

## ATTACHMENT B

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

**17.381.040.B Commercial and Mixed Use Zones.**

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

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	NC (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
Manufactured homes	X	X (43)	R	X	X	X
Mixed use development (44) (49)	ACUP	ACUP	R	ACUP	ACUP	ACUP
Mobile homes	X	X (43)	R	X	X	X
Residential care facility	X	ACUP	R	ACUP	ACUP	ACUP
<b>COMMERCIAL/BUSINESS USES</b>						
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P
Adult entertainment (1)	X	X	R	C	C	X
Ambulance service	C	C	R	P	P	ACUP
Auction house (55)	X	ACUP	R	P	P	X
Auto parts and accessory stores	P	X	R	P	P	ACUP
Automobile rentals	P (56)	P (56)	R	P	P <u>(61)</u>	ACUP
Automobile repair and car washes	ACUP (54)	X	R	P	P	ACUP
Automobile service station (6)	ACUP	X	R	P	P <u>(61)</u>	X
Automobile, recreational vehicle or boat sales	X	X	R	ACUP	ACUP <u>(61)</u>	X
Boat/marine supply stores	X	X	R	P	P	ACUP
Brew pubs	ACUP	ACUP	R	P	P	ACUP
Clinic, Medical	ACUP	ACUP	R	P	P	ACUP
Conference Center	X	P	R	P	P	ACUP
Custom art and craft stores	P (54)	P (54)	R	P	P	ACUP
Day-care center (14)	ACUP (54)	ACUP (54)	R	P	P	P

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	NC (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
Day-care center, family (14)	P (54)	P (54)	R	P	P <u>(61)</u>	ACUP
Drinking establishments	C	ACUP	R	C	C	C
Engineering and construction offices	P (54)	P (54)	R	P	P	ACUP
Espresso stands (33) (58)	P	X	R	P	P <u>(61)</u>	P
Equipment rentals	X	ACUP		P	P <u>(61)</u>	ACUP
Farm and garden equipment and sales	X	X	R	P	P <u>(61)</u>	ACUP
Financial, banking, mortgage and title institutions	P (54)	P (54)	R	P	P	ACUP
General office and management services – less than 4,000 s.f.	P	P	R	P	P	ACUP
General office and management services – 4,000 to 9,999 s.f.	ACUP	ACUP	R	P	P	ACUP
General office and management services – 10,000 s.f. or greater	X	ACUP	R	P	P	ACUP
General retail merchandise stores – less than 4,000 s.f.	P	P	R	P	P	ACUP
General retail merchandise stores – 4,000 to 9,999 s.f.	ACUP	ACUP	R	P	P	ACUP
General retail merchandise stores – 10,000 to 24,999 s.f.	C	C	R	P	P	ACUP
General retail merchandise stores – 25,000 s.f. or greater	X	X	R	ACUP <u>(62)</u>	ACUP <u>(62)</u>	X
Kennels or Pet day-cares	C	X	R	C	C <u>(61)</u>	C
Kennels, hobby	P	P	R	X	X	P

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	NC (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
Laundromats and laundry services	P (54)	P (54)	R	P	P	ACUP
Lumber and bulky building material sales	X	X	R	ACUP (42)	ACUP (42) (61)	X
Mobile home sales	X	X	R	ACUP	ACUP (61)	X
Nursery, retail	ACUP	ACUP	R	P	P	ACUP
Nursery, wholesale	ACUP	ACUP	R	P	P (61)	ACUP
Off-street private parking facilities	ACUP	ACUP	R	P	P	ACUP
Personal services – skin care, massage, manicures, hairdresser/barber	P (54)	P (54)	R	P	P	ACUP
Pet shop – retail and grooming	ACUP	ACUP	R	P	P	ACUP
Research Laboratory	X	X	R	X	X	X
Restaurants	P (54)	P (54)	R	P	P	ACUP
Restaurants, High-turnover	C	ACUP	R	P	P (63)	ACUP
Recreation Vehicle Rentals	X	X	R	ACUP	ACUP (61)	X
Temporary offices and model homes	X	X	R	X	X	X
Tourism facilities, including outfitter and guide facilities	X	P	R	P	P	X
Tourism terminals, including seaplane and tour-boat terminals	X	X	R	ACUP	ACUP	X
Transportation terminals	C	X C	R	ACUP	ACUP	ACUP
Veterinary clinics/Animal hospitals	ACUP	ACUP	R	P	P	C

