordinance 541-17, is amended as follows:

**17.505.020 Definitions.**

All definitions of Chapters 17.110 and 21.02 shall apply except as otherwise defined herein.

A. "Case management" means a process that includes a needs assessment of a homeless individual, provides knowledge of resources available to the homeless individual, assists the homeless individual in creating a housing plan to help the individual out of homelessness, and has oversight of a professional case manager. Volunteers who have completed a case management training course through ~~the Kitsap continuum of care coalition or other~~ a qualified human services agency may be used to assist with case management.

B. "Director" means the director of the Kitsap County department of community development or a duly authorized designee.

C. "Department" means the department of community development.

D. "Developed property" means land that has an existing building with utilities, including sewer or septic, water and electricity, provided to the site.

E. "Host agency" means a religious organization, a 501(c)(3) or a public entity that owns or controls the property on which a transitory accommodation is proposed to be located and that joins a sponsoring agency in an application for a transitory accommodation approval for providing basic

services and support to transitory accommodation residents. A “host agency” may be the same entity as the sponsoring agency.

F. “Religious organization” or “501(c)(3)” has the same meaning as defined in RCW 36.01.290.

G. “Shelter” means a place giving temporary protection that is not on a permanent foundation and is used for the shelter of homeless or other vulnerable populations consistent with the allowance of this chapter. Allowable shelters are membrane shelters or structures made of wood, composites, or metal or other suitable materials as follows:

1. A membrane shelter is any tent or other fabric enclosure that is not constructed on site, but is manufactured and approved according to manufacturer’s specifications.
2. A wood, composites, or metal or other suitable material structure must be manufactured ~~off-site~~ according to manufacturer’s or other specifications approved by the director and intended for temporary housing or is constructed on site and meets minimum public health and safety building code requirements as established by the building official.

H. “Sponsoring agency” means an organization that joins in an application with a host agency for a transitory accommodation approval and assumes responsibility for providing basic services and support to transitory accommodation residents. A “sponsoring agency” may be the same entity as a host agency.

I. “Transitory accommodation” means shelters that are not permanently attached to the ground, may easily be erected and dismantled or moved, and are intended for temporary occupancy. Transitory accommodation also includes all other facilities specifically identified in this chapter.

J. “Undeveloped property” means raw land or land not developed with a building or utilities. Nothing herein prohibits raw land from being developed under standard development regulations within Kitsap County Code.

**Section 9.** Section 17.505.030 Kitsap County Code, last amended by Ordinance 541-17, is amended as follows:

**17.505.030 Transitory accommodations – Review and approval process.**

The department may approve the use of property for transitory accommodations in accordance with this chapter. The specific approval shall be dependent upon the class of accommodation



detailed below and shall be processed under Chapter 21.04, with fees of the base application fee plus the hourly rate as set forth in the current DCD fee schedule. The board of county commissioners may reduce or waive application fees at their discretion through resolution based upon public benefit.

A. Approval Type, Duration, Extension and Termination.

1. Approvals for small transitory accommodations, large transitory accommodations, safe parks and indoor transitory accommodations shall be a Type II decision under Chapter 21.04; all through temporary land use permits.
2. Approvals of single-family transitory accommodations shall be a Type I decision under Chapter 21.04.
3. Approvals are ~~is~~ valid for one hundred eighty days from issuance. A single extension requested, at minimum, thirty days in advance, may be approved for an additional one hundred eighty days. Such renewal shall be a Type I decision. If submitted less than thirty days before or any time after expiration, it shall be treated as a new approval application. Such extension may be granted consistent with the original conditions which may be expanded by the director based on new circumstances or other factors.
4. In addition to a potential one-hundred-eighty-day extension, small, large, safe-park and indoor transitory accommodations may apply for permanent approval after their initial one-hundred-eighty-day temporary approval. Such an approval would be through a Type II conditional use permit process consistent with Chapter 17.540. Fees for this permit review process may be reduced or waived with the approval of the board of county commissioners. Prior to decision on the ACUP, a neighborhood meeting, as described in Section 21.04.130, shall be held by the department to assess any additional concerns of the community. Feedback from this meeting will be considered by the director in establishing conditions or other mitigation measures.
5. If the host agency fails to take action against a resident who violates the terms and conditions of the approval or violates the code of conduct, the approval may be terminated. Such decision may be appealed as a Type I decision under chapter Chapter 21.04.

6. Upon expiration of the approval, the site shall be returned to the pre-transitory accommodation condition, including removal of all shelters and debris, within two weeks of the expiration.

**Section 10.** Section 17.505.040 Kitsap County Code, last amended by Ordinance 541-17, is amended as follows:

**17.505.040 Transitory accommodations – Types, application requirements and conditions.**

A. Single-Family Transitory Accommodation. Any person, host agency or other group may locate one recreational vehicle, as defined in Section 17.110.650, or up to two ~~membrane~~ shelters on developed property that it owns or controls for the shelter of up to two households. Such approval shall be dependent on the submission of an application and subject to conditions imposed by the department.