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	NC (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
<b>RECREATIONAL/CULTURAL USES</b>						
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P
Amusement centers	C	C (11)	R	ACUP (11)	ACUP (11)	ACUP (11)
Carnival or Circus	C	ACUP (11)	R	ACUP (11)	ACUP (11) <u>(61)</u>	ACUP (11)
Club, Civic or Social (12)	ACUP	ACUP	R	P	P	ACUP
Golf courses	ACUP	ACUP	X	ACUP	ACUP <u>(61)</u>	ACUP
Marinas	ACUP	C	X	ACUP	ACUP <u>(61)</u>	C
Movie/Performance Theaters, indoor	ACUP	P	R	P	P	ACUP
Movie/Performance Theaters, outdoor	X	ACUP	R	C	ACUP	C
Museum, galleries, aquarium, historic or cultural exhibits	ACUP	P	R	P	P	ACUP
Parks and open space	P	P	P	P	P	P
Race track, major	X	X	X	C	C <u>(61)</u>	X
Race track, minor	X	X	X	X	X	X
Recreational facilities, private	ACUP	ACUP	R	ACUP	ACUP	ACUP
Recreational facilities, public	ACUP	ACUP	R	ACUP	ACUP	ACUP
Recreational vehicle camping parks	C	X	R	C	X	X
Zoo	X	X	R	C	C <u>(61)</u>	X
<b>INSTITUTIONAL</b>						
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P
Government/Public structures	ACUP	ACUP	R	ACUP	ACUP	ACUP
Hospital	X	C	R	ACUP	ACUP	C
Places of worship (12)	C	C	R	ACUP	ACUP	C
Private or Public Schools (20)	C	C	R	ACUP	ACUP	C

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	NC (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
Public facilities, transportation and parking facilities, electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	ACUP	ACUP	R	ACUP	ACUP	ACUP
<b>INDUSTRIAL USES</b>						
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P
Air pilot Training schools	X	P	R	P	P	X
Assembly and packaging operations	X	C	R	C	C <u>(61)</u>	C
Boat Yard	X	X	R	ACUP	ACUP <u>(61)</u>	X
Cemeteries, mortuaries, and crematoriums (10)	C	C	R	ACUP	ACUP <u>(61)</u>	X
Cold storage facilities	X	X	R	X	X	X
Contractor's storage yard (21)	X	X	R	X	X	X
Food Production, Brewery or Distillery	X	X	R	C	C <u>(61)</u>	C
Fuel distributors	X	X	R	C	C <u>(61)</u>	X
Helicopter pads (13)	X	C	R	C	C	C
Manufacturing and fabrication, light	X	C	R	C	C <u>(61)</u>	X
Manufacturing and fabrication, medium	X	X	R	X	X	X
Manufacturing and fabrication, heavy	X	X	R	X	X	X
Manufacturing and fabrication, hazardous	X	X	R	X	X	X
Recycling centers	X	X	R	X	X	X
Rock crushing	X	X	R	X	X	X
Slaughterhouse or animal processing	X	X	R	X	X	X
Storage, hazardous materials	X	X	R	X	X	X
Storage, indoor	X	X	R	C	C <u>(61)</u>	X

Use	Low Intensity Commercial/Mixed Use		High-Intensity Commercial/Mixed Use			
	NC (30) (19) (48) (57)	UVC (30) (48) (57)	UTC (48) (57)	HTC (29) (30) (19) (48) (57)	RC (19) (48) (57)	MU (19) (44) (45) (48) (57)
Storage, outdoor	X	X	R	X	X	X
Storage, self-service	C	C	R	ACUP	ACUP <u>(61)</u>	ACUP (40)
Storage, vehicle and equipment (1)	X	X	R	ACUP	X	X
Top soil production, stump grinding	X	X	R	X	X	X
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	X	R	X	X	X
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	X	X	R	X	X	X
Warehousing and distribution	X	X	R	X	X	X
Wrecking yards and junk yards (1)	X	X	R	X	X	X
<b>INSTITUTIONAL USES</b>						
Accessory use or structure (1) (17) (51)	P	P	R	P	P	P
Aggregate extraction-sites	X	X	R	X	X	X
Agricultural uses (15)	P	X	R	P	P	P
Aquaculture practices	C	C	R	C	C	C
Forestry	P	X	R	P	P	P
Shellfish/fish hatcheries and processing facilities	X	X	R	X	X	X
Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	P (2)	X	R	P (2)	P (2)	P (2)

**17.381.040.C Airport and Industrial Zones.**

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)

	Airport	Industrial		
Use	A	BC (31) (42)	BP	IND (32) (42)
<b>RESIDENTIAL USES</b>				
Accessory dwelling units	X	X	X	X
Accessory living quarters	X	X	X	X
Accessory use or structure (1) (17) (51)	P	P	ACUP	ACUP
Adult Family Home	X	ACUP P (41)	ACUP P (41)	ACUP P (41)
Bed and breakfast house	X	X	X	X
Caretaker's dwelling	ACUP	P	P	P
Convalescent home or congregate care facility	X	X	X	X
Cottage housing developments	X	X	X	X
Dwelling, duplex	X	X	X	X
Dwelling, existing	P	P	P	P
Dwelling, multi-family	X	X	X	X
Dwelling, single-family attached	X	X	X	X
Dwelling, single-family detached	X	X	X	X
Guest House	X	X	X	X
Home business	X	X	X	X
Hotel/Motel	X	X	X	X
Manufactured homes	X	X	X	X
Mixed use development	X	X	X	X
Mobile homes	X	X	X	X
Residential care facility	X	X	X	X
<b>COMMERCIAL/BUSINESS USES</b>				
Accessory use or structure (1) (17) (51)	P	P	P	P
Adult entertainment (1)	X	C	X	C
Ambulance service	X	P	ACUP	ACUP
Auction house	X	ACUP	ACUP	P
Auto parts and accessory stores	X	X	X	X
Automobile rentals	X	X	X	X
Automobile repair and car washes	X	P <u>(61)</u>	ACUP	P (33)



Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Automobile service station (6)	X	C (33)	C (33)	P (33)
Automobile, recreational vehicle or boat sales	X	ACUP (35) <u>(61)</u>	X	ACUP (35)
Boat/marine supply stores	X	X	X	X
Brew pubs	X	ACUP (33)	ACUP (33)	ACUP
Clinic, Medical	X	P	ACUP	C
Conference Center	X	X	X	X
Custom art and craft stores	X	X	X	X
Day-care center (14)	X	P (33)	P (33)	P (33)
Day-care center, family (14)	X	P (33) <u>(61)</u>	P (33)	X
Drinking establishments	C	P (33)	C (33)	X
Engineering and construction offices	X	P <del>(33)</del>	P (33)	P (33)
Espresso stands (58)	X	P (33) <u>(61)</u>	P (33)	P (33)
Equipment rentals	X	P	P	P
Farm and garden equipment and sales	X	X	X	X
Financial, banking, mortgage and title institutions	X	P <del>(33)</del>	P (33)	ACUP (33)
General office and management services – less than 4,000 s.f.	X	P	P	P (33)
General office and management services – 4,000 to 9,999 s.f.	X	P	P	X
General office and management services – 10,000 s.f. or greater	X	P	P	X
General retail merchandise stores – less than 4,000 s.f.	X	P (33)	<del>X</del> P (33)	ACUP (33)
General retail merchandise stores – 4,000 to 9,999 s.f.	X	X	X	X
General retail merchandise stores – 10,000 to 24,999 s.f.	X	X	X	X