Application requirements and conditions of approval:

1. The application for the approval must include a site diagram suitable for review.
2. If a sponsoring agency is involved, the sponsoring agency must be a co-applicant with the person who owns or controls the property on which the recreational vehicle or ~~membrane~~ shelters will be located.
3. The application must be submitted at least fifteen days before the proposed use of the recreational vehicle or ~~membrane~~ shelters. The director may waive this requirement in warranted circumstances.
4. Provisions for adequate water supply, wastewater treatment and disposal, garbage collection and disposal must be described and readily available for all occupants. All occupants of the property must have access to restroom, water and power accommodations.
5. The location of the recreational vehicle or ~~membrane~~ shelters must meet the setbacks of the zone and public health setbacks for wells and septic systems.
6. No appliances, heaters, or electrical connections may be used in the recreational vehicle or attached between the recreational vehicle or ~~membrane~~ shelters and any other sources unless they are installed or used according to manufacturer's instructions.
7. The recreational vehicle must be in operating condition and able to be moved.

8. Applicant must attest that the hosted household(s) occupying either the recreation vehicle or ~~membrane~~-shelters are actively engaged with local social services and homeless housing providers, such as the Housing Solutions Center of Kitsap County (the homeless coordinated entry program).

The director may impose additional public health and safety conditions as appropriate.

B. Small Transitory Accommodation. A host agency may locate up to ten shelters on developed or undeveloped property that it owns or controls for the shelter of up to twenty-five persons. Such approval shall be dependent on the submission of an application and subject to conditions imposed by the department.

1. Public Notice. In addition to the requirements of Chapter 21.04, an applicant must provide the following public notice:

a. The site is posted with a sign at least five days after application submittal. The sign may be posted by the applicant or the applicant may request the department post the sign at the hourly fee. The sign may be removed only after approval of the application.

b. A neighborhood meeting, described in Section 21.04.130, must be held after posting of the sign and prior to approval. The responsibility of advertising and convening the meeting is that of the applicant.

2. Application.

a. Host Agency. The host agency must provide proof of ownership or control of the property to be used for the transitory accommodation.

b. Sponsoring Agency. If a sponsoring agency is involved, the sponsoring agency must be a co-applicant with the host agency. The written agreement between the host agency and the sponsoring agency must be included in the application materials.

c. The application must be submitted at least thirty days prior to the use of the accommodation(s). The director may waive this requirement in warranted circumstances. The application must include:

i. A written operational plan that contains:

(a) A site diagram, which identifies all existing and/or proposed:

- (i) Location of the site, including a vicinity map.
  - (ii) Location of all shelters.
  - (iii) Location of all portable toilets, showers, hand washing stations and trash containers.
  - (iv) Location of neighbors and any site barriers, vegetation buffers, fences, etc.
  - (v) Location of security lighting, which must be directed downward, away from neighbors.
  - (vi) Location and number of off-street parking spots.
  - (vii) Location of garbage facilities or dumpster pads.
  - (viii) Location of access to the site.
- (b) The duration of the accommodation and the hours of operation.
  - (c) The maximum number of residents proposed.
  - (d) Security protocols, including background checks and emergency phone numbers for daytime and after hours.
- ii. A written management plan that contains:
    - (a) A general description of the daily operation, oversight, and enforcement of approval conditions.
    - (b) A written plan that specifies how human service will be provided to residents.
  - iii. A code of conduct for residents that, at a minimum, prohibits weapons, fighting or abuse of any kind, littering or disturbing neighbors. The code of conduct shall be incorporated into the conditions of approval.
  - iv. A severe weather plan.
  - v. A waste/recycle schedule.

vi. Photos showing the site prior to the transitory accommodation.

3. Conditions.

- a. The site shall be of a sufficient size to support the activities of the transitory accommodation without overcrowding and without intruding into setbacks or critical areas.
- b. Only shelters meeting manufacturer's specifications or approved by the building official are allowed.
- c. Portable toilets or other sanitation facilities shall be provided in a number required to meet capacity guidelines and must be located within seventy-five feet of all shelters.
- d. Hand washing stations with water or other approved sanitation methods shall be provided near the toilets and any food areas.
- e. Trash containers shall be provided in a number and size sufficient to accommodate the number of people residing on site.
- f. No cooking is allowed inside any shelter, unless the cooking appliance is factory-installed or designed specifically for that use and the shelter is factory-designed for the installation of the cooking appliance. No heaters are allowed inside any shelter, unless the heating appliance is factory-installed or designed specifically for that use.
- g. No open flames or campfires are allowed, unless approved by the local fire department.
- h. Adequate access for fire and emergency medical apparatus shall be provided as determined by the fire marshal.
- i. A minimum of two-foot separation must be maintained between shelters.
- j. Electrical service shall be in accordance with recognized and accepted practices and approved by Washington State Labor and Industries. Electrical cords are not to be strung together and any cords must be approved and rated for their interior or exterior use.
- k. The accommodation is located within one-half mile of a routed bus stop, or proof that carpools or shuttle service is available.