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
General retail merchandise stores – 25,000 s.f. or greater	X	X	X	X
Kennels or Pet day-cares	X	P	ACUP	ACUP
Kennels, hobby	X	X	X	X
Laundromats and laundry services	X	P <u>(33)</u>	P	ACUP
Lumber and bulky building material sales	X	P <u>(61)</u>	X	P
Mobile home sales	X	X	X	X
Nursery, retail	X	X	X	X
Nursery, wholesale	X	X	X	X
Off-street private parking facilities	X	X	X	X
Personal services – skin care, massage, manicures, hairdresser/barber	X	X	X	X
Pet shop – retail and grooming	X	X	X	X
Research Laboratory	X	P	P	P
Restaurants	ACUP	P (33)	C (33)	ACUP (33)
Restaurants, High-turnover (33)	X P (59)	X P (59)	X P (59)	X P (59)
Recreational Vehicle Rentals	X	ACUP <u>(61)</u>	ACUP	ACUP
Temporary offices and model homes (27)	X	X	X	X
Tourism facilities, including outfitter and guide facilities	X P	P	P	ACUP
Tourism terminals, including seaplane and tour-boat terminals	ACUP	X	X	X
Transportation terminals	ACUP	P	X	ACUP
Veterinary clinics/Animal hospitals	X	P	ACUP	ACUP
<b>RECREATIONAL/CULTURAL USES</b>				
Accessory use or structure (1) (17)	P	P	P	P

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Amusement centers	X	X <del>(11)</del>	X <del>(11)</del>	C (11)
Carnival or Circus	X	X <del>(11)</del>	X <del>(11)</del>	ACUP (11)
Club, Civic or Social (12)	ACUP	ACUP	X	ACUP
Golf courses	X	X	X	X
Marinas	X	X	X	C
Movie/Performance Theaters, indoor	X	X	X	X
Movie/Performance Theaters, outdoor	X	C	ACUP	X
Museum, galleries, aquarium, historic or cultural exhibits	ACUP	P	ACUP	X
Parks and open space	P	P	P	P
Race track, major	X	C <u>(61)</u>	C	C
Race track, minor	X	X	X	C
Recreational facilities, private	X	P	C	C
Recreational facilities, public	C	P	C	C
Recreational vehicle camping parks	X	X	X	X
Zoo	X	X	X	X
<b>INSTITUTIONAL USES</b>				
Accessory use or structure (1) (17) (51)	P	P	ACUP	ACUP
Government/Public structures	P	P	P	P
Hospital	X	C	C	C
Places of worship (12)	X	C	X	C
Private or Public Schools (20)	X	P	ACUP	ACUP
Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and-ride lots (16)	C	ACUP	ACUP	ACUP
<b>INDUSTRIAL USES</b>				
Accessory use or structure (1) (17) (51)	P	P	P	ACUP
Air pilot Training schools	P	P	P	P
Assembly and packaging operations	ACUP	P	X	ACUP

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Boat Yard	X	P (61)	ACUP	ACUP
Cemeteries, mortuaries, and crematoriums (10)	X	ACUP (61)	X	ACUP
Cold storage facilities	X	X	ACUP	P
Contractor's storage yard (21)	X	P (61)	X	P
Food Production, Brewery or Distillery	X	ACUP	ACUP	C
Fuel distributors	X	C (61)	X	C
Helicopter pads (13)	P	ACUP	X	ACUP
Manufacturing and fabrication, light	ACUP	P	P	P
Manufacturing and fabrication, medium	ACUP	C (52) (61)	ACUP	P
Manufacturing and fabrication, heavy	X	X	X	ACUP
Manufacturing and fabrication, hazardous	X	X	X	C
Recycling centers	X	X	X	ACUP
Rock crushing	X	X	X	C
Slaughterhouse or animal processing	X	X	X	C
Storage, hazardous materials	X	X	X	C
Storage, indoor	C	P (61)	P	P
Storage, outdoor	C	ACUP (61)	X	P
Storage, self-service	X	ACUP (61)	X	P
Storage, vehicle and equipment (1)	X	ACUP (61)	X	P
Top soil production, stump grinding	X	X	X	ACUP

Use	Airport	Industrial		
	A	BC (31) (42)	BP	IND (32) (42)
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	P <u>(61)</u>	C	C
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	P	X	X	C
Warehousing and distribution	ACUP	P <u>(61)</u>	P	P
Wrecking yards and junk yards (1)	X	X	X	C
<b>RESOURCE USES</b>				
Accessory use or structure (1) (17) (51)	P	P	ACUP	ACUP
Aggregate extraction sites	X	P	X	C
Agricultural uses (15)	X	P	P	P
Aquaculture practices	X	P	X	C
Forestry	P	P	P	P
Shellfish/fish hatcheries and processing facilities	X	X	X	C
Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	P (2)	P (2)	P (2)	P (2)

**17.381.050 Footnotes for zoning use table.**

- A. Where noted on the preceding use tables, the following additional restrictions apply:
1. Where applicable subject to Section 17.381.060, Provisions applying to special uses.
  2. Minimum setbacks shall be twenty feet from any abutting right-of-way or property line; provided, however, advertising for sale of products shall be limited to two on-premises signs each not exceeding six square feet.
  3. When located within urban growth areas (except UR), duplexes shall require 5,000 square feet of minimum lot area. Duplexes located in the UR zone or outside of urban growth areas shall require double the minimum lot area required for the zone.
  4. No greater than two acres for the purpose of construction and maintenance of a timber management road system, provided the total parcel is at least twenty acres.
  5. Provided public facilities do not inhibit forest practices.
  6. Where permitted, automobile service stations shall comply with the following provisions:
    - a. Sale of merchandise shall be conducted within a building except for items used for the maintenance and servicing of automotive vehicles;
    - b. No automotive repairs other than incidental minor repairs, battery, or tire changing shall be allowed;
    - c. The station shall not directly abut a residential zone; and

- d. All lighting shall be of such illumination, direction, and color as not to create a nuisance on adjoining property or a traffic hazard.
7. In rural wooded (RW), rural protection (RP), or rural residential (RR) zones:
  - a. Animal feed yards and animal sales yards shall be located not less than two hundred feet from any property line; shall provide automobile and truck ingress and egress; and shall also provide parking and loading spaces so designed as to minimize traffic hazards and congestion. Applicants shall show that odor, dust, noise, and drainage shall not constitute a nuisance, hazard, or health problem to adjoining property or uses.
  - b. All stables and paddocks shall be located not closer than fifty feet to any property line. Odor, dust, noise, flies, or drainage shall not be permitted to create or become a nuisance to surrounding property.
8. A veterinary clinic or animal hospital shall not be located within fifty feet of a lot line in the rural protection (RP) or rural residential (RR) zones. In addition, the applicant may be required to provide additional measures to prevent or mitigate offensive noise, and-odor, light and other impacts.
9. Veterinary clinics and animal hospitals are allowed, provided a major part of the site fronts on a street and the director finds that the proposed use will not interfere with reasonable use of residences by reason of too close proximity to such residential uses, or by reason of a proposed exterior too different from other structures and character of the neighborhood. All activities shall be conducted inside an enclosed building.
10. A cemetery, crematorium, mausoleum, or columbarium shall have its principal access on a county roadway with ingress and egress so designed as to minimize traffic congestion, and shall provide required off-street parking spaces. No mortuary or crematorium in conjunction with a cemetery is permitted, within 200 feet of a lot in a residential zone.
11. A circus, carnival, animal display, or amusement rides may be allowed through administrative review in all industrial zones and any commercial zones except neighborhood commercial (NC) for a term not to exceed ninety days, with a written approval of the director. The director may condition such approval as appropriate to the site. The director's decision may be appealed to the hearing examiner.
12. All buildings and activities shall be setback a minimum of fifty (50) feet in FRL, MR, RW, RP, RR or Parks zones and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer, and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.
13. Public use airports and heliports are allowed only within the airport (A) zone established by this title. Heliports for the purpose of medical emergency facilities ~~are~~ may be permitted in certain zones subject to a conditional use permit. All private landing strips, runways, and heliports shall be so designed and oriented that the incidents of aircraft passing directly over dwellings during their landing or taking off patterns is minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights.
14. In those zones that prohibit residential uses, family day-care centers are only allowed in a existing residential structures. Day-care centers shall have a minimum site size of ten thousand square feet and shall provide and thereafter maintain outdoor play areas with a