- l. The accommodation is adequately buffered or screened from surrounding properties and rights-of-way.
- m. The living space of all units is at least three inches off the ground, raised by a standard pallet or other means.
- n. On-site off-street parking must be provided and must not result in inadequate parking being available for the original primary use of property.
- o. All portable toilets must be screened from neighboring properties and be accessible for servicing.
- p. Failure to comply with the code of conduct shall result in expulsion from the accommodation by the offending resident.
- q. The director may impose additional public health and safety conditions as appropriate, including limiting the number of residents or increasing the buffer from sensitive land use activities such as daycares and schools.
- r. The property owner shall allow inspections by Kitsap County staff and the Kitsap public health district at reasonable times without prior notice for compliance with Kitsap County Code and the approval.

C. Large Transitory Accommodation. A host agency may locate eleven to forty shelters on developed or undeveloped property that it owns or controls for the shelter of up to fifty persons. Such approval shall be dependent on the submission of an application and subject to conditions imposed by the department.

1. All application requirements and conditions for a small transitory accommodation apply in addition to those described below. Where there are conflicts, the requirements of this subsection shall control.
2. Application. The application must include a written security plan that requires:
  - a. Security to be provided twenty-four hours a day, seven days a week.
  - b. A separate security office or shelter.
  - c. A security fence.

3. Additional Conditions.

a. A communal tent, shelter, or room in permanent building is provided for food preparation, gathering, or other common use. Cooking and heating appliances, including microwaves, may be allowed only in the communal area and only if approved by the host agency, Kitsap public health district, the fire marshal and the department of community development.

b. Showers or other bathing facilities shall be provided where warranted based on duration, number of residents, or other factors. Provisions for adequate water supply, wastewater treatment and disposal, garbage collection and disposal must be described and readily available for all occupants.

c. The sponsoring and host agencies shall designate points of contact for the Kitsap County sheriff's department. At least one designated point of contact shall be available at all times.

d. The director may impose additional public health and safety conditions as appropriate.

D. Safe Park. Safe park is a program that allows safe and secure parking in established parking lots for people living in motor vehicles or recreational vehicles. Host agencies may apply for a safe park for six or fewer motor vehicles or recreational vehicles accommodating up to twenty-five persons.

1. Application requirements and conditions shall be those of the small transitory accommodations.

2. All applications must include an agreement with an agency certified for case management services.

E. Indoor Transitory Accommodation. A host agency may locate up to seventy-five people within an existing building provided they meet the following requirements:

1. The timing, public notice and application requirements of small transitory accommodation are satisfied. Where there are conflicts, the requirements of this subsection shall control.

2. The existing building(s) complies with county building codes, unless a particular noncompliance has been exempted pursuant to RCW 19.27.042.

3. The building(s) proposed for use shall be of sufficient size to accommodate the residents and must have necessary on-site facilities, including but not limited to the following:
  - a. Adequate water supply.
  - b. Sanitary toilets in the number required to meet capacity guidelines.
  - c. Hand washing facilities located near the toilets and food areas.
  - d. Refuse receptacles.
  - e. Kitchen facilities for food preparation, if prepared on site.
4. All applicable health standards for providing and using such facilities shall be satisfied as required by the Kitsap public health district.
5. The director may impose additional public health and safety conditions as appropriate.

**Section 11. Effective Date:** This Ordinance shall take effect immediately upon adoption.

**Section 12. Severability:** If any sentence, section, provision, or clause of this ordinance or its application to any person, entity or circumstance is for any reason held invalid or unconstitutional, the remainder of the ordinance, or the application of the provision to other persons, entities, or circumstances is not affected.

**Section 13. Scrivener's Error:** Should any amendment to Kitsap County Code Title 17 that was passed by the Board during its deliberations on this Ordinance be inadvertently left out upon publication, the explicit action of the Board as discussed and passed shall prevail upon subsequent review and verification by the Board.



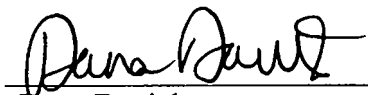
DATED this 4<sup>th</sup> day of April 2018.

**KITSAP COUNTY BOARD OF COMMISSIONERS**

  
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**ROBERT GELDER, Chair**


ATTEST:

  
\_\_\_\_\_  
**CHARLOTTE GARRIDO, Commissioner**

  
\_\_\_\_\_  
Dana Daniels  
Clerk of the Board

  
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**EDWARD E. WOLFE, Commissioner**

Approved as to Form:

  
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Lisa Nickel  
Deputy Prosecuting Attorney

Unofficial