- minimum area of seventy-five square feet per child of total capacity. A site-obscuring fence of at least four feet in height shall be provided, separating the play area from abutting lots. Adequate off-street parking and loading space shall be provided.
15. The number of animals on a particular property shall not exceed one large livestock, three small livestock, five ratites, six small animals, or twelve poultry:
    - a. Per 40,000 square feet of lot area for parcels one acre or smaller or for parcels five acres or smaller located within two hundred (200) feet of a lake or year round stream, provided that when no dwelling unit or occupied structure exists within 300 feet of the lot on which the animals are maintained the above specifications may be exceeded by a factor of two;
    - b. Per 20,000 square feet of area for parcels greater than one acre, but less than or equal to five acres, not located within two hundred (200) feet of a lake or year round stream, provided that when no dwelling unit or occupied structure exists within 300 feet of the lot on which the animals are maintained the above specifications may be exceeded by a factor of two.
    - c. No feeding area or structure or building used to house, confine or feed livestock, small animals, ratites, or poultry shall be located closer than one hundred feet to any residence on adjacent property located within a rural wooded (RW), rural protection (RP), rural residential (RR) zones, or within two hundred feet of any residence on adjacent property within any other zone; provided, a pasture (greater than 20,000 square feet) shall not be considered a feed area.
  16. The erection, construction, alteration, or maintenance of overhead or underground utilities by a public utility, municipality, governmental agency, or other approved party shall be permitted in any zone; provided, that any permanent above-ground structures not located within a right-of-way or easement shall be subject to the review of the director. Utility transmission and distribution lines and poles may exceed the height limits otherwise provided for in this title. Water towers which exceed thirty-five feet in height, solid waste collection, transfer and/or handling sites in any zone shall be subject to a conditional use permit. These provisions do not apply to wireless communication facilities, which are specifically addressed in Chapter 17.470.
  17. For waterfront properties, accessory structures such as docks, piers, and boathouses may be permitted in the rear yards, shorelands or tidelands subject to the following limitations:
    - a. All requirements of the Kitsap County Shoreline Management Master Program must be met;
    - b. The building height of any boathouse shall not be greater than fourteen feet above the ordinary high water line;
    - c. Covered structures must abut or be upland of the ordinary high water line; and
    - d. No covered structure shall have a width greater than twenty-five feet or twenty-five percent of the lot width, whichever is most restrictive.
  18. One piece of heavy equipment may be stored in any single-family zone, provided, that it is either enclosed within a permitted structure, or screened to the satisfaction of the director.
  19. All development within the Silverdale Design District boundaries must be consistent with the Silverdale Design Standards.
  20. Site plans for public schools shall include an area identified and set aside for the future placement of a minimum of four portable classroom units. The area set aside may not be counted towards meeting required landscaping or parking requirements.

21. Outdoor Contractor's Storage Yards accessory to a primary residence shall be limited to not more than ten heavy equipment vehicles or heavy construction equipment. The use shall be contained outside of required setbacks within a contained yard or storage building. The storage yard and/or building shall be screened from adjacent properties with a screening buffer a minimum of 25 feet in width and capable of providing functional screening of the use. Minimum lot size shall be 100,000 square feet.
22. Stump grinding, soil-combining and composting in rural protection and rural residential zones must meet the following requirements:
  - a. The subject property(ies) must be one hundred thousand square feet or greater in size;
  - b. The use must take direct access from a county-maintained right-of way;
  - c. A fifty-foot natural vegetation buffer must be maintained around the perimeter of the property(ies) to provide adequate screening of the use from neighboring properties;
  - d. The subject property(ies) must be adjacent to an industrial zone or a complementary public facility such as a sewage treatment plant or solid waste facility;
  - e. The proposed use must mitigate noise, odor, dust and light impacts from the project; and
  - f. The use must meet all other requirements of this title.
23. Home businesses located in the forest resource lands (FRL) must be associated with timber production and/or harvest.
24. Mobile homes are prohibited, except in approved mobile home parks.
25. All uses must comply with the Town Development Objectives of Section 17.321B.020.
26. Within the MVC zone, a new single-family dwelling may be constructed only when replacing an existing single-family dwelling. All replacement single-family dwellings and accessory structures within the MVC zone must meet the height regulations, lot requirements, and impervious surface limits of the MVR zone.
27. Subject to the temporary permit provisions of Chapter 17.455.
28. Allowed only within a commercial center limited in size and scale (e.g., an intersection or "corner" development).
29. The Bethel Road Corridor Development Plan sets forth policies and regulations for development within the Highway Tourist Commercial Zone located along the Bethel Corridor in South Kitsap from SE Ives Mill Road to the Port Orchard city limits. Development within the Bethel Road Corridor Highway Tourist Commercial Zone shall be conducted in a manner consistent with the policies and regulations of the Land Use Element of the Bethel Road Corridor Development Plan.
30. The Design Standards for the Community of Kingston sets forth policies and regulations for properties within the downtown area of Kingston. All development within this area must be consistent with these standards. A copy of the Design Standards for the Community of Kingston may be referred to on the Kitsap County web page or at the department of community development front counter.
31. Uses "permitted" only if consistent with an approved master plan pursuant to Chapter 17.415. Where a master plan is optional and the applicant chooses not to develop one, all uses shown as "permitted" require an administrative conditional use permit.
32. For properties with an approved master plan, except as described in Section 17.370.025, all uses requiring a conditional use permit will be considered "permitted" uses.
33. Must be located and designed to serve adjacent area.
34. Bed and breakfast houses with one to four rooms require an administrative conditional use permit; bed and breakfast houses with five or more rooms require a hearing



- examiner conditional use permit. Bed and breakfast houses serving meals to patrons other than overnight guests require a hearing examiner conditional use permit.
35. The use shall be accessory and shall not occupy more than 25% of the project area.
  36. Requires a conditional use permit when abutting SVR or SVLR zone.
  37. Permitted only within a mixed use development or office complex.
  38. Customer service-oriented uses over five thousand square feet are prohibited.
  39. For the purpose of construction and maintenance of a timber management road system.
  40. Self storage facilities must be accessory to the predominant residential use of the property, sized consistently for the number of lots/units being served and may serve only the residents of the single-family plat or multi-family project.
  41. Adult family homes serving one (1) to six (6) residents (excluding proprietors) are permitted uses. Adult family homes serving more than six (6) applicable residents (excluding proprietors) require an Administrative Conditional Use Permit (ACUP).
  42. All business, service repair, processing, storage, or merchandise display on property abutting or across the street from a lot in any residential zone, shall be conducted wholly within an enclosed building unless screened from the residential zone by a site-obscuring fence or wall.
  43. Where a family member is in need of special, frequent and routine care and assistance by reason of advanced age or ill-health, a manufactured home or mobile home may be placed upon the same lot as a single-family dwelling for occupancy by the individual requiring or providing such special care subject to the following limitations:
    - a. Not more than two individuals shall be the recipients of special care;
    - b. No rent, fee, payment or charge in lieu thereof may be made for use of the single-family dwelling or manufactured/mobile home as between the recipients or providers of special care;
    - c. The manufactured/mobile home must meet the setback requirements of the zone in which it is situated;
    - d. A permit must be obtained from the director authorizing such special care manufactured/mobile home. Such permit shall remain in effect for one year and may, upon application, be extended for one-year periods provided there has been compliance with the requirements of this section;
    - e. The manufactured/mobile home must be removed when the need for special care ceases; and
    - f. Placement of the manufactured/mobile home is subject to applicable health district standards for water service and sewage disposal.
  44. Certain development standards may be modified for mixed use developments, as set forth in Section 17.382.035 and Chapter 17.400 of this Title.
  45. New or expanded commercial developments that will result in less than five thousand gross square feet of total commercial use within a development site or residential developments of fewer than four dwelling units are permitted outright outside of the Silverdale UGA.
  46. Allowed only as an accessory use to a park or recreational facility greater than 20 acres in size.
  47. As a hearing examiner conditional use, UM and UH zones adjacent to a commercial zone may allow coordinated projects that include commercial uses within their boundaries. Such projects must meet the following conditions:
    - a. The project must include a combination of UM and/or UH and commercially zoned land;

- b. The overall project must meet the density required for the net acreage of the UM or UH zoned land included in the project;
  - c. All setbacks from other residentially zoned land must be the maximum required by the zones included in the project;
  - d. Loading areas, dumpsters and other facilities must be located away from adjacent residential zones; and
  - e. The residential and commercial components of the project must be coordinated to maximize pedestrian connectivity and access to public transit.
48. Within urban growth areas, all new residential subdivisions, single-family or multifamily developments are required to provide an urban level of sanitary sewer service for all proposed dwelling units.
49. Mixed use development is prohibited outside of urban growth areas.
50. The 2007 Manchester Community Plan, Appendix A – Manchester Design Standards sets forth policies and regulations for properties within the Manchester Village Commercial (MVC) district. All development within the MVC district must be consistent with these standards.
51. Storage of shipping containers is prohibited unless allowed as part of a land use permit and/or approval. Placement of storage containers allowed only with an approved temporary permit subject to the provisions of Section 17.455.090.I.
52. Aggregate production and processing only. Allowed only if directly connected to an approved surface mining permit approved by the Washington State Department of Natural Resources (DNR).
53. Commercial or industrial uses otherwise prohibited in the zone may be allowed as a component of a home business subject to the requirements of Section 17.381.060.B.
54. The gross floor area shall not exceed 4,000 square feet.
55. Auction house and all items to be auctioned shall be fully enclosed within a structure.
56. There shall be no more than six rental vehicles kept on site.
57. When a component of development located within a commercial zone involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type II Administrative Decision.
58. In addition to the other standards set forth in Kitsap County Code, espresso stands are subject to the following conditions:
- a. Drive aisles/stacking lanes shall be designed to accommodate a minimum of three vehicles per service window/door. Each stacking lane shall be sized measuring 8 1/2 feet in width and 20 feet in length, with direct access to the service window. The drive aisles/stacking lanes shall be designed to prevent any vehicles from interfering with public or private roadways, pedestrian circulation, traffic circulation, parking areas or other required development amenities.
  - b. Subject to provisions set forth in KCC 17.435, drive aisles and parking areas must also be paved in urban growth areas and include, at minimum, hard compacted surfaces in rural areas. Such surfaces must be addressed with required drainage facilities. A joint parking agreement shall be required if parking cannot be accommodated on-site.
  - c. All structures must be permanently secured to the ground.
  - d. Restroom facilities must be available for employees. Portable or temporary restroom facilities shall not be used to meet this requirement.
59. Use is permitted in the South Kitsap Industrial Area only.
60. All development within Illahee shall be consistent with the Illahee Community Plan.

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